

Public Comments Received:

Grouped by Subject of Primary Concern

Crime/Security

Winklepleck, Stephani I.

To: Adam Hernandez

Subject: RE: Sent via CrimeMapping: Adam Hernandez sent you: A CrimeMapping Link

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Adam Hernandez [<mailto:ahernandez@summit.com>]

Sent: Wednesday, September 28, 2011 4:53 PM

To: Winklepleck, Stephani I.

Subject: FW: Sent via CrimeMapping: Adam Hernandez sent you: A CrimeMapping Link

Please add this database to the Sept. 28 Pre-Application meeting. At Cibola High School.

From: CrimeMapping.com [<mailto:do-not-reply@crimemapping.com>]

Sent: Wednesday, September 28, 2011 4:46 PM

To: Adam Hernandez

Subject: Sent via CrimeMapping: Adam Hernandez sent you: A CrimeMapping Link

A user on CrimeMapping sent you a message:

Hi, I'd like to share a CrimeMapping link with you. Link: <

[http://www.crimemapping.com/DetailedReport.aspx?](http://www.crimemapping.com/DetailedReport.aspx?db=6/01/2011+00:00:00&de=8/31/2011+23:59:00&ccs=AR,AS,BU,DP,DR,DU,FR,HO,VT,RO,SX,TH,-11878467.99448197&ymin=4178581.7072363114&xmax=-11877270.082929413&ymax=4179047.495377385#)

[db=6/01/2011+00:00:00&de=8/31/2011+23:59:00&ccs=AR,AS,BU,DP,DR,DU,FR,HO,VT,RO,SX,TH,-11878467.99448197&ymin=4178581.7072363114&xmax=-11877270.082929413&ymax=4179047.495377385#](http://www.crimemapping.com/DetailedReport.aspx?db=6/01/2011+00:00:00&de=8/31/2011+23:59:00&ccs=AR,AS,BU,DP,DR,DU,FR,HO,VT,RO,SX,TH,-11878467.99448197&ymin=4178581.7072363114&xmax=-11877270.082929413&ymax=4179047.495377385#) >

9/29/2011

Winklepleck, Stephani I.

To: Jesse Rael
Cc: admin@bosqueschool.org
Subject: RE: Walmart

Greetings,

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

Have a good one.

SW

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

From: Jesse Rael [mailto:jesserael@mac.com]
Sent: Thursday, September 29, 2011 5:55 AM
To: Winklepleck, Stephani I.
Cc: admin@bosqueschool.org
Subject: Walmart

Hello. I went to the meeting last night regarding the proposed building of a Walmart at the corner of Montano and Coors. To be honest, many things just don't add up. On the way to the meeting, i could see a significant back up of traffic on Montano during rush rush hours. I just don't see how the roads are going to accommodate this extra traffic without diverting to the road in front of the school. Think about the safety issues that will bring.

I am most concerned about crime and safety. I am concerned that our children will be exposed to increased crime as a result of having a Walmart as a next door neighbor. The question one needs to ask, do in fact, large stores such as Walmart have higher crime rates? Interestingly, there are numerous web site that report crime rates for Walmart. Here's an example of what I found.

Since 2002, the number of police calls to Walmart:

Coors store 2191
San Mateo store 1821
Carlisle store 1437
Coors bypass 1337
Academy 510
Eubank. 2105

9/29/2011

<http://www.walmarcrimereport.com/report.html>

I don't know if this data is accurate, but, I suspect it can be validated. Actual crime reports listed on the internet from local news sources are real however. Here are a few examples:

Gunman robs woman in Store Parking lot near Carlisle and Menaul NE. July 31, 2011

Police arrest gunman at NM Walmart. August 28, 2011

Men wanted for credit card fraud at Walmart on Academy Jun 30 2011

Bloody Man Arrested in Walmart for carrying a knife June 16, 2010

Employee dies at Albuquerque Walmart Sat Jan 2 2010

Suspect shot in undercover bust dies. Tuesday, 30 Mar, 2010

etc. etc.

In my mind, crime does in fact follow big stores and unfortunately Walmart is not immune to these problems in spite of it's security. We send our children to school at Bosque for many reasons, one of which is safety. For the sake and safety of our children, please do not allow a Walmart to be build in this location. Thank you. Jesse Rael

Winklepleck, Stephani I.

To: d2reuler@comcast.net

Subject: RE: Proposed Walmart--Coors and Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: d2reuler@comcast.net [mailto:d2reuler@comcast.net]

Sent: Monday, September 26, 2011 3:33 PM

To: Winklepleck, Stephani I.

Subject: Proposed Walmart--Coors and Montano

We are concerned mainly about what we would be done to correct an already dangerous traffic situation in this intersection. We think that any "big box" store would only aggravate this bad condition.

We are also concerned about the probability of increased crime in this area. What could be done to prevent this?

We suggest private traffic and police officers be required if this proposal becomes a reality.

Diane Reuler & William Reuler
Outreach Director, Opera Unlimited
6104 Tallsman Dr. NW
Albuquerque, NM 87120
email: d2reuler@comcast.net
Ph: 505-899-0779

Fax: call 505-899-0779 first and arrange to have DR turn on the fax program, then send the fax to the same phone number.

9/27/2011

Economy/Business

Lehner, Catalina L.

From: Kelly Kuchar [kelly@kellyjodesigns.com]

Sent: Monday, January 09, 2012 4:13 PM

To: Lehner, Catalina L.

Cc: Marrone, Carmen M.

Subject: Jan. 19 EPC hearing , submittal of paper

Good afternoon, Catalina.

I will be speaking at the hearing on Jan.19 on behalf of the 4th Street retail merchants.

I will be citing key points from the attached research document regarding the negative consequences to local small businesses in the near vicinity of the proposed big box development.

I will also be briefly discussing the impact the increased traffic on Montano bridge will have on our businesses.

Regards,

Kelly

--

Kelly Jo Kuchar
Principal

Kelly Jo Designs, Inc.

6829 4th St. NW

Los Ranchos de Albuquerque, NM 87107

(800)844-5060 toll free

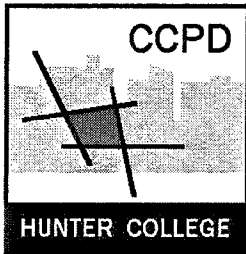
(505)341-2737 main

(505)341-2738 fax

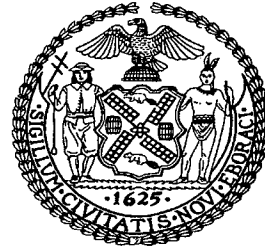
(505)934-0665 cell

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<http://www.kellyjodesigns.com>



Center for Community Planning and Development
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THE PUBLIC ADVOCATE FOR THE
CITY OF NEW YORK
Bill de Blasio – PUBLIC ADVOCATE

JANUARY 10, 2010

Wal-Mart's Economic Footprint:
A literature review prepared by Hunter College Center for
Community Planning & Development and New York City
Public Advocate Bill de Blasio

Prepared By:

Tom Angotti, Ph.D.

Professor of Urban Affairs & Planning and Center Director at Hunter College

Brian Paul

Center Fellow and Masters of Urban Planning Candidate at Hunter College

Tom Gray

Director of Land Use at the Office of the New York City Public Advocate

Dom Williams

Senior Advisor at the Office of the New York City Public Advocate

Executive Summary

Wal-Mart is the world's largest retailer with more than 4,300 stores in the United States and over 8,000 worldwide, with global sales topping \$400 billion in 2009.¹ It is the largest retailer in the U.S., where more than half its revenue comes from grocery sales.² Wal-Mart's formula for financial success includes: low-wage labor, limited health benefits, and leveraging of government subsidies

Hundreds of studies, reports, and articles have been written about the negative impacts of Wal-Mart. This document represents a thorough review of key literature between 2002 and 2010, and points to many of the retail giant's negative impacts. It examines over fifty studies conducted over the past seven years on Wal-Mart's impact on both local and national economies. It represents research encompassing all fifty states, including the first research conducted regarding Wal-Mart in a major U.S. City: Chicago.

Since opening its first store in Bentonville, Arkansas in 1962, Wal-Mart has steadily spread from its base in the South and Midwest to dominate the suburban and rural retail market across the U.S. Having effectively saturated these markets, Wal-Mart's most lucrative opportunities for growth are now outside the U.S.. However, the company has also begun to move aggressively into those more densely populated central cities that have so far been off limits, either for lack of space in which to shoe-horn the mall-size Wal-Mart outlets or due to local antipathy to the company because of its negative impact on small businesses and the local economy.

Wal-Mart is addressing the first obstacle – store size – by changing its standard big box model to a more flexible one involving stores of widely varying sizes, perhaps even as small as a few thousand square feet, the size of many local grocery stores. According to Garrick Brown, Vice President of Research at Colliers International, “Smaller designs, in the twenty thousand square-foot range, and mostly groceries – that's where the money is.”³ For example, four stores are planned for the Washington, DC area, including multi-story buildings in both central city and suburban settings.⁴ Twenty-four new stores are planned for the San Francisco Bay Area. Several years ago the company opened its first store in Chicago and is planning a dozen more.⁵

¹ Wal-Mart. “Corporate Facts: Wal-Mart by the Numbers.” March, 2010. <http://Wal-Martstores.com/download/2230.pdf>

² ABMN Staff. “BusinessNews: Wal-Mart Hopes to Expand to San Francisco.” September 22, 2010. www.americanbankingnews.com/2010/09/22/wal-mart-nyse-wmt-hopes-to-expand-to-san-francisco/

³ *ibid*

⁴ Dan Malouf. “Will Wal-Mart be Urban? Part 1: Brightwood.” Greater Greater Washington. November 21, 2010. <http://greatergreaterwashington.org/post/8208/will-Wal-Mart-be-urban-part-1-brightwood/>

⁵ *ibid*; Stephanie Clifford. “Wal-Mart Gains in its Wooing of Chicago.” The New York Times. June 24, 2010. <http://www.nytimes.com/2010/06/25/business/25-Wal-Mart.html>

Although Wal-Mart has overcome the challenge of fitting its stores into urban environments, these smaller stores continue to bring negative overall economic impacts on the communities where they are located. The retail giant is undertaking a major public relations campaign; however, the corporation has made only minor concessions and their promises about job creation and tax revenues are not realized.

The overwhelming weight of the independent research on the impact of Wal-Mart stores on local and national economies – including jobs, taxes, wages, benefits, manufacturing and existing retail businesses – shows that Wal-Mart depresses area wages and labor benefits contributing to the current decline of good middle class jobs, pushes out more retail jobs than it creates, and results in more retail vacancies. There is no indication that smaller “urban” Wal-Mart stores scattered throughout a dense city in any way diminish these negative trends. Rather, such developments may actually result in more widespread economic disruption.

1. Wal-Mart’s Economic Impacts: Net Loss of Jobs, Fewer Small Businesses

- Wal-Mart store openings kill three local jobs for every two they create by reducing retail employment by an average of 2.7 percent in every county they enter.⁶
- Wal-Mart’s entry into a new market does not increase overall retail activity or employment opportunities.⁷ Research from Chicago shows retail employment did not increase in Wal-Mart’s zip code, and fell significantly in those adjacent.
- Wal-Mart’s entry into a new market has a strongly negative effect on existing retailers.⁸ Supermarkets and discount variety stores are the most adversely affected sectors, suffering sales declines of 10 to 40% after Wal-Mart moves in.⁹

⁶ Neumark, David, Junfu Zhang, and Stephen Ciccarella, January 2007. “The Effects of Wal-Mart on Local Labor Markets.” Institute for the Study of Labor Discussion Paper #2545, University of Bonn. http://papers.ssrn.com/sol3/papers.cfm?abstract_id=958704.

⁷ Julie Davis, David Merriman, Lucia Samyoo, Brian Flanagan, Ron Baiman, and Joe Persky. “The Impact of an Urban Wal-Mart Store on Area Businesses: An Evaluation of One Chicago Neighborhood’s Experience.” Center for Urban Research and Learning, Loyola University Chicago. December 2009. http://luc.edu/curl/pdfs/Media/Wal-MartReport21010_01_11.pdf; David Neumark, Junfu Zhang, and Stephen Ciccarella. “The Effect of Wal-Mart on Local Labor Markets.” IZA Discussion Paper No. 2545 (January 2007). <http://ftp.iza.org/dp2545.pdf>

⁸ Srikanth Parachuri, Joel A.C. Baum, and David Potere. “The Wal-Mart Effect: Wave of Destruction or Creative Destruction?” *Economic Geography* 85.2 (2009): 209-236.

⁹ Kenneth E. Stone, Georgeanne Artz, and Albery Myles. “The Economic Impact of Wal-Mart Supercenters on Existing Businesses in Mississippi.” Mississippi University Extension Service. 2002. http://Wal-Mart.3cdn.net/6e5ad841f247a909d7_bcm6b9fdo.pdf; O. Capps, and J.M. Griffin. “Effect of a Mass Merchandiser on Traditional Food Retailers.” *Journal of Food Distribution* 29 (February 1998): 1-7;

- Stores near a new Wal-Mart are at increased risk of going out of business. After a single Wal-Mart opened in Chicago in September 2006, 82 of the 306 small businesses in the surrounding neighborhood had gone out of business by March 2008.¹⁰
- The value of Wal-Mart to the economy will likely be less than the value of the jobs and businesses it replaces. A study estimating the future impact of Wal-Mart on the grocery industry in California found that, “the full economic impact of those lost wages and benefits throughout southern California could approach \$2.8 billion per year.”¹¹
- Chain stores, like Wal-Mart send most of their revenues out of the community, while local businesses keep more consumer dollars in the local economy: for every \$100 spent in locally owned businesses, \$68 stayed in the local economy while chain stores only left \$43 to re-circulate locally.¹²

2. Wal-Mart's Costs to Taxpayers

- Wal-Mart has thousands of associates who qualify for Medicaid and other publicly subsidized care, leaving taxpayers to foot the bill.¹³ For instance in Ohio Wal-Mart has more associates and associate dependents on Medicaid than any other employer, costing taxpayers \$44.8 million in 2009.¹⁴
- According to estimates, Wal-Mart likely avoided paying \$245 million in taxes 2008 by paying rent to itself and then deducting that rent from its taxable income.¹⁵

Vishal P. Singh, Karsten T. Hansen, and Robert C. Blattberg. “Impact of a Wal-Mart Supercenter on a Traditional Supermarket: An Empirical Investigation.” February 2004.

<http://chicagobooth.edu/research/workshops/marketing/archive/WorkshopPapers/hansen.pdf>; Kusum L.

Ailawadi, Jie Zhang, Aradhna Krishna, and Michael W. Kruger. “When Wal-Mart Enters: How Incumbent Retailers React and How This Affects Their Sales Outcomes.” *Journal of Marketing Research* 47.4 (August 2010).

¹⁰ Davis et al, id

¹¹ Martin Boarnet, and Randall Crane. “The Impact of Big Box Grocers on Southern California: Jobs, Wages, and Municipal Finances.” Orange County Business Council. September 2009.

http://www.coalition4lc.org/big_box_study.pdf

¹² Civic Economics. “The Andersonville Study of Retail Economics.” October 2004.

<http://www.andersonvillestudy.com/AndersonvilleSummary.pdf>

¹³ “Good Jobs First” reports that in 21 of 23 states which have disclosed information, Wal-Mart has the largest number of employees on the Medicaid rolls of any employer.

http://www.goodjobsfirst.org/corporate_subsidy/hidden_taxpayer_costs.cfm

¹⁴ Ohio Department of Jobs and Family Services. “Ohio Medicaid Recipients by Employer.” September 2009.

http://pnohio.3cdn.net/5ddd17f44b6d3a8a58_sjm6bx1ew.pdf

¹⁵ United Food and Commercial Workers International Union. “Outline of Data and Methodology for Estimating Amount of Tax Avoided By Wal-Mart.” <http://wakeupal-Mart.com/facts/statebudgetsappendix.html>.

- Wal-Mart has admitted a failure to pay \$2.95 billion in taxes for fiscal year 2009.¹⁶

3. Wal-Mart's low paying jobs contribute to the decline of the middle class

- Median household income declined by 1.8% nationally and 4.1% in New York City in 2009.¹⁷ This decline will be exacerbated by low paying Wal-Mart jobs.
- Wal-Mart's average annual pay of \$20,774 is below the Federal Poverty Level for a family of four.¹⁸
- A Wal-Mart spokesperson publicly acknowledged in 2004 that, "More than two thirds of our people... are not trying to support a family. That's who our jobs are designed for."¹⁹
- Wal-Mart's 2010 health care offerings have a high annual deductible of \$4,400 which means a family would have to spend \$5,102 of their own money on health care before Wal-Mart's insurance pays anything. Based on the average salary of a Wal-Mart employee this payment represents almost 25% of their annual income.²⁰
21

For these reasons, we conclude that the entry of even a single Wal-Mart store in New York City could have a snowball effect and result in a negative long-term cumulative impact on the city's economy and continued decline of the middle class. A single small Wal-Mart, or a single superstore, could mean the demise of existing food retailers, end local retail, and hurt working families. Considering Wal-Mart's aggressive plans for expansion into urban markets all across the country, there is no reason to believe the company would be satisfied with only one store in the nation's largest city.

¹⁶ Tom English, and Mark J. Cowan. "The Challenges of Transparency in Corporate Tax Departments," The CPA Journal, October 2007; Wal-Mart Stores Inc. Form 10-K for fiscal year ended January 31, 2010. Consolidated Financial Statements, Note 8, pg. 36

¹⁷ <http://www.crainsnewyork.com/article/20100809/FREE/100809838>

¹⁸ The calculation assumes that a full-time Wal-Mart worker works an average of 34 hours a week, 52 weeks a year. The average of 34 hours a week is obtained from an internal Wal-Mart memo <http://www.nytimes.com/packages/pdf/business/26Wal-Mart.pdf>

¹⁹ Transcript of PBS Newshour, 23 August 2004

²⁰ The calculation was performed for a family with one earning member who earns the Wal-Mart average wage of \$11.24/hour, and works an average of 34 hours a week for 52 weeks a year.

²¹ This information is taken from the guide to annual enrollment that Wal-Mart distributed to its associates in September-October 2009 for benefit year 2010.

The Negative Socio-Economic Impacts of Wal-Mart

Net Loss of Jobs, Fewer Small Businesses

While City representatives may have engaged in discussions with Wal-Mart or its agents, there has been no public review of Wal-Mart's plans or assessment of potential impacts. However, the case of the new Wal-Mart store in Chicago strongly suggests negative impacts that New York City could expect to experience with the introduction of Wal-Mart stores. A 2009 study by the Center for Research & Urban Learning at Loyola University surveyed a four-mile radius before and after the opening of Chicago's first Wal-Mart in September 2006.²² The survey found that Wal-Mart's entry led to local business failures, no measurable increase in retail employment or sales in the immediate area of the new store, and a noticeable drop in jobs and sales in surrounding areas. To be more precise, 25% of retail businesses within a mile of the Wal-Mart closed within a year.

The Loyola study confirmed a basic principle of retailing in urban areas: total sales are for the most part based on a finite pool of disposable consumer income, and new retailers cannot simply create new sales without taking them away from others. "For Wal-Mart's own zip code, 60639, there is no evidence of an overall upturn in sales," concluded the researchers. Retail employment also declined overall: "Retail employment levels in Wal-Mart's own zip code show no significant change, presumably because of the addition of Wal-Mart's own employees. But retail employment trends in neighboring zip codes show a negative effect after Wal-Mart's opening. This effect is significant in the period 2003-2008."²³ The researchers found that the hardest-hit businesses were selling electronics, toys, office supplies, general merchandise, hardware, home furnishings and drugs. A University of Illinois analysis of a proposed Wal-Mart in Chicago in 2004 had accurately predicted that the megastore's arrival would lead to a net job loss and only a minimal increase in net tax revenues.²⁴

Other research shows that Wal-Mart's arrival in a new market has a particularly damaging effect on ethnic retailers including supermarkets, bodegas, electronics and furniture stores.²⁵ A recent study in Florida found that drugstores and stores specializing in apparel, sporting goods, home furnishings, cards and gifts, and other essential consumer household goods are likely to suffer the

²² Davis et al, id

²³ *ibid.*

²⁴ UIC Center for Urban Economic Development. "The Economic Impact of Wal-Mart: An Assessment of the Wal-Mart Store Proposed for Chicago's West Side. March 2004. <http://www.uic.edu/cuppa/uicued>

²⁵ Center for Research & Urban Learning & Loyola University, 2009.

most.²⁶ Take a stroll down neighborhood retail strips in Washington Heights, Flushing, or East New York and it's clear that these are the products most commonly sold by locally-owned retail shops in New York City.

Another study that examined the impact of new Wal-Mart stores in seven markets around the country found that Wal-Mart's entry had substantial negative impacts on sales of mass-produced consumer staples by local vendors: "In the year following entry, mass stores suffer a median sales decline of 40% and supermarkets suffer a median sales decline of 17%, while drug stores experience a much smaller median decline of 6%. This magnitude of sales impact is broadly consistent with prior research"²⁷

Small locally-owned businesses are not the only Wal-Mart victims. Other chain stores and discount retailers also suffer from Wal-Mart's manipulation of prices. One study of a nationwide dataset of Wal-Mart's effect on previously existing discount retailers found that roughly half of small discount stores closed after Wal-Mart's arrival.²⁸ The unfortunate result is a reduction of competition and many empty storefronts.

Independently owned local businesses are an essential part of New York City's vibrant residential neighborhoods. Chain stores are concentrated in a few outer-borough malls and in heavily-trafficked parts of Midtown and Lower Manhattan, while independent retailers predominate in most of the rest of the city. Independent retailers flourish, for example, in the dense commercial districts serving immigrant communities, in Flushing and Corona (Queens), Sunset Park (Brooklyn), Melrose (The Bronx) and Washington Heights (Manhattan).

As Jane Jacobs observed in her classic work *The Death and Life of Great American Cities*:

"Commercial diversity is, in itself, immensely important for cities, socially as well as economically...wherever we find a city district with an exuberant variety and plenty in its commerce, we are apt to find that it contains a good many other kinds of diversity also, including variety of cultural opportunities, variety of scenes, and a great variety in its population and other users. This is more than a coincidence." (p. 148)

The benefits of the small business economy are clear to see in districts like Downtown Flushing where small business has served as the engine of neighborhood growth and has led to the emergence of a uniquely diverse urban center that attracts residents and visitors from throughout the city and region. Linkages among small businesses strengthen them and help sustain them in hard times. Linkages between small businesses and civic and social organizations in

²⁶ Parachuri et al, id

²⁷ Ailawadi et al, id

²⁸ Panle Jia. "What Happens When Wal-Mart Comes to Town: An Empirical Analysis of the Discount Retailing Industry." *Econometrica* 76.6 (November 2008): 1263-1316.

communities' help neighborhoods thrive and develop. Innumerable personal ties between local merchants and residents are enormous assets to a thriving urban environment.

Locally owned businesses are crucial to the vitality of our economy because they keep a higher percentage of their resources in the local economy by procuring their goods and services from the local area. Locally-owned businesses recirculate dollars in the neighborhood while chain stores send revenues to corporate headquarters. A 2004 study found that for every \$100 spent in locally owned businesses, \$68 stayed in the local economy while chain stores only left \$43 to recirculate locally. The local owners tend to live in the community, spend more on labor, are twice as likely to use local supply networks, and contribute more to local charities.²⁹

Small businesses are the engines of local economic development, leaders in innovation and change, and are more productive than large chains.³⁰ In New York City, small retail businesses are a particularly important means of economic and social advancement for immigrant families.

Even if Wal-Mart imitates the appearance of our small business retailers by subdividing into small outlets, it will still operate as a global monopoly with the same giant supply chain, and the same low wages and substandard labor policies.

Our observations about the critical importance of locally-owned businesses are widely shared among those who have studied urban economies in depth. According to economists at Winthrop University, States with a higher percentage of very small businesses, those with 20 employees or less, have a more productive workforce and higher levels of GDP growth than states with lower levels of very small businesses. Furthermore, states that are rich in very small businesses have lower rates of unemployment.³¹

Wal-Mart is trying to take advantage of the current economic downturn by promising an immediate infusion of jobs and investment dollars in city neighborhoods that have been hit hard by the recession. Considering the body of independent research that clearly demonstrates Wal-Mart's negative long-term impacts on local economies, it would be shortsighted to allow this destructive retail monopolist to enter the New York City market via the Trojan Horse of "job creation."

Lastly, Wal-Mart typically sells promotable products below their cost as a loss leader to draw in customers.³² Wal-Mart has the ability to lower these prices, even if it means losing money for up to ten years, something small businesses cannot afford.³³ After driving out competition, the

²⁹ Civic Economics, id

³⁰ Parachuri et al, id

³¹ D.K. Robbins, L.J. Pantuosco, D.F. Parker, and B.K. Fuller. "An Empirical Assessment of the Contribution of Small Business Employment to U.S. State Economic Performance". *Small Business Economics* 15 (2000): 293–302.

³² B. Lund. "Predatory Pricing Practices and the Toy Industry." *Global Toy News*. August 27, 2010 <http://www.globaltoynews.com/2010/08/Wal-Mart-predatory-pricing-and-the-toy-industry.html>

³³ MacPherson; Lintereur, id

company increases prices on those products. Artificially lowering prices impacts not only small local businesses, but has major ramifications on manufacturing and the global economy.

Predatory pricing forces competing retailers to sell at a loss, or cancel orders for promotable products because they cannot compete with the artificially low prices. This hurts those small businesses and has major implications for manufacturers. Consumer products will ultimately sell fewer units because Wal-Mart will be the only store left selling these products. This causes losses for manufacturers by devaluating goods and impacting quantities.³⁴

According to Bloomberg News, this was done on a massive scale this holiday season. Wal-Mart managers in the U.S. received instructions to mark up an average of 1,800 types of toys per store this holiday season, according to a company e-mail sent the month before Christmas.³⁵

Wal-Mart's power to sell products below their typical market value has led to the laying off of employees and the closure of U.S. plants in favor of outsourcing products from overseas.³⁶ Eighty-five percent of Wal-Mart's items are made overseas. The mega-retailer has faced numerous accusations of unacceptable conditions in the factories of their suppliers. Reported abuses include: "forced overtime, locked bathrooms, starvation wages, pregnancy tests, denial of access to health care, and workers fired and blacklisted if they try to defend their rights."³⁷

Costs to Taxpayers

Because many of Wal-Mart's employees do not earn enough to make ends meet they often turn to public assistance. Each Wal-Mart store, averaging 200 employees, costs taxpayers approximately \$420,750 annually in public social services used by store employees.³⁸ Wal-Mart has thousands of associates who qualify for Medicaid and other publicly subsidized care, leaving taxpayers to foot the bill.³⁹ For instance, Wal-Mart has the greatest number of associates and associate dependents on Medicaid in Ohio, costing taxpayers \$44.8 million in 2009.⁴⁰

According to the group Wal-Mart Subsidy Watch, a non-profit watchdog group, Wal-Mart has already received subsidies worth about \$52 million in New York State. At least eight Wal-Mart locations in New York have challenged their property tax assessment, recouping about \$766,000.⁴¹ Wal-Mart has already cost New Yorkers millions of dollars, even before entering the state's largest marketplace.

³⁴ D. Moberg. "The Wal-Mart Effect: The How's and Whys of Beating the Bentonville Behemoth." June 10, 2004

³⁵ M. Boyle. "Wal-Mart Raising Prices on Toys, Squeezing More Out of Holidays." Bloomberg News. December 15, 2010

³⁶ Fishman, id

³⁷ United Food and Commercial Workers International Union. "Wal-Mart and Sweatshops."

http://www.ufcw.org/take_action/Wal-Mart_workers_campaign_info/facts_and_figures/Wal-Mart_sweatshops.cfm

³⁸ Congressman G. Miller. "Everyday Low Wages: The Hidden Price We All Pay For Wal-Mart" February 16, 2004.

³⁹ Good Jobs First, id

⁴⁰ Ohio Department of Jobs and Family Services., id.

⁴¹ www.Wal-Martsubsidywatch.org/index.html

Wal-Mart also uses controversial methods to reduce the taxes it pays. They use a Capital Real Estate Investment Trust (REIT) where the corporation pays rent to itself and then deducts that rent from its taxable income.⁴² It is estimated that Wal-Mart likely avoided paying \$245 million in 2008 using this strategy nationwide.⁴³ By its own admission, Wal-Mart likely owes billions in taxes.

Wal-Mart's entry into the New York City market may also negatively affect the tax base by displacing the better compensated employees of the existing retail sector. This is especially relevant for the unionized workers of the grocery sector. A study of Wal-Mart's potential entry into the San Francisco market estimated that if Wal-Mart were to take ten to twenty percent of the grocery markets and replace thousands of union supermarket employees with Wal-Mart workers, the region would lose \$300 to \$576 million dollars in employee wages and benefits.⁴⁴

Wal-Mart's low paying jobs contribute to the decline of the Middle Class

According to the 2009 Census Bureau's survey of income and poverty in the United States, Median household income is falling in the vast majority of U.S. states and in virtually every single major U.S. city, representing a shocking decline of the middle class. Unemployment has also skyrocketed in recent years and it has become much harder to get a good middle class job.⁴⁵

According to the Census Bureau, median household income declined in thirty four U.S. states in 2009 and almost all U.S. Cities.

- In New York City, median household declined 4.1% to \$55,980.
- In Detroit, median household income declined 10% to \$48,535.
- In Orlando, median household income dropped almost 10% to \$46,856.
- In Cleveland, median household income fell 8.5% to \$45,395.
- In Miami, median household income declined 8.2% to \$45,946.
- In Indianapolis, median household income dropped 7.1% to \$50,140.

With an average annual pay of \$20,774, significantly below the Federal Poverty Level for a family of four, Wal-Mart's workforce can largely be classified as working poor.^{46,47} Wal-Mart's 1.3 million employees being forced to accept poverty level wages and bare bones health benefits

⁴² Drucker, id

⁴³ Good Jobs First. "Wal-Mart Subsidy Watch." <http://wakeupWal-Mart.com/facts/statebudgetsappendix.html>

⁴⁴ Marlon Boarnet, Randall Crane, Daniel G. Chatman, and Michael Manville. "Emerging Planning Challenges in Retail: The Case of Wal-Mart." *Journal of the American Planning Association* 71.4 (2005): 433-449.

⁴⁵ U.S. Census Bureau "Income, Poverty, and Health Insurance Coverage in the United States: 2009" September, 2010.

⁴⁶ The calculation assumes that a full-time Wal-Mart worker works an average of 34 hours a week, 52 weeks a year. The average of 34 hours a week is obtained from an internal Wal-Mart memo.

<http://www.nytimes.com/packages/pdf/business/26Wal-Mart.pdf>

⁴⁷ U.S. Department of Labor Bureau of Labor Statistics "A Profile of the Working Poor, 2000" March 2002

will only exacerbate the continuing decline of the middle class, including in New York City.⁴⁸ A Wal-Mart spokesperson was quoted in 2004 saying, "More than two thirds of our people...are not trying to support a family, that's who our jobs are designed for."⁴⁹

A study done by the UC Berkeley Institute of Industrial Relations compared Wal-Mart's wages to other large retailers, as well as other industry segments. Wal-Mart employees constitute of 55% of all general merchandise workers, and 71% of large general merchandise workers. The study found a significant gap in pay for Wal-Mart employees. Looking at comparable retailers and adjusting wages for local labor markets, Wal-Mart employees earned less than their counterparts at other retailers. On average, general merchandise workers made 17.4% more and large general merchandise workers made 25.6% more than the Wal-Mart average for similar employees⁵⁰.

Not only are employees being paid less than fair wages, only half of Wal-Mart employees are receiving healthcare. And those who do receive benefits are enrolled in plans that provide inadequate coverage.

Wal-Mart's 2010 health care offerings include low premiums of \$27 per pay period for family coverage, or \$702 per year; however this plan has a high annual deductible of \$4,400.⁵¹ With a \$4,400 annual deductible, a family would have to pay \$5,102 of their own money before Wal-Mart's insurance pays for anything. For a family whose only income comes from a Wal-Mart associate, making Wal-Mart average wages of \$11.75 an hour, this equals almost 25% of their annual income.⁵² New Yorkers cannot afford to devote one forth of their incomes to healthcare before their insurance kicks in.

⁴⁸ Arindrajit Dube, and Steve Wertheim. "Wal-Mart and Job Quality – What Do We Know and Why Should We Care?" UC Berkeley Center for Labor Research and Education. October 16, 2005.

http://laborcenter.berkeley.edu/retail/Wal-Mart_jobquality.pdf

⁴⁹ Transcript of PBS Newshour, 23 August 2004

⁵⁰ *ibid*

⁵¹ This information is taken from the guide to annual enrollment that Wal-Mart distributed to its associates in September-October 2009 for benefit year 2010.

⁵² The calculation was performed for a family with one earning member who earns the Wal-Mart average wage of \$11.24/hour, and works an average of 34 hours a week for 52 weeks a year.

Winklepleck, Stephani I.

To: Michael Zamora; president@trna.org
Cc: Lewis, Dan P.; vicepresident@trna.org
Subject: RE: Walmart Supercenter @ Coors and Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Michael Zamora [mailto:mikez@starpaving.com]
Sent: Wednesday, September 28, 2011 1:56 PM
To: president@trna.org
Cc: Lewis, Dan P.; Winklepleck, Stephani I.; vicepresident@trna.org
Subject: Walmart Supercenter @ Coors and Montano

Mr. Waters,

Attached is a letter from Joe Cruz, the president of Star Paving, supporting your cause. If you need any additional assistance please do not hesitate to call.

Thanks,

Michael Zamora
Star Paving Company
P.O. Box 12333
Albuquerque, NM 87195
P 505-877-0380
F 505-877-6655
mikez@starpaving.com

9/28/2011



THE CRUZ CORPORATION

September 28, 2011

Taylor Ranch Neighborhood Association
P.O. Box 66288
Albuquerque, NM 87193-6288

Attn: Dave Waters, President

Re: Proposed Walmart Supercenter
Coors & Montano NW

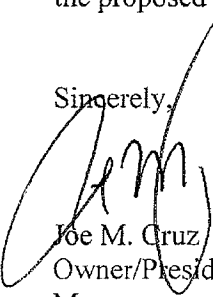
Dear Mr. Waters,

I am writing you this letter as a local business owner, regarding our current issues/dealings with Walmart and an out of State General Contractor on a new Walmart Supercenter currently being constructed in Santa Fe, New Mexico.

Even though I have been in business for over 30 years, the current Walmart project we are under contract to pave has almost put us out of business. In my opinion, all Walmart does is destroy small businesses (such as mine) by utilizing out of State General Contractors who also do not care at all about our local businesses. We have been unable to collect a substantial amount of money, and in turn, have been unable to pay our local suppliers for materials we purchased from them for this project.

We do not need another Walmart in Albuquerque, and I am in full support of your fight to stop this development. Our case above proves that not only will Walmart negatively deter your neighborhood property values and local businesses once built, it will also ruin local construction companies during the process of being built. If you need any more assistance in this fight to stop the proposed Walmart at Coors and Montano, please do not hesitate to contact me.

Sincerely,



Joe M. Cruz
Owner/President
Mz

Cc: Stephani Winklepleck, COA Planning
Albuquerque City Councilors

Environment/Bosque

Lehner, Catalina L.

From: Carruthers, Madeline
Sent: Tuesday, November 15, 2011 8:34 AM
To: Marrone, Carmen M.; Lehner, Catalina L.
Subject: FW: Wal-Mart on Coors and Montano

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

From: Terri C [mailto:terric4@juno.com]
Sent: Tuesday, November 15, 2011 8:23 AM
To: Nason, Deborah A.; Carruthers, Madeline
Subject: Wal-Mart on Coors and Montano

Please pass the following to the Planning Commission.

Please, please, please vote against the proposed Wal-Mart on Coors and Montano. Wal-Mart is a bad fit for our city, economy and people. This particular location proves the blatant disregard Wal-Mart has for the environment, the city and the people of this city.

Please vote 'no.'

Thank you.

Terri Christiansen
1315 Villa Lila NE
Albuquerque, NM 87113

Winklepleck, Stephani I.

To: amcarter3605@comcast.net

Subject: RE: opposition to walmart - coors and montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: amcarter3605@comcast.net [mailto:amcarter3605@comcast.net]

Sent: Friday, October 07, 2011 11:30 AM

To: Winklepleck, Stephani I.

Subject: opposition to walmart - coors and montano

Dear Ms. Winklepleck:

Please regard this email as expressing my strong opposition to the proposed Walmart to be located at the intersection of Coors and Montano. I am a home owner in the immediate vicinity and definitely do not need another Walmart when there are other Walmarts just a few minutes away to the north and the south.

All this will do is turn part of the Bosque, one of the most beautiful assets of Albuquerque, into another generic, big box business service area that does nothing to maintain even a modicum of uniqueness and good style for Albuquerque. And of course, I echo the sentiments of the other objectors as far as adding more traffic to an overcrowded road system (especially with limited bridge crossings), accidents, crime, downgrade the quality of lifestyle and damage the Bosque. The close proximity to the Bosque warrants a more appropriate use of the land and some protection for this area, instead of increasing traffic and the inevitable increase in trash that follows this kind of development.

Why not do something that enhances the area instead of allowing it to turn into another endless stretch of boring, generic, over paved, over commercialized area lacking in design and uniqueness? Just the run-off from a Walmart parking lot will pollute the Bosque area. I can only hope the city's leaders will make the kind of decision that makes Albuquerque a better

10/7/2011

place to live, not the kind of decision that allows a single corporate entity to dominate an entire side of the city. Perhaps an inquiry into their stock holdings in Walmart and the existence of a conflict of interest is warranted.

Thank you.

Ann Carter
3605 Panicum Rd.
Albuquerque, NM

10/7/2011

Winklepleck, Stephani I.

To: Maria Crill

Subject: RE: Walmart - Coors & Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Maria Crill [<mailto:marcri489@yahoo.com>]

Sent: Sunday, September 25, 2011 12:56 PM

To: Winklepleck, Stephani I.

Subject: Walmart - Coors & Montano

I am unable to attend the Walmart meeting on Wednesday, Sept. 28th. I am venomously against a Walmart on Montano & Coors -- and I vote. The traffic at this location cannot support a Walmart not to mention building it next to our beautiful Bosque.

Please STOP Walmart from polluting and cannibalizing Coors & Montano!!!!!!!!!!

Thank you in advance for considering my views.

Maria Crill
4332 Hillspire Ave., NW
Albuquerque, NM 87120

9/27/2011

Winklepleck, Stephani I.

From: Lifedancelessons@aol.com
Sent: Monday, August 15, 2011 6:32 PM
To: kherbals@msn.com
Cc: Winklepleck, Stephani I.
Subject: Re: WalMart at Coors & Montano

Hi, Karen,

Unfortunately, you were mis-informed, however I have forwarded your comments to Stephani Winklepleck with the Office of Neighborhood Coordination with the City of Albuquerque. At such time that an application for an EPC hearing is actually made and a City Planner assigned to the project, Stephani will forward all comments to the Planner for the file. I have copied Stephani on this email, so she now has your comments for the file.

I am simply the facilitator, who is an independent contractor under contract with the City to perform facilitation services. It is my job to convene, lead the meeting, and file a report that covers only the facts of what happened at the meeting.

I have added you to my distribution list so that you will be alerted to any facilitated meetings in connection with the program.

Address your questions and concerns about anything other than the facilitated meeting to Stephani.

Diane

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

In a message dated 8/15/2011 3:31:01 P.M. Mountain Daylight Time, kherbals@msn.com writes:

Hi - I have been told that you are person to whom I should write. I am totally and adamantly opposed to building a WalMart at Coors and Montano. This is no way to treat the bosque. The area should be protected, not vandalized by a big box store. Somewhere this has to stop and how about stopping it here!

No more WalMart's and especially no WalMart in (or near) the bosque.

Karen Davis
5513 Arvilla Ave NE
Albuquerque NM 87110

Lehner, Catalina L.

From: Priscilla Dooley [priscilladooley@yahoo.com]
Sent: Tuesday, December 27, 2011 3:35 PM
To: Lehner, Catalina L.
Cc: Marrone, Carmen M.
Subject: Project No. 1003859 Application for Walmart @ Coors & Montano

City of Albuquerque
Planning Department

Dear Mmes. Lehner and Marrone,

I am writing to you as an extremely concerned homeowner and resident of Las Casitas Del Rio. Surely, a "big box" retail store such as Walmart should not be considered an asset to this particular location so close to the Bosque, our precious open space. As a retiree, living on a fixed income, I appreciate and frequently shop at Walmart. I believe there are already three existing Walmarts within a very few miles of this area.

The impact of additional traffic in an already congested area, the noise, lights, trash that will end up in the trees and brush of this natural open space, treasured by all who live in this area, and how all of this will affect the wildlife are of concern to myself and others who treasure the Bosque.

I, for one, purchased my home because of it's proximity to the Bosque and the many opportunities to enjoy walking my dogs, observing the wildlife, and simply the beauty of nature. I cannot help but think my property will be devalued if a Walmart is built at this location and will certainly not shop at a Walmart located in such an inappropriate setting.

I most sincerely appreciate your time and attention to my concerns.

Priscilla Dooley

Sent from my iPad

December 27, 2011

To: Catalina Lehner and Carmen Marrone

City of Albuquerque Planning Department

Re: Project #1003859

Respectfully submitted to Planning Dept. Staff, and EPC:

I live within ½ mile of the corner of Coors and Montano; just north of land Wal-Mart seeks City approval to build a large retail facility (LRF). The application calls for a 98,800 sf, 24 hour Super Center. For many reasons, permitting a LRF on that parcel would be a very poor decision. But, this letter asks for depth examination of the public losses and long-term public costs of allowing such a heavily-trafficked, concrete dense project on a remaining frontage to the Bosque.

The Bosque is a public treasure. It exists because past citizens and public officials had a vision and took action to preserve the strip of land along the Rio Grande that threads through our City. Their vision, decision-making, and management of public funds bequeathed us a place to observe wildlife, bicycle, walk, ride a horse, stroller a child, and view Sandia Mountain.

Now it is our turn, as citizens and as appointed and elected City officials, to protect access to the Bosque and the human and animal life our Bosque sustains. Do we want to leave our children and grandchildren a paved Bosque frontage? Does a 24 hour, big box store and the noise, bright lighting, traffic and air pollution that comes with traffic belong on the Bosque? How important are green areas and recreational amenities for attracting younger, educated employees and their employers to a large metropolitan area? Is such a development in concert with the intention of several City plans that call for preservation of Bosque and Sandia Mountain views from Coors? In 25 years, what will carry more value to citizens, a redundant or perhaps abandoned LRF, or our Bosque?

The Mayor has recently called for proposals to further develop recreational amenities at Rio Grande bridge crossings, and completion of a 50 mile recreational path on both sides of the River. As a retired person who walks or bikes the Bosque near daily, I strongly support the Mayor's efforts to add to the Bosque legacy.. Further, I ask the Environmental Planning Commission, City Council, and the Mayor to protect additional land at Coors and Montano as public space which could be developed to support recreation, wildlife, the arts, a public commons, and perhaps commuter parking to enhance rapid bus service that could relieve both Coors Blvd and Montano in the years ahead.

The Albuquerque metro area already has at least 16 Wal-Mart stores. We have only one Bosque. Please, City leaders think outside the box and be as visionary and pro-active as those who came before. Do not amend or change existing zoning designations to allow a LRF in this location. Instead, make what amendments and changes are needed to dedicate a portion of this parcel for public space in perpetuity.

Diane K. Flynn, 3604 Grama Ct. NW, Albuquerque, NM 87120, 505-977-5705(cell),dianekflynn@aol.com

Lehner, Catalina L.

From: Marrone, Carmen M.
Sent: Wednesday, December 14, 2011 3:19 PM
To: Lehner, Catalina L.
Subject: FW: PS PS PS

From: Westbrook, Sara **On Behalf Of** Lewis, Dan P.
Sent: Wednesday, December 14, 2011 10:52 AM
To: Marrone, Carmen M.
Subject: FW: PS PS PS

For the record.

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

From: Jeff Friedberg [mailto:a1.detective@gmail.com]
Sent: Wednesday, December 14, 2011 9:19 AM
To: Lewis, Dan P.
Subject: PS PS PS

In connection with the WALMART proposed for Coors and Montgmoery, here is more news from Drudge today, regarding the menace of such huge stores in our woodsie area.

YET EVEN MORE NEWS FROM DRUDGE TODAY:

ST. GEORGE, UTAH - Crews are cleaning up thousands of dead migratory birds that made a crash landing in southern Utah after apparently mistaking a **Walmart parking lot** and other areas as bodies of water.

Read more: <http://www.bellinghamherald.com/2011/12/14/2310925/thousands-of-birds-make-crash.html#ixzz1gWg6J8mk>

We love our avian friends and others who might mistake the vast lot for the Rio Grande.

I have copied in PETA and asked them to take a hand in these outrageously staged Walmart meetings and transactions.

--

Thanks,

Jeffrey Avalon Friedberg
Former Private Eye,

12/14/2011

DOD Contractor,
Counter: Terrorism And Agitation Propaganda.

Author:

Red White And Dead

Red White And Dead *Again*

LOST RELIC OF THE GODS 2012 (Books 1&2)

The Secret Pillars Of Writing

SITE: [Http://www.bestnewthrillerbooks.com](http://www.bestnewthrillerbooks.com)

MOVIE TRAILER: <http://www.blazingtrailers.com/show.php?title=1734>

CONFIDENTIAL. (C) 2009, 2010, 2011, 2012....(Is there anything *after* 2012? :)

8201 Golf Course Rd, NW, D3-288
Albuquerque, NM, 87120

Elevation: 5144 ft, humidity 3%, rainfall 0.00 in., net radiation W/m^2 (bad)

CELL PHONE: 505-918-8580.

Winklepleck, Stephani I.

To: Dgohdes@aol.com

Subject: RE: Input re proposed Walmart at Coors and Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

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

Sent: Thursday, September 29, 2011 9:31 AM

To: Winklepleck, Stephani I.

Subject: Input re proposed Walmart at Coors and Montano

Dear Ms Winklepleck,

I am writing to add to comments about the importance of the City requiring a comprehensive evaluation of the impact of the proposed design on the wildlife and the wetlands of the Oxbow. The site is located near the Open Space Park and the Wetlands of the Oxbow of the Rio Grande. No assessment of the impact of the store on those unique feature of the site were mentioned while I was there.

Wildlife is abundant in the neighborhoods. The owls come out of the Bosque at night and in the morning the geese fly over and return in the evening. What impact will a large parking lot with 24/7 lighting and overnight RV parking have on the wildlife ? The Westside neighbors and the Bosque School did a great job articulating their many concerns about this unique site. The wildlife could not speak for themselves.

No design proposal should be reviewed that is not accompanied by a complete assessment of the impacts on the neighboring wetlands and wildlife.

Thank you for adding this comment to the considerations.

Dorothy Gohdes Kaminsky
Oxbow resident

9/29/2011

Lehner, Catalina L.

From: Winklepleck, Stephani I.
Sent: Friday, November 04, 2011 9:53 AM
To: Marrone, Carmen M.; Lehner, Catalina L.
Cc: Westbrook, Sara
Subject: FW: No Walmart

Ladies,

Here is a comment for Project #1003859/11EPC-40067 AND 40068.

Stephani

Stephani Winklepleck

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

From: Westbrook, Sara **On Behalf Of** Lewis, Dan P.
Sent: Friday, November 04, 2011 9:45 AM
To: Winklepleck, Stephani I.
Subject: FW: No Walmart

For the record.

Thanks,

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

From: Nancy Henson [<mailto:nhenson4@comcast.net>]
Sent: Saturday, October 29, 2011 11:22 AM
To: Lewis, Dan P.
Subject: No Walmart

Good Morning Dan,

I am one of your constituents who opposes the proposed Wal-Mart on the corner of Coors and Montano. There are of course all the obvious reasons to oppose it: crime, pollution of the Bosque, light pollution, increased traffic (more pollution) and increased noise pollution. But most importantly, it just is not right to put another "Big Box" so close

12/12/2011

to one of the few pristine areas left in Albuquerque. It will take away from the quality of life that we who live near the Bosque cherish.

As councilor for District 5 I ask that you join the fight to save the Bosque by opposing Wal-Mart.

Regards,

Nancy Henson

6159 Deergrass Circle NW

Albuquerque, NM 87120

Winklepleck, Stephani I.

To: Marrone, Carmen M.; Lehner, Catalina L.
Cc: Westbrook, Sara
Subject: FW: No Walmart

Ladies,

Here is a comment for Project #1003859/11EPC-40067 AND 40068.

Stephani

Stephani Winklepleck

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

From: Westbrook, Sara **On Behalf Of** Lewis, Dan P.
Sent: Friday, November 04, 2011 9:45 AM
To: Winklepleck, Stephani I.
Subject: FW: No Walmart

For the record.

Thanks,

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

From: Nancy Henson [mailto:nhenson4@comcast.net]
Sent: Saturday, October 29, 2011 11:22 AM
To: Lewis, Dan P.
Subject: No Walmart

Good Morning Dan,

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11/4/2011

in Albuquerque. It will take away from the quality of life that we who live near the Bosque cherish.

As councilor for District 5 I ask that you join the fight to save the Bosque by opposing Wal-Mart.

Regards,

Nancy Henson

6159 Deergrass Circle NW

Albuquerque, NM 87120

Winklepleck, Stephani I.

To: Jaled

Subject: RE: Against Walmart on Coors and Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Jaled [mailto:jaled@aol.com]

Sent: Monday, October 10, 2011 1:06 PM

To: Winklepleck, Stephani I.

Subject: Against Walmart on Coors and Montano

Good Afternoon,

This email is to express my opinion on the Walmart location being considered for the West Side location at Coors and Montano. I am a home owner in the Oxbow Bluff neighborhood. We enjoy seeing the open space of the bosque along with an assortment of birds and wildlife. The addition of a Walmart being built at this location which is so very near to the bosque is not in the best interest of the city of Albuquerque, or the State of New Mexico. The traffic problems and the lighting of the night sky will be so very detrimental to this neighborhood. Please do not permit this construction to take place.

Sincerely,

Joan Ledbetter
4105 Silvery Minnow PL NW
Albuquerque, NM 87120
505-792-2148

10/10/2011

Winklepleck, Stephani I.

To: Ashley McDavid

Subject: RE: I oppose the proposed Walmart at Coors & Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Ashley McDavid [<mailto:relicour1030@yahoo.com>]

Sent: Wednesday, September 28, 2011 12:14 PM

To: Winklepleck, Stephani I.

Subject: I oppose the proposed Walmart at Coors & Montano

My name is Ashley Fitak, I live at Montano and Unser and use the Bosque for running, riding and just relaxing. I am strongly opposed for the proposed Walmart. This Walmart will this disturb the peace of the Bosque. It will increase the pollution levels around the Bosque with added light, noise and traffic. The area around the Bosque at this location should be in uniform of the Bosque. In a perfect world this area would not be developed at all to help remain the tranquility of the area. Thank you for you time.

9/28/2011

Lehner, Catalina L.

From: Candypatt@aol.com
Sent: Monday, January 09, 2012 3:38 PM
To: Lehner, Catalina L.
Cc: abqwscboard@yahoogroups.com
Subject: SCAN0003.PDF - Re: Project # 11- 074 Westside Coalition Resolution in Opposition

Ms Lehner,
Please find a attached a Resolution from the West Side Coalition of Neighborhood Associations for submission as part of the EPC record in opposition to the subject project.

At a general meeting held Wednesday, November 2, 2011 the Coalition drafted and voted on the subject Resolution in opposition to the Big Box Retail store proposal for Coors/Montano (project #11-074).

Thank you kindly.

Candelaria "Candy" Patterson
Vice President
West Side Coalition of
Neighborhood Associations
Cell#: 505/321-1761
e-mail: candypatt@aol.com

**RESOLUTION OF THE WESTSIDE COALITION OF
NEIGHBORHOOD ASSOCIATIONS URGING THE
ENVIRONMENTAL PLANNING COMMISSION (EPC) TO
DECLINE APPROVAL OF PROJECT #11-074.**

The mission of our Coalition is to provide the City of Albuquerque Westside Neighborhood and Homeowner Associations a means to communicate with each other on civic and neighborhood matters and to provide for a means to preserve, protect, and enhance the quality of life of the residents within our boundaries. The Coalition provides a unified voice on important issues such as the proposed big box development at Coors and Montano and continues to be liaisons with local, state, and federal government. Our boundaries encompass the area of Bernalillo County west of the Rio Grande.

WHEREAS, the Coalition is unified in its strong opposition to the proposed big box development of Tracts 1 and 2 PLAT OF NORTH ANDALUCIA AT LA LUZ CONT 10.2332 Acres, also known by the City of Albuquerque Planning Department as Project #11-074. The Westside Coalition believes a big box development for this parcel would pose safety risks and a negative environmental impact to surrounding neighborhoods, Bosque School, public pedestrian/bicycle recreational trails, as well the natural habitat of the Rio Grande bosque itself.

The proposed big box development parcel abuts the largest research tract among the Bosque Ecosystem Monitoring Program (BEMP), coordinated through Bosque School and the University of New Mexico. This site represents one of the twenty-five sites that are supported by this collaborative environmental science initiative involving over six thousand area students and their teachers from over forty public, private, pueblo, and home schools. This tract, serves as a major gateway to this ongoing research and educational program that benefits students and teachers state-wide, as well as the federal, state, and local government agencies that use the data to make decisions on the care and restoration of the bosque.

Project #11-074 does not meet City of Albuquerque Big Box Guidelines, nor does it meet Form Base Code. Original master planning for the former agricultural tracts identified this site as a Village concept, not a big box development.

The traffic congestion at Coors NW and Montano NW continues to increase, and this intersection is presently recognized by the City as the fourth most dangerous intersection in Albuquerque. The Coalition requests that an updated traffic study be undertaken that addresses pedestrian and bicycle traffic, as well as the flow of vehicles.

WHEREAS; the Westside Coalition recognizes the important economic, ecological, educational, social and cultural benefits of this land and urges the Environmental Planning Commission to decline approval for a development of this nature at this particular site.

DATE:

January 9, 2012

BY:

Candelaria "Candy" Patterson
Candelaria "Candy" Patterson
Westside Coalition of Neighborhood
Associations (WSCONA)

Lehner, Catalina L.

From: Marrone, Carmen M.
Sent: Friday, December 02, 2011 1:22 PM
To: Lehner, Catalina L.
Subject: FW: Proposed Wal-Mart on Coors and Mantano
another one for the file

From: Westbrook, Sara **On Behalf Of** Lewis, Dan P.
Sent: Friday, December 02, 2011 12:47 PM
To: Marrone, Carmen M.
Subject: FW: Proposed Wal-Mart on Coors and Mantano

For the record.

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

From: Christina L. Perea [mailto:christina@sheltonjewelers.com]
Sent: Monday, November 28, 2011 1:30 PM
To: Lewis, Dan P.
Subject: Proposed Wal-Mart on Coors and Mantano

Dear Dan,

I live in the Bosque Mantano subdivision on Coors and Montano. On Thanksgiving day I was taking a walk on the Bosque, right behind my house, near the river, and saw the most breathtaking sight of sandhill cranes, Canadian geese and snow geese enjoying the sanctuary of the Bosque. Then I thought of a Wal-Mart across the street with all the traffic and noise and thought what an absolute shame to have one so close to the Bosque. It made me sick to even think about it. I don't know if people (or you) realize how special the area is and what a wonderful gift from Mother Nature it is, quite spectacular with all the cottonwoods and wildlife still able to thrive even with the building of the bridge. But please, help us fight this Wal-Mart. I know every ones concern is jobs, but can't the Wal-Mart be built somewhere else on Coors where it won't affect the Bosque? And why do we need another Wal-Mart? There are already 3 within a 6 mile radius. Such greed from big corporations. Why should they care where they build? For a Wal-Mart to be built there is unthinkable to me, the worse possible scenario!. As our district city councilor we voted you in to take care of our district in a responsible manner . I would like to to know your stand on this matter and what I, as concerned citizen, can do to help stop this atrocity from happening. Corrales and Tijeras citizens were concerned enough to block the building of one in their neighborhood. Is it possible for us to do the same? Or is it already a done deal? I hope not, because "progress" isn't progress unless it moves us forward in a positive way, not one based on corporate greed.

A very concerned and saddened citizen,

Christina Perea
3601 Calle Floresta Ct NW
87120

12/12/2011

Lehner, Catalina L.

From: Dan Shaw [Dan.Shaw@bosqueschool.org]
Sent: Monday, January 09, 2012 4:48 PM
To: Lehner, Catalina L.
Cc: Marisa Gay
Subject: Big Box proposal at Coors and Montano for EPC Record

Dear Ms. Lehner

I am requesting that the attached two documents be included in the record provided to the Environmental Planning Commission concerning

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

Yours truly,

Daniel Shaw
Co-Director Bosque Ecosystem Monitoring Program (BEMP)
Director Black Institute for Environmental Studies
Bosque School
4000 Learning Road, NW
Albuquerque, NM 87120
Voice (505) 898-6388
FAX (505) 922-0392

1/9/2012

The Albert J. and Mary Jane Black Institute for Environmental Studies

2010 - 2011 School Year Report



Mission Statement:

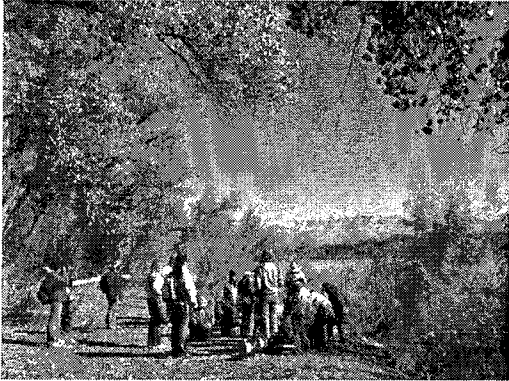
The Albert J. and Mary Jane Black Institute for Environmental Studies at Bosque School is a center for bosque, riparian, and watershed research, environmental education, and sustainability with a primary focus on the Rio Grande watershed.

B O S Q U E S C H O O L



scholarship • community • integrity

The Albert J. and Mary Jane Black Institute for Environmental Studies



As a center for *bosque* and environmental education and research, the **Albert J. and Mary Jane Black Institute at Bosque School (Black Institute)** strives to build connections between students, their community, and the riverside forest and associated watersheds that sustains and binds them all.

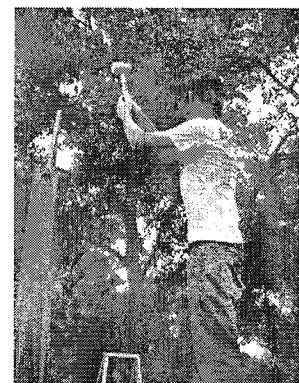
The work of the Black Institute does three things;

First, it orchestrates learning opportunities to help people understand river ecosystems and their supporting watersheds.



Second, it provides community members with time in an urban, riverside forest to allow them to have first hand experiences with their local environment and develop a sense of place within it.

And third, the Institute supports people as they take action to restore and sustain the ecological integrity of the Rio Grande and its watershed.



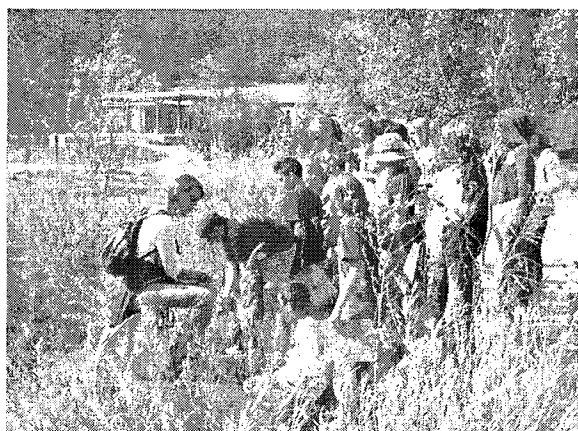
The Institute works under the premise that to be wise stewards of their home environment, people must both know facts about how a particular ecosystem functions and also have a personal connection with that place. The Black Institute readily and consistently seeks out schools, community groups, government agencies and other organizations to partner with in meeting its goals. In the 2009-2010 school year the Black Institute supported over **6,800** people as they participated in its programs.

Primary Programs within the Black Institute:

The Bosque Ecosystem Monitoring Program (BEMP)

Science, Education, Stewardship

The Bosque Ecosystem Monitoring Program (BEMP) is a joint project of the University of New Mexico's Biology Department and Bosque School's Black Institute. Annually BEMP involves over 5,000 people in research, education, and stewardship of the Rio Grande and its riverside forest, the *bosque*. This includes supporting over 2,000 K-12 grade students and their teachers in direct environmental field monitoring of the bosque. Key data and findings about the functioning of the Rio Grande and its *bosque* are compiled, analyzed, and presented in scientific publications issued by the University of New Mexico (reports available online at www.bosqueschool.org) and then subsequently used by government agencies to inform multi-million dollar decisions about this ecosystem.



Each month hundreds of students conduct field research in the Bosque Ecosystem Monitoring Program

The Cebrin Goodman Youth, Leadership, and the Environment Project

The Goodman Project - Responsible Action for Ecological Integrity

The Goodman Project is a series of educational and hands-on events to support and sustain the restoration of the ecological integrity of the Rio Grande and its watershed. The Goodman Project is committed to advocacy emphasizing the importance of students and others taking direct action to create a more sustainable human and environmental community. It also works under the premise that humans are a part of and not apart from the environment. The Goodman Project emphasizes that the path to responsible action is built upon passion guided by accurate information and respectful dialogue and behavior. Goodman Project events are practical examples of hope in the modern era and its complicated environmental realities.



The Goodman Project supports students who take steps to restore ecological integrity such as direct work with endangered species

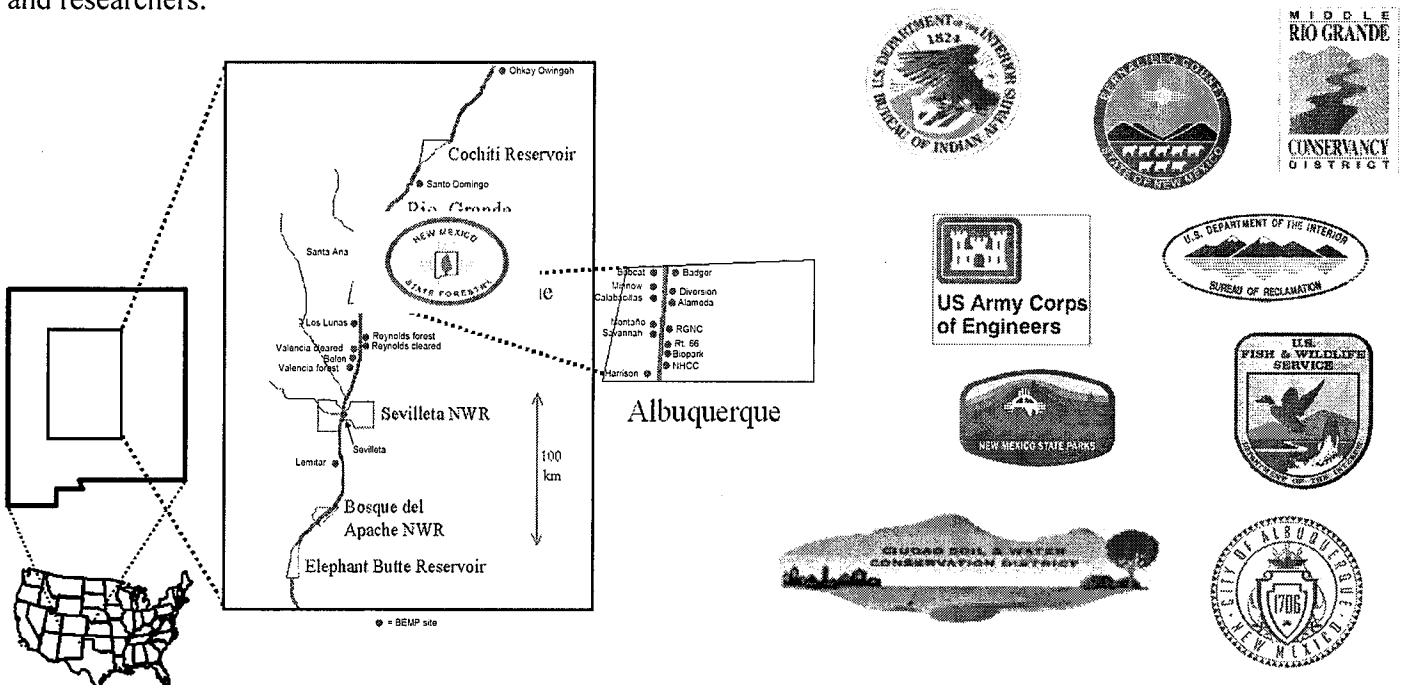
2009-2010 Bosque Ecosystem Monitoring Program (BEMP) Overview

The Bosque Ecosystem Monitoring Program (BEMP) completed its 14th year in the 2009-2010 school year. Partnerships remain central to the program's success. The University of New Mexico Biology Department and its National Science Foundation funded Sevilleta Long Term Ecological Research (LTER) program remain the cornerstones of BEMP's science programs providing significant quality control and rigor to BEMP's monitoring and research efforts. Bosque School serves as the educational hub for the thousands of BEMP students. Several dozen schools from across New Mexico participate in BEMP.



The University of New Mexico

BEMP maintained 25 sites located along a 140 mile stretch of the Rio Grande between Ohkay Owingeh Pueblo and Lemitar. The sites are located in urban, rural, agricultural, and tribal communities and settings. Each site offers researchers and managers a unique perspective on the Rio Grande and its bosque. Of the BEMP sites, 18 were put into operation at the request of a government agency to monitor either a restoration, management, or other concern. End data users continue to include federal, tribal, state, regional, and local government agencies and researchers.



Map depicting the 25 current BEMP sites

BEMP Government Partners and End Data Users

BEMP Research

BEMP research continues to consider the impacts of climate, fire, flood, restoration, and management activities as ecological drivers acting upon the Rio Grande and its riverside forest. BEMP works in partnership and uses the protocols and research methods developed or needed by the Rio Grande's and bosque's natural resource managers.

Key BEMP research areas include:

- | | |
|--|----------------------------------|
| Vegetation distribution | Groundwater depth |
| Vegetation composition | Ground and surface water quality |
| Cottonwood tree abundance | Temperature (sub-surface & air) |
| Plant production (biomass) | Soil characteristics |
| Fuel load and wildland fire risk | Ancillary wildlife studies |
| Surface active arthropods (biodiversity) | Precipitation |

2009-2010 Bosque Ecosystem Monitoring Program (BEMP) Outreach

2009-2010 BEMP Education & Outreach Participant

Type of Outreach	students	adults	total
Long term multiple days	681	159	840
Short term (1-2 days)	769	145	914
Summer programs	214	30	244
Wildlife programs	60	37	97
Adult/teacher training	0	21	21
Festivals, events, etc.	1733	560	2293
Conferences, meetings, etc.	546	201	747
Total Participants			5156



Each BEMP participant's experience should be memorable, content rich, and engaging

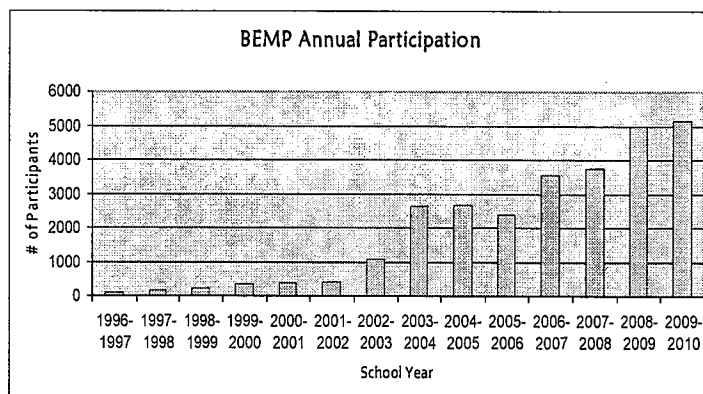
For the second year in a row, total BEMP participants numbered around 5,000 people (see charts this page). Although the overall participation numbers remain impressive we are most concerned with the quality of the BEMP experience for each individual. UNM graduate and upper level undergraduates who are students in UNM Biology's "Bosque Internship" class 408L/508L help with quality control efforts, mentoring, and program delivery.



Classroom and lab work led by BEMP staff includes pre and post field visit work

We put particular emphasis on helping students build direct connections with the bosque. Classroom and lab work are content rich and directly tie back to the bosque. All BEMP education efforts strive to help students become wise stewards of water, the Rio Grande and its bosque. Our goal is that all BEMP curriculum is engaging and consistent with educational reform efforts.

BEMP directly connects students to their home watershed. The majority of BEMP participants are from groups underrepresented in the sciences.



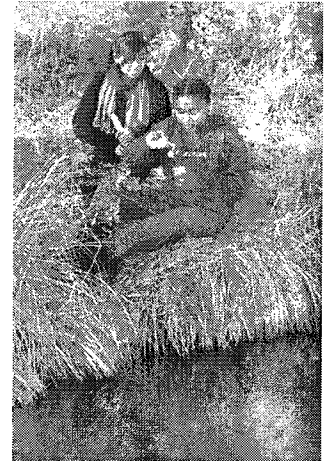
The Cebrin Goodman Youth, Leadership, and the Environment Project
The Goodman Project – Responsible Action for Ecological Integrity
2009-2010 Programs and Accomplishments

The 2009-2010 school year marked the third year of the Cebrin Goodman Youth, Leadership, and the Environment Project. It was a successful year as measured by participant numbers, program activities, and outreach success. In 2009-2010 there were over 1,800 participants in Goodman Project events. This includes about 500 people who participated in both BEMP and Goodman Project activities.

New Mexico Watershed Watch Partnership

The Goodman Project provided support to the **New Mexico Watershed Watch** program by assisting with the training of 20 teachers so that they could lead their 1,000 students in stream monitoring across New Mexico. This initial training taught teachers how they and their students would assess stream quality and quantity and how it relates to human and fisheries health.

The training permitted those participating teachers and their students to take appropriate action to protect surface water quality in their local communities based on their scientific field investigations. Additional support from the Goodman Project and Black Institute staff helped make possible the annual New Mexico Watershed Watch and Bosque Ecosystem Monitoring Program (BEMP) Joint Student Congress where over 250 students from across New Mexico gathered to share findings.



Monitoring river quality

Student & Public Environmental Education Events

For the third year the Goodman Project partnered with Earth's Birthday Project to host a “**Welcome Back Otter-Earth Day Celebration.**” This provided support to over 1,000 elementary students to learn about local conservation issues and raise money to protect river otter habitat by purchasing water rights in perpetuity for wildlife. Over 300 of those students participated in an Earth Day Festival at the Bosque School campus where high and middle school students taught the visiting elementary students about how they can take action to protect water quality, habitat, and wildlife.



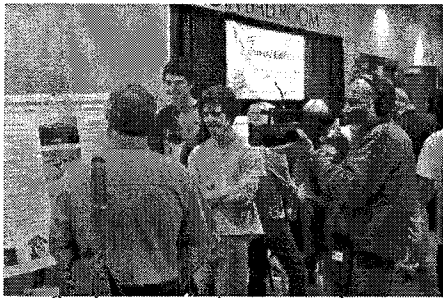
Learning about public policy

For the second year, the Goodman Project supported the **Youth Water Future Symposium at the New Mexico Legislature** in conjunction with River Source. In addition to learning about water issues, students learned how to respectfully engage with elected officials and policy makers to effect change. This included a project where students chose an environmental topic of concern to them and wrote a letter expressing their own opinion on the topic. Where possible the students hand delivered their letters to their State Legislator at the State Capitol.

In mid-November about 100 students from the Socorro, Albuquerque, and Santa Fe region gathered at Bosque School for the third annual **Next Generation Making a Green Trail Conference**. Students from various schools and youth organizations presented to their peers what positive steps they are taking to reduce carbon emissions, address climate change, start and maintain composting and recycling programs at their schools, support local agriculture, and protect and study local wildlife and habitat. The presentations emphasized how students at other schools could replicate the various actions to support positive environmental stewardship.



Students teaching about worms and composting



Students presenting at a conference

As a part of the **Aldo Leopold Centennial Celebration**, the Goodman Project supported student participation in the events, writing contest, and other activities that took place to support the continuation the legacy of the great conservationist Aldo Leopold. This included having high school students prepare posters related to Aldo Leopold's land ethic and presenting them at the Annual Quivara Conference. Students were filmed as part of a PBS documentary on Aldo Leopold where they spoke about their views related to conservation. The documentary is slated for release in February 2011.

Bosque School, through the Goodman Project, hosted the 2009 annual **New Mexico Wilderness Alliance Conference**. Over one hundred people participated in a variety of workshops and were able to hear author Charles Bowden and see the work of landscape photographer Michael Berman.

In cooperation with Animal Protection of New Mexico the Goodman Project co-presented **Beaver in New Mexico – Living With a Keystone Species**. This half day workshop, attended by about 35 people presented the research findings of Bosque School students, why beaver are important ecological components in New Mexico, and how to humanely manage beaver in an urban landscape. This served as a pilot test for a public education effort that has now been funded by the New Mexico Department of Game and Fish Share With Wildlife program for 2010-2011 school year.



Beaver as a keystone species

Wildlife & Conservation Biology: Education, Research, and Action

The Goodman Project supported a variety of initiatives to help students take direct action to support wildlife and habitat. This included supporting **original student research** on habitat connectivity, wildlife corridors, wildland-urban interface and related topics in the Albuquerque metropolitan area. Students presented their scientific findings in a joint professional meeting of the New Mexico and Arizona chapters of the American Fisheries and Wildlife Societies in Flagstaff, Arizona.



Additional work included putting students in the field to work directly with federal, state, and university biologists to take concrete steps to support the

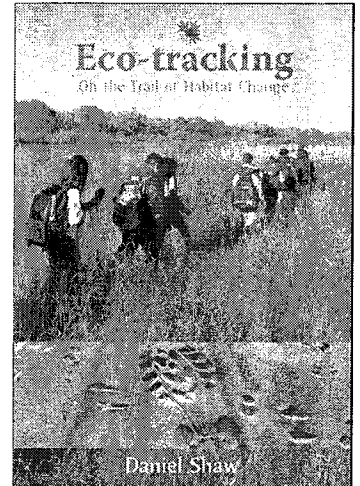


recovery of listed endangered species including the **boreal toad**, **Mexican gray wolf**, and the **Rio Grande cutthroat trout**. Students also assisted with research efforts considering the effects of climate change on amphibian populations in the southwest and did site visits to learn about using algae as a source for bio-diesel.

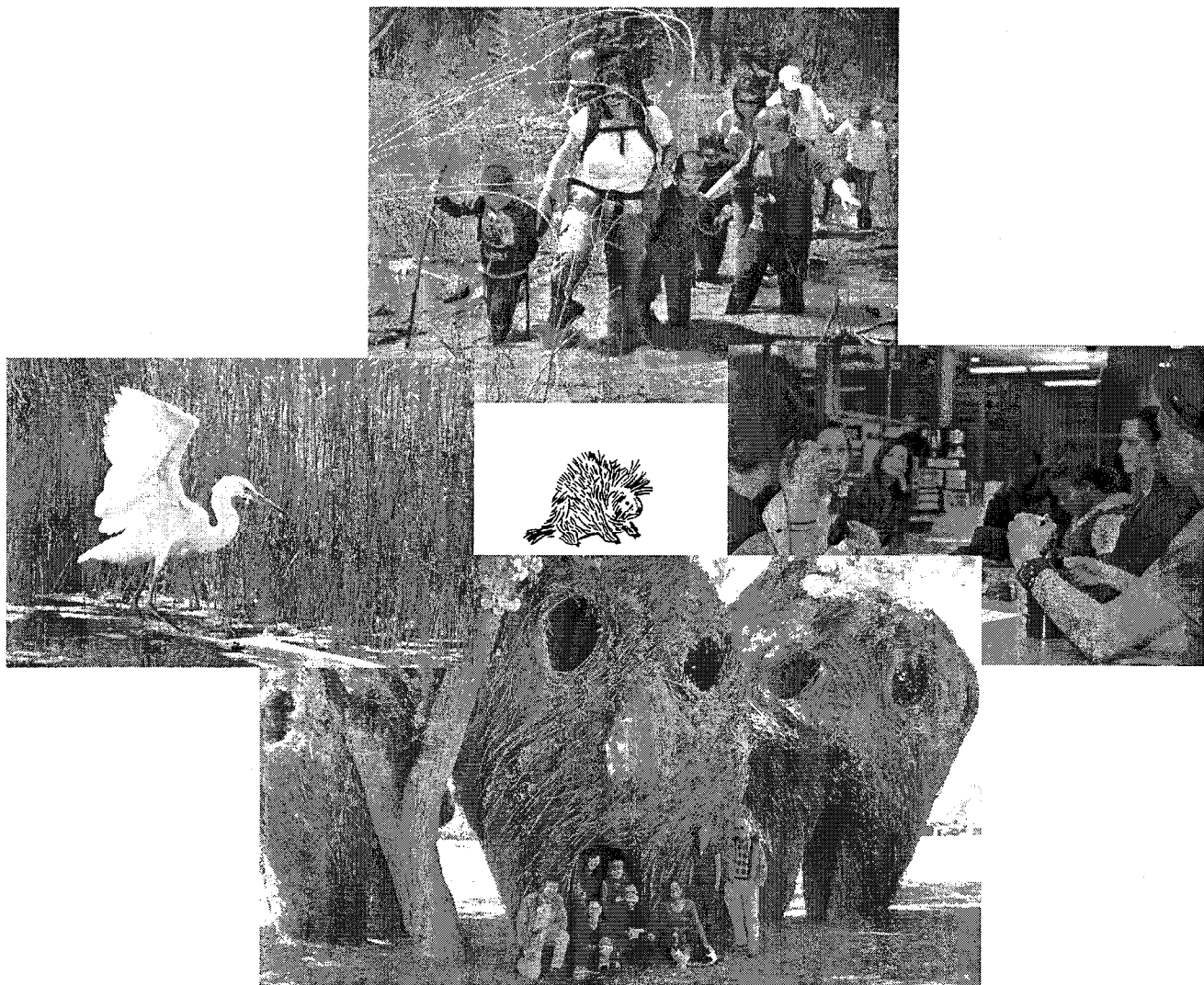
Working with the endangered boreal toad and Rio Grande cutthroat trout

In cooperation with BEMP Program Assistant Melanie Keithley, the Goodman Project is supporting the care of a non-releasable red tailed hawk. Ms. Keithley has obtained the necessary federal and state permitting and training to use the hawk for educational purposes. She has already trained several students on the bird's care and appropriate use as an educational bird. She and the trained older students have done presentations for several hundred students on raptors and their importance in healthy ecosystems. Like all Goodman Project efforts, the hawk programs emphasize specific steps individuals can take for a more sustainable human, wildlife, and ecological community.

Because of internal issues at the University of New Mexico Press, the publication of the book *Eco-Tracking: On the Trail of Habitat Change* (formally *Citizen Science: On the Trail of Changing Habitat*) was delayed until December of 2010. This book profiles the work of the Black Institute's BEMP, and Goodman Projects and describes how young people across the country can take responsible environmental action by participating in environmental monitoring and stewardship programs.

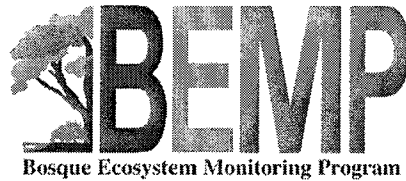


During the 2009-2010 school year a second book in the science for young readers series at UNM Press was written by Black Institute/Goodman Project staff. The new book is *Fish in a Desert: On the Trail of Aquatic Habitat*. Like *Eco-Tracking*, *Fish in a Desert* uses the stories of actual student monitors involved in Black Institute and Goodman Project activities to demonstrate that young people can take action on important issues such as water quality and conservation and the protection of fish, other wildlife, and habitat. *The Fish in a Desert* manuscript has been completed. UNM Press will likely set a publication date for it of late in 2011.



**The Albert J. and Mary Jane Black Institute for Environmental Studies
at Bosque School**

Building connections between students, their community, and the riverside forests and associated watersheds that sustains and binds us all.



January 9, 2011

To: **Environmental Planning Commission**

c/o **Catalina Lehner**, Project Analyst

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

From: **Bosque Ecosystem Monitoring Program**

Daniel Shaw, Co-Director

Position: OPPOSED

The proposed big box development at Coors and Montano falls completely within both the Coors Corridor and West Side Strategic Plans documents that are clear in this community's adoption of strict protections, "with teeth," of a "Sensible balance between desired land use patterns and preservation of the sensitive environmental characteristics of the site."

As such those documents along with the current approved sub-division plans must drive the decision making regarding that site.

- Policy 7.1 WSSP – "That the protection and preservation of the bosque is critical." On page 59 the WSSP states, "The vacant land between Coors and the river should be designed and developed to maintain the view plane and to preserve the woodland edge."
- Policy 3.18 The design of "Vacant land between Coors and the river should be sensitive to (the bosque as a) community asset." There is also specific language about protecting the transition woodland to upland mesa areas in this zone.

The Coors Corridor Plan is explicit that development shall be:

- Done so there is compatibility between natural landscape and the built environment
- Designs will be appropriate to abutting and adjacent sites
- Development will create relationships that link to natural site amenities such as the bosque
- Appropriateness of design, massing, view plane integrity, and transportation

In each of these cited examples this big box proposal fails to comply with our great city's duly deliberated and adopted land use plans. As a whole, this big box proposal is intrusive, unwanted by most of its would be neighbors, kills the prospect of an already approved pedestrian and bicycle friendly community center – village plan, and intrudes upon the bosque.

The Coors and Montano area is where thousands of our citizens access the bosque. It is an aesthetic and ecological element that cannot be moved somewhere else. At the city's Pueblo Montano Park, firefighters and nature are honored through wood carvings. Just east of that is an AIDS memorial cottonwood grove. A big box is without a soul and honors not our heroes, our departed love ones, or nature itself.

South of those wood carvings is the Bosque School campus. Although 550 students embrace their responsibilities as ecological stewards at that location, they are joined throughout the school year by **thousands of APS and other area students in participating in the Bosque Ecosystem Monitoring Program (BEMP)**. Weekly, school bus loads of students from throughout the city and state come to this part of the bosque to conduct science and involve themselves in service learning projects. Each year, within BEMP, over 6,000 people, mostly K-12 students, partner with the University of New Mexico Biology department to conduct technical research of the Rio Grande and its riverside forest. Federal, state, tribal, and local governments use the collected student data. Findings are published through UNM and stand up to technical and peer review. It is at the very doorstep of that ecological monitoring and education that a big box is proposed.

If I tie a feather on a cow it does not make it a chicken. A portale here, talk of a solar panel there, an architectural flourish that is reminiscent of the very pueblo and its now buried inhabitants that this developer wants to build right on top of might all sound nice around the edges. But at its core, this proposal is a cumbersome beast. It is a big box that has no place in a sacred landscape along our treasured riverside forest, the bosque.

Daniel Shaw
Co-Director

Bosque Ecosystem Monitoring Program (BEMP)
4000 Learning Road, NW
Albuquerque, NM 87120

505.898.6388 ext. 129 dan.shaw@bosqueschool.org

BEMP Mission Statement

The mission of the Bosque Ecosystem Monitoring Program (BEMP) is collaborative long-term ecological monitoring of key abiotic and biotic processes and characteristics to promote continued education, understanding and stewardship of the riparian ecosystem to scientists, teachers, students, policy makers and the public.

www.bosqueschool.org/bemp.htm

Marrone, Carmen M.

From: Westbrook, Sara on behalf of Lewis, Dan P.
Sent: Tuesday, January 03, 2012 9:52 AM
To: Marrone, Carmen M.
Subject: FW: WALMART PROPOSAL....NO

For the record.

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

From: NMMONTS2@GMAIL.COM [mailto:NMMONTS2@GMAIL.COM]
Sent: Friday, December 30, 2011 11:53 PM
To: Sanchez, Ken; O'Malley, Debbie; Benton, Isaac; Winter, Brad D.; Lewis, Dan P.; Garduno, Rey; Cook, Michael D.; Jones, Trudy; Harris, Don
Subject: WALMART PROPOSAL....NO

Who would you like to contact?

Ken Sanchez, District 1, Debbie O'Malley, District 2, Isaac Benton, District 3, Brad Winter, District 4, Dan Lewis, District 5, Rey Garduno, Vice President, District 6, Michael D. Cook, District 7, Trudy Jones, District 8, Don Harris, President, District 9

Your First Name

J

Last Name

Montano

Address Line 1

5904 AVENIDA ARTURO NW

Address Line 2

City

ALB

State

NM

Email Address

NMMONTS2@GMAIL.COM

Zip

87120

Phone Number

Subject of your message

WALMART PROPOSAL....NO

Your Message

ANY SUPPORT THAT YOU CAN PROVIDE TO KEEP WALMART OR ANY LARGE STORE FROM BEING BUILT AT COORS AND MONTANO IS GREATLY APPRECIATED. THERE IS A LOCATION AT CENTRAL AND UNSER THAT IS IN NEED OF A LARGE STORE... WHY NOT THERE.... WE NEED TO KEEP THE BOSQUE AS IS.... PLEASE HELP THE CITIZENS OF THIS CITY.... NOT THE LARGE CORPORATE GROUPS.

THANKS

J MONTANO

1/3/2012

Marrone, Carmen M.

From: Westbrook, Sara on behalf of Lewis, Dan P.
Sent: Tuesday, January 03, 2012 9:49 AM
To: Marrone, Carmen M.
Subject: FW: Preservation and Development of Bosque and River

For the record.

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

From: trna.vanberkel@comcast.net [mailto:trna.vanberkel@comcast.net]
Sent: Monday, January 02, 2012 10:51 AM
To: Sanchez, Ken; O'Malley, Debbie; Benton, Isaac; Winter, Brad D.; Lewis, Dan P.; Garduno, Rey; Cook, Michael D.; Jones, Trudy; Harris, Don
Subject: Preservation and Development of Bosque and River

Who would you like to contact?

Ken Sanchez, District 1, Debbie O'Malley, District 2, Isaac Benton, District 3, Brad Winter, District 4, Dan Lewis, District 5, Rey Garduño, Vice President, District 6, Michael D. Cook, District 7, Trudy Jones, District 8, Don Harris, President, District 9

Your First Name

Ceil

Last Name

van Berkel

Address Line 1

5716 Morgan Lane NW

Address Line 2

City

Albuquerque

State

NM

Email Address

trna.vanberkel@comcast.net

Zip

87120

Phone Number

899-2738

Subject of your message

Preservation and Development of Bosque and River

Your Message

My husband and I spent Christmas on the Riverwalk in San Antonio. It is a beautiful area that began to be developed in the 40's by city leaders with vision. Today it is a major tourist draw

1/3/2012

and an important quality of life amenity for residents.

I did not see any big box stores along the San Antonio Riverwalk. There must be a way to avoid putting a big box on the bosque at Coors and Montano so that better development of trail access at this important river crossing can take place in the future.

What can be done to preserve this unique location adjacent to a city trail access point, La Luz, and Bosque School?

Lehner, Catalina L.

From: Danielle Wierengo [dwierengo@yahoo.com]
Sent: Friday, December 30, 2011 1:29 PM
To: Lehner, Catalina L.; Marrone, Carmen M.
Cc: Mayor Berry
Subject: Project No. 1003859; Application for an LRF - Walmart at North Andalucia

Ms. Catalina Lehner
Ms. Carmen Marrone
City of Albuquerque
Planning Department
600 2nd Street, NW
Albuquerque, NM 87102

Dear Mmes. Lehner and Marrone,

Re: Project No. 1003859

As a resident of Las Casitas del Rio on Winter Haven, I am very much concerned with the negative impact that an LRF, like Walmart, would have on our neighborhood. However, I'm not just concerned for myself. This remarkably beautiful stretch of land along the Rio Grande, with a State Park just off of Montano, East of Coors, is for everyone's use. I know of no other stretch on the West side of Albuquerque that provides this access for hikers, families on bikes or walking to enjoy. The parking lot is full every weekend. Now when I think of the negative impact that an LRF at North Andalucia would have on the wild life, the drainage into the Rio Grande River (Didn't we recently support an effort to save Silver Minnows in the Rio Grande?), let alone the noise and air pollution, I am just sickened. This land is for all to enjoy. This stretch of land is unique to our City, State, and the United States at large. For all of our sakes, we must save this precious resource before it is too late.

Further, two years ago I received a letter from your Planning Department which included a map outlining an INCREASED PEDESTRIAN AREA along Winter Haven and Montano. Again, this is for the Public to enjoy. When following up on this plan, I've been told as recently as December 2011, that the Department is waiting on a new traffic study which is to be completed spring 2012. I ask you how is the proposed LRF in keeping with a plan to promote walking and cycling? The trash, the rodents, the lighting at night, the additional traffic and exhaust from trucks - NOT GOOD!

And let's not forget our own Mayor Richard Berry's proposal for improvements near the parts of the river where there are bridge crossings (e.g., Montano Bridge), for the purpose of creating spots where people can stop, rest, eat or get something to drink as they hike or bike the 50-mile bike loop in Albuquerque. Enhancing the bike loop and bringing the river more into our day-to-day lives is a part of that vision.

Support the people, safe access to the Bosque for walkers and families; preserve the Bosque natural and recreational area and do not allow any LRF to be built at the North Andalucia location.

Thank you,

Danielle Wierengo
3608 Panicum Road, NW
Albuquerque, NM 87120

12/30/2011

Lehner, Catalina L.

From: Madeleine Zannes [maczannes@gmail.com]
Sent: Friday, December 16, 2011 12:55 AM
To: Marrone, Carmen M.; Lehner, Catalina L.
Subject: Aldo Leopold Forest/Walmart

Dear Ms. Marrone and Ms. Lehner

Tony Wood, whom I met at a public meeting concerning the proposed Walmart on Coors/Montano, recommended that I address my comments to you. The Albuquerque Official City Website speaks of the Aldo Leopold Forest and Forest trail. The following words are from the website - "Leopold served as Secretary of Albuquerque's Chamber of Commerce in 1918. He promoted what would become the Rio Grande Valley State Park. His vision led to the creation of what would later become the Rio Grande Zoological Park, Botanical Gardens and the Rio Grande Nature Center.

In 2009 Albuquerque's Open Space Division and the Middle Rio Grande Conservancy District, celebrated Aldo Leopold's 100 year arrival in the Southwest and dedicated a section of the Rio Grande Valley State Park as the 'Aldo Leopold Forest'. This approximately 53 acres extends from the North boundary of the Nature Center to the southeast side of the Montano Bridge. Plans for the forest include a naturally surfaced trail extending from the existing paved trail. THIS TRAIL WOULD CONNECT TO THE MONTANO BRIDGE AND WILL TIE INTO EXISTING TRAIL SYSTEMS ON THE WEST SIDE OF THE RIVER AT THE PUEBLO MONTANO PICNIC AREA . After the trail is complete hikers, mountain bikers, and equestrians on both sides of the river will be able to enjoy an improved and expanded trail system."

This website goes on to say that there will be "interpretive signage that will honor Leopold's legacy in New Mexico by promoting his vision of an ethical relationship with the land".

The following is a quote from Aldo Leopold:

"Examine each question in terms of what is ethically and aesthetically right, as well as what is economically expedient. A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community - it is wrong when it tends otherwise."

Please may Albuquerque not have a Walmart on the trail that connects to the Aldo Leopold Forest.

Sincerely,

Madeleine Zannes
3008 La Mancha Dr

Albuquerque, NM 8710
505 259-2325

Multiple Concerns

(3 or more in the same letter)

Winklepleck, Stephani I.

To: rkeyserso@comcast.net

Subject: RE: Walmart

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: rkeyserso@comcast.net [mailto:rkeyserso@comcast.net]

Sent: Thursday, September 29, 2011 1:09 PM

To: Winklepleck, Stephani I.

Subject: Walmart

Ms. Winklepleck,

I was unable to attend last night's meeting at Cibola High School but would like to submit my comments.

My family have been long time Albuquerque residents and are currently living near the proposed Walmart site on Coors and Montaño.

We have witnessed both successes and failures in our city's attempts at sensible growth.

Our latest challenge has to do with a potential failure as yet again another Walmart store has been proposed.

There are currently 3 Walmart stores in the vicinity of the proposed Walmart. An additional store is not needed and will not be beneficial to the residents of the area for many reasons.

The effect on well established businesses just north of the proposed Walmart will be negative. The streets of America are littered with shuttered stores of smaller competitors that have been driven from business after the addition of Walmarts to the area.

The area is adjacent to the Rio Grande Bosque which is one of the last remaining semi-natural areas in the city.

A beautiful sculpture park sits a few hundred feet to the east of the proposed Walmart. This is an area for reflection, not for viewing a big box store.

Traffic in the area is already bad. Traffic being dumped onto Montaño from the shopping center will be problematic. Traffic entering and leaving the shopping center from Montaño will cause backups and other problems. More violations of semi-truck traffic rules on Montaño will occur. The bike lane will become more dangerous with with more traffic. I can only imagine the new problems that will be created on Coors Blvd. Litter is another problem that has plagued Walmarts. Trash from customers in the parking lots and plastic bags surround these shopping sites.

Light pollution will also enter into the equation as the parking lot will have to be lit 24/7.

Bosque School, built long before this area was scraped for development is sited to the south and east. A Walmart is not compatible with the mission of the school.

The convenience of having yet another shopping mecca does not outweigh the associated problems that it will

9/29/2011

create.

This is an ill-conceived idea with not much benefit for the community. Please do not permit this to be approved.

Thank you,

Rick & Mary Altenberg

Lehner, Catalina L.

From: Armijo, Natalie Jo [njarmij@sandia.gov]
Sent: Thursday, December 22, 2011 3:30 PM
To: Lehner, Catalina L.
Cc: Natalie Armijo (njarmijo@yahoo.com)
Subject: Opposition to Walmart on Coors and Montano

Natalie Armijo
3605 Calle Montosa Ct NW
Albuquerque, NM, 87120
December 14, 2011

Catalina Lehner
City of Albuquerque, Environmental Planning Committee
clehner@cabq.gov

Dear Catalina Lehner:

I am writing to ask you to support the Westside community in their opposition of the proposed Walmart on the SE corner of Coors and Montano. Residents in the area are extremely concerned about this project and how it will greatly impact our quality of living.

As a young professional and new home owner in the Taylor Ranch area, I am very disappointed with the possibility of another Walmart being built on Coors and Montano. The location is not appropriate due to many factors including: Saturation of the local market, traffic impact, crime, killing small businesses and Albuquerque's beautiful Bosque. There already three Walmarts 2 miles south, 3 miles north and 3 miles NW of the proposed location.

I live on Winter Haven Rd. right along Montano and my housing community, Bosque Montano, will be directly affected by the traffic and the building of such a large big box store. One of the reasons I moved to this location was to utilize the Bosque and its trails. As a 26 year old single woman, I will no longer feel safe crossing Montano or will I feel comfortable running alone on the trails due to Walmarts high crime rates.

I attended the Mayor's Town Hall meeting for Sandia Labs employees as well as the State of the City Address. This proposed Walmart does not seem to align with the Mayor's vision or ABQ the Plan. The Mayor's vision resonated with me because he see's something different for Albuquerque and wants to move the city in a new direction which I support. Walmart does not provide either of these services nor improve the city.

I hope that you will consider all of these issues and reject Walmart's application.

Thank you for your support.

Sincerely,

12/22/2011

Natalie J. Armijo

Natalie Jo Armijo, MBA

Customer Relations and Marketing

Sandia National Labs - Video Services 03653

Video Services Hotline: 505.844.7167

Business: 505.845.8412

Fax: 505.844.7176

Email: njarmij@sandia.gov

Natalie Armijo
3605 Calle Montosa Ct NW
Albuquerque, NM, 87120
December 14, 2011

Catalina Lehner
City of Albuquerque, Environmental Planning Committee
clehner@cabq.gov

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I hope that you will consider all of these issues and reject Walmart's application.

Thank you for your support.

Sincerely,

Natalie J. Armijo

Winklepleck, Stephani I.

To: James Bostrom

Subject: RE: proposed WalMart at Coors and Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: James Bostrom [mailto:drgonpo@q.com]
Sent: Wednesday, September 28, 2011 12:24 PM
To: Winklepleck, Stephani I.
Subject: FW: proposed WalMart at Coors and Montano

From: James Bostrom [mailto:drgonpo@q.com]
Sent: Wednesday, September 28, 2011 12:17 PM
To: 'lifedancelessons@aol.com'
Cc: 'land@trna.org'
Subject: proposed WalMart at Coors and Montano

Greetings-

I am a newcomer to this neighborhood, having moved here in late May, and saw the sign about the WalMart meeting while driving down Montano. I looked at the website and I can't make it to the meeting tonight, but I wanted to express my opinion about the plan. NO, NO, NO! to another WalMart. There are plenty of WalMarts already within a short distance, and to place a monstrous entity such as WalMart next to that beautiful empty corner so close to the Bosque would be unfortunate. What makes this place special is the open space that is left, and I for one would be very sad to see any more disappear. If this project is approved, I will do everything in my power to launch a boycott of WalMart forever, and would consider moving out of the neighborhood, and Albuquerque as well. Big retailers like WalMart may be hurting the small businesses in this town. I don't think Albuquerque needs any more malls or big box stores. If this project gets approved, then will we tear down all the empty strip malls that will be abandoned and convert them to empty space? I don't think that empty space on 4th street is preferable to the empty space close to the Bosque. Please consider this in making your decision. I hope that you will keep me informed of the developments.

9/28/2011

Thank you.

James J Bostrom
5309 Desert Sand PL NW
Albuquerque NM 87120

505-890-4901
386-672-2301

9/28/2011

Winklepleck, Stephani I.

From: Lifedancelessons@aol.com
Sent: Wednesday, September 28, 2011 12:51 PM
To: drgonpo@q.com
Cc: Winklepleck, Stephani I.
Subject: Re: proposed WalMart at Coors and Montano

Hi, James,

I am the facilitator on the meeting which makes me a third party neutral and have nothing to do with the City approval process. In fact, the applicant has not yet actually made application, and tonight is a Pre-application meeting. Should the applicant proceed with their application to the City, another meeting will be offered to the community and the applicant.

In the meantime, as you can see above, I have copied Stephanai Winklepleck on this response, which means she will have your letter in the project file.

If you want to be notified of future meetings and would like a copy of the report from this meeting, please let me know and I will add you to the distribution list.

Sincerely,

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

In a message dated 9/28/2011 12:17:28 P.M. Mountain Daylight Time, drgonpo@q.com writes:

Greetings-

I am a newcomer to this neighborhood, having moved here in late May, and saw the sign about the WalMart meeting while driving down Montano. I looked at the website and I can't make it to the meeting tonight, but I wanted to express my opinion about the plan. NO, NO, NO! to another WalMart. There are plenty of WalMarts already within a short distance, and to place a monstrous entity such as WalMart next to that beautiful empty corner so close to the Bosque would be unfortunate. What makes this place special is the open space that is left, and I for one would be very sad to see any more disappear. If this project is approved, I will do everything in my power to launch a boycott of WalMart forever, and would consider moving out of the neighborhood, and Albuquerque as well. Big retailers like WalMart may be hurting the small businesses in this town. I don't think Albuquerque needs any more malls or big box stores. If this project gets approved, then will we tear down all the empty strip malls that will be abandoned and convert them to empty space? I don't think that empty space on 4th street is preferable to the empty space close to the Bosque. Please consider this in making your decision. I hope that you will keep me informed of the developments.

Thank you.

9/28/2011

Winklepleck, Stephani I.

To: mbrown@ara.com
Cc: Westbrook, Sara
Subject: RE: proposed WalMart

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Westbrook, Sara **On Behalf Of** Lewis, Dan P.
Sent: Tuesday, October 18, 2011 6:24 PM
To: Winklepleck, Stephani I.
Subject: FW: proposed WalMart

Please include this email in the file.

Thanks,

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

From: Mary Brown [mailto:mbrown@ara.com]
Sent: Tuesday, October 11, 2011 2:36 PM
To: Lewis, Dan P.
Subject: proposed WalMart

Councilman Lewis,

I am interested in your position on the proposed WalMart at the corner of Coors and Montano. As a nearby neighbor living near the corner of Coors and Dellyne/Learning, I am concerned about the increase in traffic, not

10/19/2011

only at the corner of Dellyne and Coors, but also the increase in traffic in general on Montano Plaza as people try to avoid the corner of Coors and Montano. I am also concerned about the size of the proposed store. A commercial venture similar to Riverside Plaza would be much more esthetically pleasing than a big box and the associated huge parking lot. Plus a 24 hour store would be very unpleasant in terms of the 24 hour lighting that would occur.

I was not impressed with the city presence at the pre-application meeting that was held at Cibola High School a few weeks ago. Does the city have nothing to say about this? This proposed development does not seem to be inline with a mixed-use/walking friendly idea. Please let me know what your opinion is on the topic. Thank you,

Mary J. Brown, PhD
Applied Research Associates
mbrown@ara.com
505-816-6320
505-872-0794 (fax)

Winklepleck, Stephani I.

To: mbrown@ara.com
Cc: Westbrook, Sara
Subject: RE: proposed WalMart

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Stephani Winklepleck

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

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Subject: FW: proposed WalMart

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

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10/19/2011

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Mary J. Brown, PhD
Applied Research Associates
mbrown@ara.com
505-816-6320
505-872-0794 (fax)

Winklepleck, Stephani I.

To: Karen Carruthers
Subject: RE: Walmart at Coors and Montano

Greetings,

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

Have a good one.

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

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

From: Karen Carruthers [<mailto:kcarru@gmail.com>]
Sent: Monday, October 03, 2011 9:52 PM
To: Winklepleck, Stephani I.
Subject: Walmart at Coors and Montano

Ms. Winklepleck, Traveling westbound from FourthSt. to Coors across the Montano Bridge at rush hour can easily take one hour. The Coors/Montano intersection is not capable of handling the traffic that would come along with the proposed Walmart.

Additionally, the Bosque School campus and the corridor running south to the Oxbow Open Space will be negatively impacted by the presence of such a large retailer. If the city is wise, it will reject the Walmart application for this site. We add our voices to the long list of west side residents who oppose this Walmart application.

Richard R. Carruthers
Karen H. Carruthers
2 Arco Ct. NW
Albuquerque 87120

Winklepleck, Stephani I.

To: Vic & Pamela
Subject: RE: Proposed Walmart at Coors & Montano

Greetings,

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

Have a good one.

sw

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

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

From: Vic & Pamela [<mailto:vandpc@swcp.com>]
Sent: Thursday, September 29, 2011 9:44 AM
To: Winklepleck, Stephani I.
Subject: Proposed Walmart at Coors & Montano

Speaking as a resident of the West side near Paseo del Norte and Golf Course, I strongly oppose the building of a Wal-Mart - in ANY FORM - at the corner of Coors and Montano.

Perhaps you've never waited in the unending line of rush hour traffic trying to head east across the Montano bridge in the morning and back west across the same bridge in the evening. It's already a zoo - I can't imagine what the congested traffic from a big box retailer like Wal-Mart would do to that intersection. Even coming north on Coors, trying to make a left turn onto westbound Montano is a nightmare, with maybe 6 cars making it through the intersection with 12 more waiting - which means they are blocking the northbound Coors lane. The wait at that light is already long on all 4 sides because of the heavy traffic.

It is currently one of the highlights of the drive along Coors to see the beautiful Bosque and the well planned and landscaped Bosque School near the intersection of Coors and Montano. I can't think of anything worse than a big box store like Wal-Mart to put into that serene landscape - why are we being subjected to something we do not need? There are Wal-Mart's in every

direction, Home Depots, department stores, etc. that are mere minutes away.

It would be so enlightened and forward thinking to support some of the small businesses that struggle to compete with the big box stores, and develop the property with these local entrepreneurs - perhaps even businesses that complement the family oriented population of the neighboring school and its constituencies, not to mention the subdivisions all around the area.

We hope that the City of Albuquerque will seriously consider the overwhelming REJECTION of the residents of the West side of the proposed Wal-Mart at the corner of Coors and Montano. Please do not further congest our area with an unwanted retailer.

Thank you for your consideration.

Pamela Chavez
Collaboration\$ Consulting, Owner
Don Chalmers Ford Community Relations Director
National Center for Social Entrepreneurs, Regional Facilitator

Lehner, Catalina L.

From: Phoebe Cook [nmexijo@comcast.net]
Sent: Monday, January 02, 2012 11:31 PM
To: Lehner, Catalina L.; Marrone, Carmen M.
Subject: RE: Project # 1003859

Regarding Project # 1003859

To Albuquerque's City Planners and the EPC,

I live near the proposed LRF applicant site at Coors and Montano, and work within five miles of my home (luckily on the westside on the Montano bridge). I understand the corner has been zoned for commercial development. My concerns lie with the scale of the proposed applicant's project. Because of the scale, whether or not any LRF is located at Coors and Montano will have a lasting impact on the Rio Grande Valley State Park, local neighborhoods, and the city of Albuquerque. My hope is that an LRF will not be located there.

Coors Corridor Plan "To Preserve the Views"

1. To grant a permit to any LRF applicant would not only greatly compound the existing traffic problem at the Montano bridge crossing, but also potentially affect natural and cultural heritage within and adjacent to Rio Grande State Valley Park (RGSVP). To correct traffic flow to accommodate a LRF would require enormous taxpayer expense and I am very much opposed to that.
2. Another major concern is the increase potential of 1) fire in the bosque; impact to wildlife and need for city services 2) blowing refuse into the state park from a large parking and dumpsters accommodating a LRF (especially when spring winds arrive, 3) noise at loading docks and lighting necessary for security that could disturb wildlife in the bosque.
3. From the standpoint of keeping infrastructure on the human scale as mentioned in Coors Corridor Plan, a big box store of any design with a large parking lot does not fit with the existing scale and would not serve to preserve our Sandia Mountain views. Please consider any other retail applicant who is a better land use fit versus a big box store.

Land Use that accents Cultural Assets

There are several interesting cultural landmarks within a short distance the corner of Coors and Montano.

1. Within walking distance north the Montano Trailhead at Coors and Montano (less than 2 miles) is the fascinating Piedras Mercadas Pueblo archeological site at the Open Space Visitors Center facility.
2. Along with Denver, Portland, San Francisco and Los Angeles, Albuquerque's Paseo del Bosque Bike Trail, was named as one of the "Top Ten City Bike Rides" by Sunset Magazine. This is just one of the many recreational pursuits engaged in by residents and visitors at Rio Grande State Valley Park. Access to these activities at the bridge crossings is limited. Why would we want to locate a LRF at Coors and Montano that might impede upon attracting more tourism and quality of living for Albuquerque residents? Please take a long range view when coming to your decision. Commercial interests that reflect recreation, cultural and natural pursuits already occurring at Coors and Montano are a better land use match. Besides bicycling, other activities for individuals and families along the Rio Grande include running, walking, bird watching, horseback riding, kayaking, photography, dog walking, etc.
3. In connecting the dots, I'd like to mention the 2009 letter sent to Winterhaven residents who would be likely be affected by an "Activity Center Corridor" that would stretch from La Luz,

to Learning Road, and to the end of Winterhaven going towards La Orilla (near Piedras Mercadas Pueblo and The Open Space Visitors Center). In my view, an Activity Center Corridor would not only serve residents of local neighborhoods by being visually appealing and buffering traffic, it would also serve to promote tourism within the city. The 2009 letter reflected how the Activity Corridor would be pedestrian friendly, visually appealing, and improve scenic city streets by encouraging a set of different transportation modes; walking, cycling, and slower vehicle flow. The proposed corridor would serve to enhance neighborhoods bordering the corridor, while promoting residents, and other ABQ activity seekers, a safe pathway to use for walking and biking. It would also slow down vehicles because the landscaped corridor would be constructed in such a way to promote human traffic. As a resident living along Winterhaven, I would welcome such a change. Since this proposal already exists, it seems prudent to not reinvent the wheel if it works. The Activity Center Corridor along Winterhaven would help with buffering traffic from Coors and Montano and this alone would greatly help preserve the quality of the neighborhoods along Winterhaven.

4. Adjacent to the proposed Coors/Montano site just south of the Montano Trailhead is the Bosque School and also the community of La Luz which is a Registered Cultural Property for the State of New Mexico. If these properties are to be located immediately adjacent to commercial retail development, please carefully consider the type of commercial permits you approved so these properties can remain connected together with RGVSP in a smart, integrated fashion that will foster the natural and cultural heritage of this corner for the future.

I understand the area will be commercially developed; I just respectfully ask for smart planning via permit approval that will serve residents and visitors and commercial interests. All three do not have to be mutually exclusive. With the projected population increase in Albuquerque, traffic flow will be a long term issue. An LRF is not a good land use match for the Coors and Montano corner. It is amazing when one considers how the quality of life along the Rio Grande has changed in the last fifty years compared to when human habitation first began along the Middle Rio Grande over a thousand years ago! I mention this because of the inherent value of this property adjacent to the Rio Grande in terms of its natural and cultural heritage. Please use your decision making process to make for infrastructure that will serve Albuquerque positively for generations to come.

Thank you for your time and service!

Sincerely,
Phoebe Cook
6256 Stipa St. NW
Albuquerque, NM 87120

Winklepleck, Stephani I.

To: chariann@comcast.net

Subject: RE: Walmart on Coors & Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: chariann@comcast.net [mailto:chariann@comcast.net]

Sent: Saturday, September 24, 2011 11:29 AM

To: Winklepleck, Stephani I.

Subject: Walmart on Coors & Montano

I am a concerned citizen and would like to provide comments about the proposed Walmart on Coors and Montano.

Building a Walmart there will put other businesses in Riverside Plaza out of business. There are several small family owned businesses who are struggling the way it is and this will put the period to it.

There are 2 Walmarts nearby already!

I live across the street and the value of my property will go down due to the increase in traffic and the obstructive view from my house. I bought this house for the view and I do not wish to look out and see a Walmart!!

A Walmart should not be built so close to the school as it will attract crime and I worry about the safety of the children who attend that school.

Crime will increase in our neighborhood.

The traffic is terrible in this area now. I can't imagine what it will be like with a Walmart here.

Please do everything possible to fight this. Our family owned and small businesses need a

9/24/2011

chance to thrive. Our children and our neighborhoods need to be safe. It is already too congested in this area.

Thank you.

Natalie Cordova

Lehner, Catalina L.

From: Maria Crill [marcri@comcast.net]
Sent: Monday, January 02, 2012 10:45 AM
To: Lehner, Catalina L.; Marrone, Carmen M.
Cc: rbarry@cabq.gov
Subject: Walmart Invasion

"NO" to Walmart on Coors & Montano

First of all, within a 4 mile radius we have two large Walmarts and one small one -- we don't need another to add to the traffic congestion at Montano bridge. **Again, say NO to Walmart.**

I am so proud of our Rio Grande Bosque that is in the proximity of this intersection. Our Mayor wishes to beautify the areas that allow parking of autos for easy entry into the lovely river trail for biking or walking. This Big Box store will spoil the aesthetics in this area not to mention the pollution which will be entering our Bosque and damaging the ecosystem of our Rio Grande River. Our Bosque is already fragile and needs to be protected now!

Walmart Security will watch who goes into their store but who will monitor the crime that takes place in the surrounding area. Walmart attracts crime -- that's a fact! Crime & traffic congestion -- not to mention the cannibalism of the small businesses near Coors & Montano. **We don't need or want another Walmart in this area.**

Maria Crill
Albuquerque 87120

Winklepleck, Stephani I.

To: Jens Deichmann
Cc: Lucia Deichmann
Subject: RE: Proposed development at Coors and Montano

Greetings,

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

People speaking will be only be limited to 3 minutes and if they are duplicating other comments they are asking to give their time to someone else to speak.

Since you are submitting this letter it will be incorporated into the assigned Staff Planner staff report once the application is submitted to the EPC.

Have a good one.

SW

Stephani Winklepleck

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

From: Jens Deichmann [<mailto:jens.deichmann@gmail.com>]
Sent: Wednesday, September 28, 2011 2:02 PM
To: Winklepleck, Stephani I.
Cc: Lucia Deichmann
Subject: Proposed development at Coors and Montano

Hello Stephani: Attached is a letter I would like to enter into the record for tonight's meeting and any subsequent EPC consideration of the project. Thank you for hosting the meeting at Cibola High. I will not be able to attend but my wife, Lucia Deichmann will be there and available to read the letter into the record if that is possible.

Thank you, Jens

9/28/2011

28 September 2011

Dear Ms Winklepleck:

I have not had an opportunity to see detailed plans of the proposed development, so I offer the following comments based on the information I do have in view of the Coors Corridor Plan.

1. Coors Corridor Plan - Visual Impressions and Urban Design Overlay. p.88. Site Planning and Architecture. Policy b. Building setback, height and bulk: "Buildings should be located and designed to provide a pleasing relationship and functional relationship to the roadway, the site, and the **adjacent or related buildings and structures**" (emphasis added).

It is clear that the building is not located in such a way to respect the relationship of the overall site and adjacent buildings of the Bosque School and the bosque itself. The building and ancillary structures and development would dominate the context within which Bosque School is situated.

2. Policy 5, p. 84. Off-street parking: "... generally should be to the rear of sites. Street frontages should be devoted to building architecture and landscaping." Rationale: "Parking lots immediately adjacent to the property line are unsightly and distract from the overall appearance of the corridor."
 - It appears from the site layout that the parking lots would be located to the west of the proposed building and up to the Coors corridor, running counter to the intent of the Corridor Plan.
 - An alternative configuration would conceivably put the parking lots adjacent to the Bosque School property line, which would also run afoul of the Plan.
3. Policy 6, p. 96. "Commercial sites should be designed so that a portion of the building or buildings is (sic) located near the street perimeter and relates to the streetscape along Coors Boulevard."
 - The proposed site layout does not comply with this policy and cannot be made to do so because of the visual landscape requirements of the Plan.

Other concerns I have relate directly to the location and context on which this proposal imposes itself.

1. Air quality. The increased automobile and delivery truck traffic will serve to degrade air quality in the immediate area in which hundreds of school children spend their day and engage in athletic activities.
2. Safety. Every day of the school year and during the summer months school children are driven, drive, ride bikes, and walk to and from the school. The increased automobile and delivery truck traffic is incompatible with this existing pattern. At the very least, I would expect parents to be increasingly reticent in allowing their children to bike to school in such a scenario, increasing by yet more the automobile traffic in the area, and depriving children of the healthful activity of riding to school and back.

3. Impacts on the Bosque ecology and aesthetics. The Bosque is an important ecological system as well as amenity to the Albuquerque community. School children participate in scientific inquiry and monitoring in the Bosque. The City park at Montano and Winterhaven is an important and popular opportunity for citizens to access the Bosque for recreation and appreciation of the remaining wildlands along the Rio Grande. The accompanying noise, lights, air pollutant emissions of such a large development would destroy much of the value, use, and appreciation of this gem that we should protect.
4. Traffic on Coors and Montano. Such a development and resulting traffic would cause yet more congestion, delays, and air pollution in the area.
5. Traffic pattern within the site area. When the current site development plan was approved by the EPC, this sort of development and traffic pattern was not envisioned or anticipated. The scale of this development is incompatible with the existing roadway infrastructure, both for the likely automobile traffic volume and delivery trucks.

Clearly, trying to sandwich this development into this location is inappropriate with respect to the Coors Corridor Plan and with respect to the context of the immediately adjacent school and related activities.

I urge the developers of this project to abandon their effort to force a facility of this nature and scale onto the existing site. It is inappropriate for the reasons mentioned above and would thus have a detrimental impact on the surrounding and adjoining land uses, school, aesthetics, bosque, and traffic.

Sincerely,

Jens Deichmann

Winklepleck, Stephani I.

To: Priscilla Dooley
Subject: RE: Proposed Walmart @ Coors/Montano

Greetings,

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

Have a good one.

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

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

From: Priscilla Dooley [<mailto:priscilladooley@yahoo.com>]
Sent: Thursday, September 29, 2011 6:57 AM
To: Winklepleck, Stephani I.
Subject: Proposed Walmart @ Coors/Montano

Dear Stefani,

Please, please, no Walmart or other "big box" development at this beautiful location!!

Walmart is possibly the worst conceivable use of this land in my opinion, and the opinion of many others in my neighborhood.

Traffic is already a problem, surely there must be options for commercial development that are both appropriate and would be welcomed by area residents.

Most sincerely,

Priscilla Dooley
Resident of Las Casitas Del Rio

Sent from my iPad

Winklepleck, Stephani I.

To: Barbara Eberhardt
Subject: RE: walmart comments

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: Barbara Eberhardt [<mailto:eberh3@yahoo.com>]
Sent: Saturday, September 24, 2011 7:12 AM
To: Winklepleck, Stephani I.
Subject: walmart comments

Greetings:

I will be away next week and will miss the meeting Weds in which we can give comments about the proposed construction of a Walmart store on Coors and Montano.

I do NOT support this construction! We do NOT need yet another Walmart on Coors (one by I-40, another north of Paseo), nor another in Albuquerque, but that's not the point. We do NOT need a Walmart huge tar parking lot on a corner which has Montano plaza, a well-designed complex of stores, trees, and parking. We do NOT need a Walmart adjacent to a large private school! We do NOT want a Walmart to destroy what view of the Bosque still exists along Coors. A Walmart design has nothing to do with any of the architecture along Coors, nor the design of the smaller stores which already exist as you travel either north or south of Montano. Please, there is NO advantage to residents of this area in having another Walmart built! They cannot say it adds to employment, because there have a horrendous national reputation of low paying jobs, and discrimination against women in management positions.

There are NOT good corporate citizens. We do NOT want another Walmart at that location.

Thank you,
Barbara Eberhardt

Barbara Eberhardt
6524 Bosque Meadows Pl, NW
Albuquerque, NM 87120
505-312-8382
Peace Corps: Armenia 03-06, Morocco 08-10

9/24/2011

Lehner, Catalina L.

From: Marrone, Carmen M.
Sent: Monday, December 12, 2011 3:31 PM
To: Lehner, Catalina L.
Subject: FW: Walmart Petitions

From: Westbrook, Sara **On Behalf Of** Lewis, Dan P.
Sent: Monday, December 12, 2011 2:05 PM
To: Marrone, Carmen M.
Subject: FW: Walmart Petitions

For the record.

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

From: Jeff Friedberg [mailto:a1.detective@gmail.com]
Sent: Monday, December 12, 2011 7:20 AM
To: Mayor Berry; Lewis, Dan P.
Subject: Walmart Petitions

Mayor Berry, Hon. Dan Lewis:

It has been reported that Walmart is "fabricating petitions" at locations "all over Albuquerque" to "support" egregious efforts to foist yet another unnecessary attractive nuisance "store" upon us for some unknown reason, at Coors Blvd and Montgomery Ave, NW, Albuquerque, NM, 87120.

Surely, there are enough stores in a small area already? From I-40 to at least the Cottonwood Mall?

There cannot possibly be enough buyers to support all of these stores. Therefore, the hypothetical perhaps maybe question raises the question: WHO IS perhaps maybe GETTING PAID OFF IN SOME EXOTIC MANNER AND WHY? (Hypothetical question.)

Why? A particular store does maybe not necessarily need to show a profit.

Who really wants this? I have no idea.

People have been kicking in doors on my street and burglarizing its new homes in broad daylight since I moved here. Some of the victims and people in my area are pretty angry.

12/12/2011

We do NOT need another attractive nuisance, especially at Coors and Montgomery. There are always reports of crime, outrage, or just plain bizarre events at a Walmart somewhere, as reported in areas of the press that are still free as mandated in the US Constitution.

You can look here for some news examples....

Any questions, please feel free to call me.

In closing, I suggest that you might ignore any "petitions" that might maybe be bogus and/or gathered or fabricated outside of Taylor Ranch. I have it that this is the hope of those who ACTUALLY RESIDE IN TAYLOR RANCH, near Coors Blvd and Montgomery Avenue. What is political hope without political change?

--

Thanks,

Jeffrey Avalon Friedberg

Former Private Eye,

DOD Contractor,

Also Counter : Terrorism And Agitation Propaganda.

Author:

Red White And Dead

Red White And Dead *Again*

LOST RELIC OF THE GODS 2012 (Books 1&2)

The Secret Pillars Of Writing

SITE: [Http://www.bestnewthrillerbooks.com](http://www.bestnewthrillerbooks.com)

MOVIE TRAILER: <http://www.blazingtrailers.com/show.php?title=1734>

CONFIDENTIAL. (C) 2009, 2010, 2011, 2012....(Is there anything *after* 2012? :)

8201 Golf Course Rd, NW, D3-288

Albuquerque, NM, 87120

Elevation: 5144 ft, humidity 3%, rainfall 0.00 in., net radiation W/m^2 (bad)

12/12/2011

CELL PHONE: 505-918-8580.

Lehner, Catalina L.

From: Marrone, Carmen M.
Sent: Wednesday, December 14, 2011 10:58 AM
To: Lehner, Catalina L.
Subject: FW: NAY to proposed W. Side Walmart site

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

From: rob20mgt21 [mailto:rob20mgt21@peoplepc.com]
Sent: Tuesday, December 13, 2011 8:09 PM
To: Marrone, Carmen M.
Subject: NAY to proposed W. Side Walmart site

To Whom it may concern,

I strongly feel that the proposed West side Walmart location is NOT one that would benefit West side residents in the least. At the intersection of Coors and Mantano, there are already two super Walmart, and a Walmart Neighborhood store, all within less than ten minutes away of this site. I believe that Walmart's real goal is to attract North Valley residents. This big box store is known to attract crime, and is not safe for the students who attend Bosque School. In addition, it will cause added congestion, and pollution to this already busy intersection.

I also believe that the super store will hurt local, established business in the surrounding area. But most importantly, Walmart, "The Big Box Store" will be an eye sore, and cause environmental damage to our precious Bosque, home to fragile plants and animals. The Bosque is a serene and scenic place where hikers, bicyclist, bird watchers and families can safely enjoy our unique vistas. Keep in mind that the City of Albuquerque went to a lot of trouble and spent a great deal of money to encourage and preserve our beautiful Bosque.

Moreover, if Walmart is allowed to build on this site, I will boycott and encourage my friends and neighbors to boycott Walmart and this location.

Sincerely,

Marie J. Garcia-Torres
7528 Thornwood Dr. NW
Albuquerque, NM 87120
(505)890-0960

PeoplePC Online
A better way to Internet
<http://www.peoplepc.com>

Lehner, Catalina L.

From: yolanda garcia [yogarcia1003@yahoo.com]

Sent: Friday, December 30, 2011 8:54 PM

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

Cc: rbarry@cabq.gov

Subject: Walmart Invasion

Thank you for the opportunity to state my thoughts on the Coors and Montano location for the building of a Walmart store. First of all, within a 4 mile radius we have two large WMarts and one small WMart, we don't need another to add to the traffic congestion. I am so proud of our Rio Grande Bosque that is in the proximity of this intersection. Our Mayor wishes to beautify the areas that allow parking of autos for easy entry into the lovely river trail for biking or walking. This Big Box store will spoil the aesthetics in this area not to mention the pollution which will be entering our Bosque and damaging the ecosystem of our Rio Grande River. Our Bosque is already fragile and needs to be protected now! Smaller businesses would be a better choice, as small businesses are Albuquerque's soul and care about our future and that of our children. Walmart couldn't care less about our concerns of the environment and of the crime increases that accompanies their locations. Their attorneys and analysts don't live here and their children don't go to school here, because if they did they wouldn't be building here. The Bosque School is such a treasure in our neighborhood, in that they are involved in community outreach and have extensive studies programs concerning the environment in the Rio Grande. The students frequently walk to the river for studies as well as exercise as well as people from all over Albuquerque. But Walmart needs to build "another monstrosity" in this environment, sell liquor, sell guns, and not to miss out on any bit of business \$\$\$, open 24 hours! The Security will watch who goes into their store, but who will monitor the crime that takes place in the surrounding area, the crime that attracts criminals to all Walmarts!! Students should not have to be put in harms way just to accommodate WalMart! Traffic.....you must have seen the article in the Journal that lists Montano Bridge on the top as far as traffic congestion. Need I say more. Let the Albuquerque business community that exists already in the northwest corner continue; let's attract home-grown businesses to this area in order to be able to protect our, and that of visitors to the River Trail, enjoy a quality of life; we cannot let it slip away, because if we do, it will be gone forever. Walmart has other neighborhoods that it can locate to, where shopping places are needed and wanted, we don't want them here. Our Mayor has plans to increase quality of life for all in Albuquerque, let us assist him in attaining those goals.

Yolanda Garcia
Albuquerque 87120

Winklepleck, Stephani I.

To: Marsha Gee

Subject: RE: Walmart

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Marsha Gee [<mailto:marsha.gee@comcast.net>]

Sent: Monday, September 26, 2011 3:11 PM

To: Winklepleck, Stephani I.

Subject: Walmart

Regretfully, I can not attend the meeting.. However I would like to express my view. I sincerely hope that Walmart will not build on the Coors and Montano location. Why ruin a beautiful, natural landscape with ANOTHER Walmart. I personally will never visit a Walmart in the future if they build on that spot.

The traffic is already congested in that area and there are several other Walmarts in the near vicinity that are more easily accessible. There MUST be a better location if we truly have to have ANOTHER Walmart.

Sincerely,
Marsha Gee
4333 Hillspire NW
Abq.

9/27/2011

SAYRE TOWNSEND GERHART, AIA

677 DIXON ROAD
CORRALES, NM 87048

H: (505) 792-3520 C: (505) 681-0261
email: sayre.gerhart@comcast.net

January 9, 2012

Environmental Planning Commission
c/o Doug Peterson, Chair
Laurie Moye, Vice Chair
Ron O. Garcia
Jonathan Siegel
Rob Dickson
Joe Yardumian
Hugh Floyd
Michael Dickson
1 Civic Plaza
Albuquerque, New Mexico 87102

RE: Project No. 1003859

Dear Chairman Peterson and Members of the EPC:

I am a NM licensed architect, a Trustee at Bosque School and am chair of the Facilities Committee, have extensive experience in planning, and have appeared before planning review boards as well as have served on a planning review board. I have reviewed the application for the large retail facility and subdivision amendment, Project No. 1003859, which is to be located contiguous to Bosque School, and find the application to be in violation of City Zoning Ordinances, submittal requirements, the Albuquerque / Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and equally important, the 2005 approved North Andalusia at La Luz Subdivision which includes these lands. The Environmental Planning Commission must uphold and enforce City Ordinances and the Policies of Strategic Plans, and deny the application.

The application proposes a strip commercial development. This “urban form” is defined in the Albuquerque / Bernalillo County Comprehensive Plan and in the West Side Strategic Plan as “buildings with large setbacks and parking lots” and “strung out along arterial streets, auto / driver oriented, and with substantial amounts of surface parking.” (A/BCCP page I-33) The West Side Strategic Plan defines strip commercial development as “not pedestrian friendly” and notes that it is difficult for a sense of community to develop. (WSSP page 21). The application proposes a 480 space parking lot facing Coors Boulevard with a large retail facility setback to the rear of the lot. The façade of the large retail facility blankets almost the entire width of the lot. This is an auto- oriented development, requiring that their parking spaces exceed the City required parking by 25%, and that the City grant them an additional vehicular access at Montano Boulevard.

Strip commercial development is expressly prohibited in the West Side Strategic Plan; Policy 1.3 states: “Strip commercial developments shall not be approved on the West Side.” (p. 39) As an

adopted plan, this policy shall have “binding force” in conjunction with City Ordinances. (Section 14-13-2-3). Also, in consideration of the subdivision amendment request, City Subdivision Ordinances state, “No plat shall be approved if it contains elements clearly and significantly inconsistent with the adopted plans.” (Section 14-14-2-2)

The application is not in compliance with its 2005 subdivision requirements. Design standards for the property were established as a condition to the 2005 subdivision and compliance is mandatory to this application. The standards state: “The primary goal for this property is to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.” The proposed strip commercial development is not consistent with this goal and does not meet the design standards articulated throughout the plat. While Sheet C4 of the application notes that the development “encourages” walking, a determination of walkability is an objective standard which this application fails, due to large distances between destinations, large blocks, lack of connectivity of pathways, pathways along blank walls of buildings, pathways within parking lots, excessive crossing of traffic, and lack of separately designed pedestrian circulation from vehicular circulation. My review of the application finds that it is also out of compliance with the Design Standards for View and Height Restrictions, Pedestrian and Site Amenities, Trails and Sidewalks, Parking, Screening, Architecture, Signage, Private Commons Areas, Street Character, and Transportation Demand Management. The EPC should deny the application due to failure to comply with the design standards requirements in the 2005 subdivision.

The application is not in compliance with the Albuquerque / Bernalillo County Comprehensive Plan and the West Side Strategic Plan. The Design Standards in the 2005 Subdivision are consistent with and supported by the goals and policies in the Albuquerque / Bernalillo County Comprehensive Plan and in the West Side Strategic Plan, which plan for a Community Activity Center development at this location. Both plans define characteristics of a Community Activity Center, including graphic representations. The West Side Strategic Plan specifically identifies the plaza model of development, with services enclosing a pedestrian-friendly environment, and the A/BC Comprehensive Plan defines development characteristics including “parcels and buildings scaled to pedestrians, small enough to encourage parking once and walking to more than one destination. Off – street parking is often shared, and on-street parking helps contribute to the intimate scale typical of well functioning pedestrian areas. Parking located between and behind buildings would permit people to walk more safely and comfortably between uses that front on sidewalks than parking lots. Seating and shade along pedestrian routes also promote walking and informal gathering.” Policy 1.1 of the West Side Strategic Plan requires that the Community Activity Center (which includes this land) “as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. (p. 38) The West Side Strategic Plan also states, “The Planning Commissions will bear the primary responsibility of enforcing the Community and Neighborhood Center intent of the Plan through rigorous review of pending applications relative to Strategic Plan policies,” (p. 42) and “It is the responsibility of the EPC to adhere to the policies contained in the West Side Strategic Plan.” (p. 14)

The application does not meet minimum standards for an amended subdivision. COA Subdivision Ordinances require that “the amended plat shall be processed as an original subdivision action under Part 3 of this article.” (Section 14-14-7-1) The request qualifies as a

“major subdivision” and requires complete submittals in compliance with the Albuquerque Development Process Manual. The submittal does not even provide a meets and bounds description for the lots it is proposing to create. The application fails to reveal that it is rezoning Lot 3 which is restricted to O-1 uses to a higher C-2 uses. The application requires installation of significant infrastructure and adversely affects contiguous land, other owners of land within the subdivision, and the interests of the city.

The amended subdivision proposes 8 new lots on the site, yet provides information only about one lot. The EPC must consider the whole subdivision, as approval of the amended subdivision creates lots eligible for building development review. The EPC must be satisfied that it is creating lots which are able to comply with the full intent and policies of City Ordinances and Plans. The EPC must evaluate comprehensively the compliance with the overall North Andalusia at La Luz development and stop the piece-meal review that is destroying the City’s ability to enforce planning and protect the city, community, and neighborhood goals.

The application does not meet the COA Ordinances for Large Retail Facilities. The site does not have proper access to the arterial roads to meet minimum requirements for a large retail facility. (Section 14-16-3-2-(D)-(2)-(b)-2) The site also requires access through residential development. (Section 14-16-3-2-(D)-(2)-(c)-4) The EPC must deny the application for failure to comply with COA Ordinances.

The amended subdivision and large retail facility application will adversely affect Bosque School. Since the approval of the 2005 subdivision, Bosque School has bought property and has sold property, developed a master campus plan, and has completed construction of one of the last 4 remaining buildings for the campus. I have been involved in this planning process for the school for the last 4 years, and our decisions impact how we are able to utilize our existing land to meet our needs. The school is now landlocked, and we no longer have the flexibility to adjust to significant changes to conditions of adjoining sites. The school has relied on existing City Planning, City Ordinances and the 2005 approved subdivision plan in making its decisions, and it is unfair of the City to abandon its own planning in favor of one land owner to the detriment of another.

Bosque School is impacted by the development because of its requirement to accept storm water from the applicant property into ponding facilities on our property. The applicant is obligated by recorded agreement with Bosque School to design and construct all storm water infrastructure improvements and maintenance. Sheet C10 incorrectly suggests that this infrastructure already exists; it does not. The West Side Strategic Plan states, “Because drainage improvements and residential street design can also greatly impact the way development appears and functions, these design submittals should also be included ...” (p.163) The EPC should require the applicant to submit storm water drainage design for review at the time of this subdivision, so that Bosque School can know if and how the change in use and number of lots will adversely impact the existing storm water drainage plan, the existing school campus plan, and the applicant’s construction and maintenance responsibilities for the structures.

The application to create 8 new lots will adversely impact the school due to existing outstanding development and infrastructure obligations of the applicant. In addition to the storm water facilities, the applicant has additional infrastructure obligations to the school, including to complete the trail infrastructure on the east side of Mirandela. The increase in the number of lots

complicates these compliance issues for the school, and the subdivision application should demonstrate how these development issues will be addressed before any new plat approval burdens the school with multiple land owners.

The application proposes to change the approved use of the land to a more intensive use, and to abandon the design standards and “village character” commercial development. The school is adversely impacted by the incompatible design of the development with the existing school facilities, as evidenced by the 8 foot buffer wall proposed between the properties. The auto/driver oriented strip commercial development introduces traffic and safety issues, interrupts trail and bicycle connectivity, and affects our master campus plan to use our existing curb cuts on Mirandela for a school entrance. Also, the large scale, rather than pedestrian scale, buildings and parking facilities do not complement the campus design and architecture of our school. We have developed an open, pedestrian and bicycle friendly campus, and have fostered environmental values in our buildings and curriculum, creating a “sense of place” in our location adjoining the Bosque. The intensification of the development has the potential to harm the natural bosque environment, which is critical our Bosque Environment Monitoring Program (BEMP).

Bosque School is not opposed to commercial development, and has not opposed the applications for residential development to our west, the bank development at Learning Road, nor the future development of the ABCWUA MBR/water treatment plant to our north. We simply ask that the EPC uphold and enforce existing City Ordinances, City Plans, and the existing subdivision requirements on the adjoining land.

Thank you for your consideration of my observations. In conclusion, the EPC must deny this application for failure to comply with City Plans, City Ordinances, and the 2005 North Andalucia at La Luz subdivision conditions for the land.

Sincerely yours,

Sayre Townsend Gerhart, AIA

NM Architect and Trustee, Bosque School

Winklepleck, Stephani I.

To: Quentin Guy

Subject: RE: Proposed big box store at Coors and Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Quentin Guy [<mailto:Quentin.Guy@bosqueschool.org>]

Sent: Wednesday, September 28, 2011 2:32 PM

To: Winklepleck, Stephani I.

Subject: Proposed big box store at Coors and Montano

Dear Ms. Winklepleck,

I am a teacher at Bosque School, and I would like to briefly add my voice to the discussion regarding the proposed big box store at Coors and Montano. Adding a 16th Albuquerque Walmart location, a mere two miles south of another location, raises some serious community concerns, especially those regarding safety for our students and local residents who would be dealing with the highly increased amounts of traffic, noise, and potential crime (gun sales being of special concern). Tax increases for road repair, sewer systems, and increased security (i.e., police calls) are also detrimental. These are not concerns targeted specifically at Walmart (though you may have seen the statistical evidence of increased numbers of police response calls and dangerous incidents associated with Walmart locations), but at any big box store. It doesn't add up for the community, and especially for our school, where, as at all schools, the safety and security of our students is our chief concern.

Thanks for your time,

Quentin Guy
Bosque School English teacher

9/28/2011

Winklepleck, Stephani I.

To: Jane Hamlet

Subject: RE: Coors and Montano Walmart comments

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Jane Hamlet [<mailto:jhamlet91@comcast.net>]

Sent: Monday, October 03, 2011 10:23 PM

To: Winklepleck, Stephani I.

Subject: FW: Coors and Montano Walmart comments

Hello,

I sincerely hope that the City of Albuquerque does not approve Walmart to build a proposed store at Coors and Montano. This proposed location is directly east from my home, and would most certainly cause my property value to decline for these reasons:

- Obstruct the view of the beautiful valley, especially the fall colors;
- Obstruct the view of the Sandia Mountains;
- Up-lighting would destroy the night view of the stars and the moon;
- Increase traffic on Montano.

If the City of Albuquerque does find the need to approve another proposed Walmart, how can the City of Albuquerque ensure that up-lighting is not allowed? Can property covenants be enforced to prevent up-lighting?

Since there are three Walmart locations within 6 miles, this is excessive, I see no value to the community in building another Walmart.

Please support your community and not a corporation such as Walmart.

Thank You!

J Hamlet
5415 La Colonia Drive NW
Albuquerque NM 87120-2491

10/4/2011

Winklepleck, Stephani I.

To: James Harding

Subject: RE: re WalMart development at Coors and Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: James Harding [mailto:jshandsmk@msn.com]

Sent: Thursday, October 06, 2011 6:52 AM

To: Winklepleck, Stephani I.

Subject: re WalMart development at Coors and Montano

Dear Ms. Swinkepleck,

I have been a resident of Corrales for 18 years and am a parent of a child at the Bosque School. This proposed development is of great concern to me for the following reasons:

1. I support school choice-this development threatens the attractiveness and viability of two new schools in the area, both Bosque and the Cottonwood Classical charter school. The sale of alcohol, tobacco and firearms in close proximity to a school is of great concern. The increased heavy traffic will create noise, pollution and hazard. It is critical that we support school choice and diversity on the West Side of Albuquerque as a attractive asset to incoming professional families who want excellence in education. The Bosque School is a jewel in education and environment. The documented high crime associated with WalMarts is of great concern to us at the Bosque School, where we have already had two lockdowns in the last two years for criminals fleeing into the bosque area.

2. As a West sider who commutes to downtown Albuquerque daily, I can see that the traffic on Montano bridge and the Coors-Montano intersection is already at the maximum capacity of this road system. At the meeting, the developers presented a traffic study from 2006. Given the pace of development on the West Side, this is clearly no longer relevant. The developers' claim that the development would reduce traffic in the area was laughable. It also became clear in the meeting that this WalMart placement is a ploy to draw customers from the North Valley across Montano bridge, because the attempt to place a WalMart in the middle of the North Valley failed, also

10/7/2011

because of community resistance.

3. The WalMart development would be a significant deviation from the letter and spirit of the West side Coors corridor development plan. While the developer presented photos of the larger stores at Coors-I-40 to support their argument that their proposal would match this concept, they failed to include pictures of the bosque, Open Space, and low-profile centers supporting small local businesses that are more typical of the Coors Corridor from Pius X school to the Paseo intersection. They made attempts to soften their drawings with trees and landscaping around the store. I have never seen a WalMart with large trees in the parking lot or any landscaping around the front or back, so I would be surprised if this store would deviate from the corporate norm simply to placate the locals of Albuquerque. We also learned of additional developments to come in that area-the Winterhaven flyover plan, and a waste-water treatment plant. Surely any planning should accommodate these plans as well.

I strongly encourage the city to refuse this application. We need a development that reflects the original plan for this interchange, provides an entry point to the Bosque National Park, supports and protects the local schools, supports local business, and maintains the natural beauty that is one of the chief attractions of this city.

Yours sincerely,

Susan M. Kellie, MD, MPH
Professor of Medicine
University of New Mexico School of Medicine
home number 897-7864

Winklepleck, Stephani I.

To: Nick Harrison
Cc: terry.new.mex@comcast.net
Subject: RE: Walmart Plans

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Nick Harrison [mailto:nick.new.mex@comcast.net]
Sent: Monday, September 26, 2011 8:49 AM
To: Winklepleck, Stephani I.
Cc: terry.new.mex@comcast.net
Subject: Walmart Plans

Ms. Winklepleck,

Thank you for taking comments regarding the proposed Walmart construction at Coors and Montano.

My wife and I are recent arrivals from Virginia, although I lived in Albuquerque for much of my youth. I am very pleased to find the city has retained much of its character during my absence.

One thing that is striking is the apparently well planned growth in a city that once had a reputation for promoting settlement on less than ideal land. I sense a much more balanced approach than the one I recall from land speculator's appeals on matchbook covers across the country during the 70s to "Buy Land in New Mexico." This area needs growth, but it needs also to maintain a civility and slower pace, an appreciation for nature and cultural heritage, and a strong sense community. None of these will be furthered by an additional Walmart on that corner.

The well known arguments that there are already two nearby Wallmarts and that the presence of another huge store will disrupt the local neighborhood are in my opinion sufficient to negate the project. I also wonder about the impact on nearby businesses, and hope that they have a voice here too.

One of the main reasons we decided to live in the area was the proximity of the Bosque and the protected nature of this section of the river. I am not against development. I am concerned about a proliferation of "big box" stores and huge parking lots, squeezing out of small businesses, and a sense that this city is just one more bastion of the cookie-cutter businesses and living environments we fled the East Coast to avoid.

9/27/2011

Let's deny Walmart this one location -- no big loss to them -- and instead use that area for mixed use, lower profile, diverse and environmentally friendly development. It may take some work and thinking, but it is for the benefit of everyone who lives here -- including non-humans -- and is respectful of what Albuquerque strives to be.

Nick Harrison
3800 Oxbow Village Lane NW

9/27/2011

Winklepleck, Stephani I.

To: CATHERINE T HOGAN

Subject: RE: Proposed Walmart coors and Montanyo article in ABQ journal West Side September 24, 2011

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: CATHERINE T HOGAN [mailto:cathysandy@msn.com]

Sent: Monday, September 26, 2011 10:18 AM

To: Winklepleck, Stephani I.

Subject: Proposed Walmart coors and Montanyo article in ABQ journal West Side September 24, 2011

Stephanie,

Hello, I am Catherine Hogan, and served on the Aesthetic Committee for Coors/I40 interchange. So some experience in working with community assessments. My thoughts, move the Walmart from I40/Ouray to Montanyo and Coors. Justification, serves a greater area from I/40 too Paseo Del Norte. Wallmart already times two at Coors and 98th/ and on Central taking care of that area. Less congestion at I40/Coors and Atrisco/Coors if moved.

The exterior description sounds as though it would suite the area allot better than the Walmart on Ouray and Coors. Walmart continues to have a negative impact in our community: local grocery suffers, small shops suffer, Increases regarding use of Police and Fire services for commercial issues at Coors and I/40 Walmart continue to deplete revenues from local residents.

Problems. Delivery trucks and traffic. Also problem very close to Charter school and trails, light emissions from parking and vehicles, noise, traffic, pollution, garbage, parking lot sweeper at 2 am and of course traffic and parking congestion all the time.

Who would use this Walmart? West side residents. Only access on Montano is from 2nd and 4th to Montano anyhow. So North Valley residents east of Rio Grand use the Other number of Walmarts for their needs and the Lowes at I25/12th for their gardening home improvements. No one there wants to travel west if at all possible too congested already.

How many Walmarts does Albuquerque need?

Too many Walmart's, what about local business, what's the impact on them. Also Pollution, trash, temperatures from black top parking and crime-Walmart's seem to increase neighborhood crime.

9/27/2011

Finally, JOBS! Walmart is known for it's abusive and substandard employee practices. Few incentives, no health care, usually part time work, and women are not equal in employment and pay. How does this help the community?

Solutions: don't build such a big store. Don't build at all. Build a store that is aesthetically pleasing and low ceilings as to keep within the landscape topography. And of course what we would like, Move the Wall mart from Ouray to Montano and thus add an aesthetically pleasing, low ceilinged (since intention on land was for R-1 housing to begin with), hire people part time, especially those in the apartment complex there, and do not keep it open 24 hours. Also add a few bus stops, a out-door mall parking lot theme, handicap accessible entry (without cars attempting to run over those entering the establishment) and above all, avoid that horrible blue and red exterior Walmart is so proud of.

We still wont, as many we know, shop at Walmart due to their deplorable treatment of women: But we have a pro business mayor, a pro business Governor, and a "More Jobs" mantra in our State and the Nation. We still wonder why you all even bother to ask the public, I know first hand, what you see and hear is never the end result~!

Sincerely,

Catherine Hogan and
Sandra Raun
2415 Tompiro Dr. NW
Original Builders/home owners since 1995
Passive solar Home

Winklepleck, Stephani I.

To: bkhoffm@comcast.net

Subject: RE: Project PA11-074 Wal Mart Proposal

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: bkhoffm@comcast.net [mailto:bkhoffm@comcast.net]

Sent: Thursday, September 29, 2011 11:26 AM

To: Winklepleck, Stephani I.

Subject: Project PA11-074 Wal Mart Proposal

Stephanie, Per the facilitators for the Wal Mart meeting, Project PA11-074, please include the following comments in the permanent file. Thank you.

Barbara Hoffman
4600 Mi Cordelia Dr. NW
Albuquerque, NM 87120
505-280-0554
bkhoffm@comcast.net

Comments:

I am a resident in Andalucia, a residential community east of Coors and south of Montano. I want to go on the record for OPPOSING any construction of a Wal Mart store at the corner of Coors and Montano.

As many of my concerns (safety, traffic, crime, noise/light pollution, eco concerns, business saturation, etc.) were also stated at the facilitated meeting, last night, I will not restate them here. However, I have other concerns:

(1) Wal Mart stated last night that they wanted to make shopping more convenient for our residents. It's clear that we don't need this convenience since we already have several big box stores within a 2 mile radius as well as several smaller shopping areas. However, if they are

9/29/2011

looking to make their shopping experience more convenience for residents of the North Valley, then let them build one there. We don't want it in our backyards and I suspect the North Valley folks don't want it either.

(2) I'm concerned about the additional trash, litter, graffiti and abandoned shopping carts that will be generated by the proposed Wal Mart. Their parking lots are constantly trashed and we don't need that in this area, particularly given the proximity of the bosque as well as the Bosque School.

(3) Allowing RVs to camp overnight (as Wal Mart does) just begs for more traffic, more trash, more vagrants. We don't want that in our neighborhood.

When we built our home 5 years ago, we were told that this corner of Coors and Montano would be a nice shopping area - a village feel to it - likened to ABQ Uptown. Why doesn't our city encourage this concept? What's wrong with encouraging a Trader Joe's or a Whole Foods to this area? We have money to spend on the Westside but we have to go to the Eastside to spend it. I'd rather spend it here.

But, no nice stores are going to commit to building or occupying any facility that includes a Wal Mart. That's just a fact - look around. Do you see a Williams-Sonoma or a Pottery Barn next to a Wal Mart anywhere? No because of the crime, safety, litter, and so on that Wal Mart brings with it.

Please do this city a favor and disapprove any application for a Wal Mart in this area. If another area of the city wants one (for example, Unser and Central) by all means, let them be served. Just don't put it in our area.

Lehner, Catalina L.

From: Marrone, Carmen M.
Sent: Thursday, November 03, 2011 10:13 AM
To: 'bkhoffm@comcast.net'
Cc: Lehner, Catalina L.; Winklepleck, Stephani I.
Subject: RE: WalMart Meetings - Nov. 16 and Dec. 8
Ms. Hoffman,

Thank you for your comments regarding this project. Your concerns will be taken into consideration as we review and analyze the site plan. Regarding the November 16 Pre-hearing Discussion, the purpose of this meeting is to review department and agency comments regarding policy or technical issues related to the application. The public is welcome to attend, however, the focus of the meeting is to relay comments received from the various Commenting Agencies, not from the public. Public comments should be transmitted in writing, as you have, or at the public hearing on December 8.

Carmen Marrone

From: bkhoffm@comcast.net [mailto:bkhoffm@comcast.net]
Sent: Thursday, November 03, 2011 7:59 AM
To: Lehner, Catalina L.; Marrone, Carmen M.; Winklepleck, Stephani I.
Subject: WalMart Meetings - Nov. 16 and Dec. 8

I've just received the EPC Notification Letter for Case 11EPC-40067 and 40068 for the construction of a Wal Mart at Montano and Coors NW.

First, I want to be sure you know that I **OPPOSE** any construction of a big box store at this site. Wal Mart has demonstrated that they bring increased traffic, increased crime, and decreased property values to areas they invade. This particular site also has the distinction of being a premiere bosque area for the city, including the Bosque School that abuts the Rio Grande. This treasure must not be damaged or destroyed by the conditions that Wal Mart will bring.

Second, my husband and I plan to attend the December 8 hearing.

Third, I am not sure if the November 16 Agency Review Discussion Meeting is open to the public or not. Please let me know. If so, then my husband and I will be attending that meeting as well.

Please let me know if the Nov. 16 meeting is open to the public.

Thank you.

Barbara Hoffman
4600 Mi Cordelia Dr. NW
Albuquerque, NM 87120
505-280-0554
bkhoffm@comcast.net

12/12/2011

January 9, 2012

Catalina Lehner, Staff Planner
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

Project Number #: 1003859 North Andalucia at La Luz - Large Retail Facility

Dear Ms. Lehner,

The Taylor Ranch Neighborhood Association does not support the proposed big box development at Coors and Montano and requests that this project be denied. This project is out of character with the existing built structures in the surrounding area and does not blend with the natural environment of the Bosque. The project is not considered a pedestrian friendly development but rather an auto oriented development that produces much more traffic than our nearby shopping centers. The Taylor Ranch area cannot afford intensive traffic generating developments. We need developments that produce less amounts of traffic and are more pedestrian friendly like the Riverside Plaza, which is located north of this site. This site is not only near the Bosque, a natural amenity, but it also has the best views in town. The nationally recognized La Luz town home complex, designed by the well known architect, Antoine Predock, is located just south of the site. Bosque School has also upheld the same high architectural standards for the Bosque area. This area is a source of pride for the Taylor Ranch Community. Our expectation was that any new development on this site would maintain the same high standard as the first two developments. The proposed big box development goes against all the values and expectations that we have held for this area. We believe that there are enough goals and policies already in place depicting the vision of a pedestrian friendly village style shopping center at this site rather than an auto oriented big box development. Below are the reasons why the large retail facility is inappropriate at this location:

(1) Traffic congestion: On December 29th 2011 the Albuquerque Journal listed the 5 most congested corridors in the Albuquerque region. All five are river crossings. Three of the river crossings are in our area: Alameda, Montano, and Paseo del Norte. Montano is listed as the second most congested in the City. It can take a commuter between 20 to 30 minutes just to get across the river between Taylor Ranch and 4th Street during rush hour. We have met with MRCOG many times. They say this situation will only get worse. No other river crossings are planned. There are only so many road improvements that can be done to alleviate the situation. No matter how many lanes are built on Coors, traffic will still have to funnel onto the narrow bridges. MRCOG says that better land use planning is needed. This includes more transit planning and better pedestrian friendly developments.”

(2) Coors Access: There is no direct signalized access for the Coors/ Montano commercial site. The only way to exit the site to travel south on Coors is at the signalized light at Coors and Learning road. The commercial traffic will have to travel through

several local roads to gain access to the traffic light on Coors. **The Large Retail facility regulations under 14-16-3-2 Shopping Center Regulations also known as the Big Box Ordinance states:** *"Large retail facility with a square footage of 90,001 to 124,999 sq. ft. is required to be located adjacent to and have primary and full access in all directions to a street designated as at least a collector street in the Mid Region Council of Governments MTP and having at least four through traffic lanes."* While there is access to Coors Blvd. at Mirandela it is not a full access signalized intersection. **The Coors Corridor Plan, Policy 5, pg. 23 states:** *"There shall be a minimum distance of approximately one-half mile for signalized intersections."* Mirandela is only a ¼ mile away from the Coors/Montano traffic light. Therefore the only way the commercial traffic can get to a signalized intersection is at Coors and Learning road, but they have to travel along Antequera to get there. Antequera and Learning road are also local roadways, which are not designed for this high level of traffic. La Luz and the Bosque School rely on the local roads to get to the traffic signal on Coors and Learning road. These narrow roadways also have traffic circles, which are difficult for large trucks to use. A residential apartment complex will soon be built along Antequera this year. Those residents will also be using the local roads to get to the one traffic light. **The Big Box ordinance states:** *"Large retail facilities shall be located to secure adequate street capacity to transport pedestrians and vehicles to and from the large retail facilities, and discourages traffic from cutting through residential neighborhoods."* The apartment complex is a residential neighborhood. Sharing these roads with the commercial and truck traffic will overly burden the local roads that are used by La Luz, Bosque School, and the future apartment complex. It has been our observation that the Walmart Supercenters create a lot more traffic than the usual shopping center. This is another traffic burden that we just can't handle.

(3) Montano access: The applicant is seeking approval for another driveway onto Montano. Montano is one of only four river crossings between I-40 and Alameda. **The Transportation Planning Department** states that Montano is designated a limited access road. The current access policy prohibits access between Coors and Rio Grande Blvd. Any access along Montano will require approval by the MRCOG Transportation Coordination Committee (TCC). On December 6th, Taylor Ranch residents attended a meeting with the Coors Corridor Transportation Planning team at the Community Center to discuss the traffic congestion along Coors Blvd. and the river crossings. They said it would get worse. One option presented to help improve traffic flows, is a grade separation at the Coors and Montano intersection. Montano would go under Coors in order to line up with the bridge. Wouldn't the grade separation and the driveway access at this location interfere with each other? Allowing additional access along Montano into this site seems premature and we advise against it.

(4) The Rio Grande Bosque: One of the most cherished features in Albuquerque is the Rio Grande Bosque. The Coors/ Montano area is very special to Taylor Ranch and surrounding communities. It is the gateway to the Taylor Ranch area, and an entrance to the Rio Grande. The City of Albuquerque invested in acquiring the open space parking area for visitors to enjoy the river and Bosque. There are tree sculptures in the open space area. Last November, the Albuquerque Journal, did a story on the ABQ Plan. It

said that the City issued a request for proposals to design improvements near parts of the river where there are bridge crossings with an eye toward creating spots where people can stop, rest, eat or get something to drink. The Mayor said that *"ABQ the Plan is about spurring private investment in our city, increasing quality of life, promoting tourism and creating economic development opportunities."* The North Andalusia site has the best potential to provide such a development that would lend itself to the vision of the Mayor's "ABQ Plan" Bosque initiative. This is the best place for such a development, and is probably the only place left along the river to do a development with these goals in mind.

(5) 2005 Design Standards: The Design Standards for North Andalusia at La Luz was approved in 2005. It states that *"The primary goal for this property is to achieve a vibrant, mixed use community that fosters pedestrian accessibility, and maintains a village type character. The Design Standards should be used to facilitate the design of buildings which respect to the natural conditions of the site, maintain and highlight the spectacular views of the Sandia and Manzano Mountains and to leave significant areas dedicated to open space. These standards are intended to be complementary to La Luz, Albuquerque's the first cluster housing project in Albuquerque, and the Bosque School."* Both La Luz and the Bosque School were designed to blend with the Bosque environment. Because of their unique design they have been consistent in upholding a higher standard for the area. The proposed big box development does not in any way match the quality of these two community complexes, and would lower standards for the whole area. This would affect the amount of pride the community holds for this special place.

(6) I've outlined below the Goals and Policies of three existing City Plans which dictate the type of development envisioned for this site: *All three plans mention how important it is to achieve a community identity, a pedestrian scale development for community activity centers and to blend with the existing built and natural environment:*

Rank I Plan, Albuquerque Bernalillo County Comprehensive Plan: It provides the Goals and policies for the greater Albuquerque area. **(A)Pg. I-1 Context:** *"A City's quality is not measured by its size but by its livability and by the opportunities it offers residents. Albuquerque's future in this regard is considered positive by its citizens." The City's future will largely be determined by the choices made by its citizens; achieving those choices requires a plan.* **(B) Pg. I-2 Purpose:** *"The purpose of the Comprehensive Plan is to guide and accomplish a coordinated, adjusted and harmonious development of the city, which will, in accordance with existing, and future needs, best promote health, safety, morals, other, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development."* **(C) Pg. I-33 Activity Centers:** *"It should be the focus of the City and County efforts to build upon existing locations and develop future Activity Centers as vibrant, transit oriented urban places that encourage walking to destinations throughout each center."* **(D) Pg. I-34: Community Activity Centers:** *"The ideal Community Activity Center would have parcels and buildings scaled to pedestrians, small enough to encourage parking once and walking to more than one*

destination. Parking located between and behind buildings would permit people to walk more safely and comfortably between uses that fronts on sidewalks rather than parking lots. Seating and shade along pedestrian routes also promote walking and informal gathering. The successful multi-use Community Activity Center is a vibrant people place especially serving the surrounding community area as defined by the Plan's "Community Identity and Urban Design."

Rank II Plan, Westside Strategic Plan (WSSP) - (PDF -Amended thru 2009): This Plan provides the goals and policies for Albuquerque's Westside. The WSSP labels the Coors/ Montano site as a **Community Activity Center**. **(A) Page 33 of the WSSP includes a sidebar stating:** *"Community Activity Centers provide focus, identity and sense of character."* The same page includes an illustration of *"New Mexico Plaza Style Development."* Clearly, the proposed development, with a retail store of nearly 100,000 square feet, together with a massive parking lot, is not the development style anticipated by the Plan for Community Activity Centers (CACs.) **(B) Also on page 33** is a statement that *"The plaza model of development, with services enclosing a pedestrian oriented public space, is the desirable form for neighborhood and community centers."* Again, this plaza model cannot be achieved with the scale of the proposed *"big box."* **(C)** Also on **page 33** is a statement that *"The ideal Community Activity Center...would have parcels and buildings in scale with pedestrians, small enough to encourage parking once and walking to more than one destination."* The proposed development is of a totally different scale than that envisioned by the plan. This concept is restated in Policy 1.12 of the Plan (page 41). **(D)** With respect to parking, the WSSP Plan uses the same statement as the Comprehensive plan stating, *"Parking located between and behind buildings permits people to walk more safely and comfortably between uses that front on sidewalks, rather than parking lots."* As proposed, the development does not satisfy that standard. **(E) Page 38 of the WSSP states,** *"Through design of the commercial site, the development should...avoid long expanses of parking lots at their street frontages."* This is nearly impossible to do with big-box development. **(F) Policy 1.2 of the WSSP pg. 38 states:** *"A transit feasibility and access plan shall be provided with each development plan..."* If approved as presented the City will miss an opportunity to facilitate a bona fide "transit-oriented development" (TOD), in favor of yet another unimaginative auto-centric shopping center. This Coors/Montano location presents some unique TOD opportunities. It lies within the intersection of two important transit corridors, Coors Blvd. with Route 155 and the west side's only Rapid Ride line, #790 (with access to Old Town, Downtown and UNM) and Montano Rd. with Route 157 (providing regular service to Uptown, and Kirtland AFB). Looking ahead, Route 157, is also ideally situated to provide access to the proposed Rail Runner station on Montano, east of 2nd Street. All transit routes cited above also connect this Community Activity Center to Cottonwood Mall and surrounding commercial development via the Northwest Transit Center. Given the poor prospects for new bridges, or even additional lanes crossing the Rio Grande, more consideration needs to be given to development patterns that are not so auto-dependent. This may be a good location to start with. **(G) Policy 1.9, on page 40:** includes additional directions concerning the scale of developments, stating *"Both Community and Neighborhood Centers shall be very accommodating to the pedestrian, even within predominantly off-street parking areas."* Given the expanse of parking

required for big box development, it's difficult to "accommodate" pedestrians to the extent suggested by the policy. **(H) Policy 1.18 of the Plan on page 42:** sets the policy in Community Activity Centers for mixed use development and cites the importance of *"Clustered buildings and meaningful plazas and sheltering forms to promote pedestrian friendly environments..."* **(I) Policy 3.18, pg. 61:** states *"Protection and Preservation of the Bosque is critical. Development east of Coors Boulevard should be sensitive to this community asset."* While this statement is true, it doesn't go far enough to acknowledge the significance of the Bosque--the largest cottonwood forest in America, possibly the world. Given the proximity of the proposed development to the Bosque, it makes sense that standards of development be set commensurately high. There won't be a second opportunity to "get it right."

Rank 3 Plan, Coors Corridor Plan: This plan was developed specifically for the Coors Corridor providing more details and promoting the view preservation and sensitive developments near the Bosque. **Issue 4 visual impressions and urban design pg. 82:** *"The Coors Corridor has the potential for developing into one of the most desirable and unique places in Albuquerque for locating businesses and residences. This presents an opportunity to establish standards for quality design that will attract the kind of businesses, industries and residential development that are so desirable for Albuquerque. The goal of the design regulations and guidelines is to promote visual harmony between new and existing buildings, and between the built environment and natural scene. Building forms should respect and improve the integrity of adjacent existing or potential development, open spaces, and other public areas."* **Policy 2 views beyond the corridor, pg.84:** *"Significant views beyond the corridor which includes the Bosque, Rio Grande valley, the Sandia mountains as viewed from Coors Blvd, should be preserved and enhanced."* **Policy 3, new development pg.86:** *"New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. Development which is compatible with the natural landscape and with the built environment provides a sense of design harmony pleasing to the eye, creating desirable property values and fostering community pride."* **Policy 1: for site planning and architecture, pg. 88:** *"Natural amenities should be incorporated into the site design."* **Policy 2:** *Buildings should be designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures. Appropriate building location and design are essential to preserving and establishing desirable visual impressions of the Coors corridor and to establishing a well designed relationship among buildings and the roadway."* **Policy 10 of the Coors Corridor Plan on Pg. 99:** states that: *"architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor."* All building designs are encouraged to achieve a sense of human scale.

(7) The 8 ft. screen wall: The Parks and Recreation Department and the Open Space Department state that the 8ft. screen wall (behind Walmart), *"should be extended on the eastern side of the Walmart footprint along Mirandela street toward Montano to provide visual relief and litter control between the public open space property and future commercial development."* It is a shame that such a huge wall will have to be erected in

order to screen the activity associated with the Walmart development. This is another example of why this development is not pedestrian friendly. TRNA has stated many times at public meetings that the Westside is too walled up, making it less pedestrian friendly and giving it a monotonous unattractive look. Both Bosque School and La Luz have common areas with no walls. They both provide visual relief for the whole area by not having a wall, and it makes for a better pedestrian experience to walk through. It's nice to see open areas with nice architecture and landscape without it being hidden from view with a high wall. While it is easy to understand why a wall is needed to separate the Walmart hustle bustle activity of commercial traffic and delivery trucks from the school and open space visitors, it wouldn't be necessary if it wasn't an intensive auto oriented big box development. If the proposed development was actually a village style development there would be no need for the 8 ft. screen wall. This is another example why this development is inappropriate for this area and should be denied.

Sincerely,
Rene' Horvath
Land Use Director for TRNA

Winklepleck, Stephani I.

To: sbh1@sprintmail.com

Subject: RE: Walmart site paln at Coors and Montano NW

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Susan Howard [mailto:sbh1@sprintmail.com]

Sent: Tuesday, September 27, 2011 12:20 PM

To: Winklepleck, Stephani I.

Subject: Walmart site paln at Coors and Montano NW

To: Stephani Winklepleck

September 27, 2011

Albuquerque Neighborhood Liaison

Dear Stephani:

The Oxbow Bluff Homeowners' Association strongly objects to the location of a new Walmart store at the intersection of Coors and Montano. We join with the other neighborhood groups in this opinion. There are many reasons why we oppose this site.

That intersection is a main access for many walkers and bikers who need to use this route to reach the trails along the river and bosque. Not just adults. There are children on small bikes, bikes with child carriers, and parents with babies in strollers. Can you imagine the dangers imposed on them with the excessive traffic that a Walmart would bring? How can Montano bear the added traffic when it was designed to be a limited bridge crossing barring large trucks and many commercial vehicles? It absolutely makes no sense to build a Walmart at this corner.

The number of truck deliveries alone would impact this already busy intersection. The original planning of this site called for a smaller strip center and apartments which could fit into the neighborhood without such an overwhelming increase in traffic. Large Walmarts like this need to be in commercial areas which can handle the numbers of vehicles that they bring. It is not appropriate here.

It is also not necessary. There are two Walmarts within miles of this location. Do we need a Walmart every 5 miles? Residents of this area can be at an already existing Walmart in 5 minutes. One is at Cottonwood and

9/27/2011

another at Coors and I-40.

This Walmart would completely go against the philosophy of the Bosque School. That is to honor this river location and to use the land respectfully. The school is a pillar of good stewardship and its next door neighbor would be a Walmart? That is almost blasphemy. Consider not just the traffic but the extra trash, noise, and vehicle exhaust which would be created.

If Walmart wants a new Westside location, there are other more appropriate locations which would not have such a negative impact on the neighborhood. A Walmart here is not needed nor wanted and would not serve our city well. We urge the city's Planning Department to deny this proposal as unsuitable for this site.

Sincerely,
Sue Howard
Secretary-Treasurer
Oxbow Bluff Homeowners' Association

S. B. Howard
505-839-7080
505-839-7080 FAX
505-259-1558 CELL

sbh1@sprintmail.com
EarthLink Revolves Around You.

9/27/2011

Winklepleck, Stephani I.

To: Elizabeth Hyde

Subject: RE: walmart

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Elizabeth Hyde [mailto:abqhyde@msn.com]

Sent: Wednesday, October 05, 2011 9:22 PM

To: Winklepleck, Stephani I.

Subject: walmart

Dear Ms. Winklepleck,

We would like to register our opposition to the proposal to build a Walmart store at Coors and Montano. We are homeowners in the immediate area and parents of a child who attends Cottonwood Classical School on Montano. Our concerns are:

1. Increased traffic in an already congested and dangerous intersection,
2. Increased semi-truck traffic, especially in regards to illegal semi traffic on Montano;
3. Increased transient foot traffic in an area close to two schools;
4. Potential harm to the treasured Open Space area adjacent to the lot;
5. Potential harm to small, local business such as Keller's Farm Store and
5. Lack of need for another Walmart in the area with one situated 3 miles away and another 3.5 miles away.

very truly yours,

Elizabeth and Scott Hyde
4705 Taylor Ridge Rd NW

10/7/2011

Winklepleck, Stephani I.

To: janulemoe@aol.com
Cc: jtdarrow@comcast.net
Subject: RE: Walmart at Coors and Montano

Greetings to All,

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

Have a good one.

SW

Stephani Winklepleck

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

From: janulemoe@aol.com [mailto:janulemoe@aol.com]
Sent: Friday, September 23, 2011 2:57 PM
To: Winklepleck, Stephani I.
Cc: jtdarrow@comcast.net
Subject: Walmart at Coors and Montano

Stephani Winklepleck:

The traffic at the intersection of Coors and Montano is already a nightmare; the proposed Walmart at that intersection is absolutely idiotic. We have a Walmart within a couple of miles already for those folks wanting to shop in a discount superstore. Why lower the property value with a Walmart in our backyard! I thought we bought our Oxbow home in a nice area, with a proposed up-scale small market in the plan.

Have you ever been in a Walmart parking lot? They are filthy. I have seen people in trucks, cars and RV's sleeping there overnight. There are people changing their oil right there in the lot. Not to mention the trash. Have you ever seen the Walmart jokes on the Internet, these are real!

I am adamantly opposed to having Walmart at this location, creating even more congested traffic and lowering our property value.

Maureen Janulewicz
5216 Old Adobe Trl NW
ABQ, NM 87120

9/24/2011

Lehner, Catalina L.

From: Ginger Koning [ginger@koning.org]
Sent: Monday, January 02, 2012 9:16 PM
To: Marrone, Carmen M.; Lehner, Catalina L.
Subject: Say "No" to WalMart

Dear Ms. Marrone and Ms. Lehner,

I live between Defined Fitness and the bosque; I have an obvious interest in the proposed WalMart at Coors and Montano. WalMart has the deep pockets and extensive political connections to blind good judgement, but I cannot think of a single reason why putting a WalMart at that location is a good idea. First, there is a host of stores available blocks away in the Montano Plaza and rows of stores up and down Coors. You don't have to look very far to see how WalMart has decimated smaller, locally-owned and operated retail operations. Second, WalMart jobs are primarily part-time and non-liveable wage. WalMart is synonymous with cheap imports produced in China without environmental or work-place safety standards or non-locally grown produce. Plus, WalMart profits will not stay in New Mexico but will be sent to their out-of-state corporate offices. Not to mention how WalMart is known for NOT demonstrating concern or commitment to local communities. Most importantly, a WalMart store will bring dire environmental degradation to Albuquerque's treasure; the Rio Grande and its bosque. Consider the impact contaminants left on the asphalt by the numerous vehicles. Precipitation will be heated and collect these contaminants before finding their way to the Rio Grande. Picture the trash and debree left behind by those visiting the store making its way to the Aldo Leopold park. Think of the increase in traffic on an already congested intersection; particularly with a store nearby. There is not one reason why a WalMart improves the quality of life for the citizens, flora and fauna of this area.

Thank you for putting our community first and just saying "No" to WalMart!
Virginia M. Koning
3508 Nolina Ct. NW
Albuquerque, NM 87120

Lehner, Catalina L.

From: S.J. Kunitz [sjidk@aol.com]
Sent: Wednesday, December 28, 2011 8:27 PM
To: Lehner, Catalina L.; Marrone, Carmen M.
Subject: Project #1003859

**Stephen J. Kunitz,
6135 Deergass Circle, NW
Albuquerque, NM 87120**

**Phone: 899-3778
Fax: 899-3771
E-mail: Sjidk@aol.com**

December 28,

2011

Catalina Lehner and Carmen Marrone,
City of Albuquerque,
Planning Department,
600 2nd St. NW,
Albuquerque, NM 87102

Re: Project 1003859, Application for a Walmart Store at North Andalucia

Dear Mss Lehner and Marrone:

I write to express my objections to the building of a Walmart at North Andalucia. My objections are both economic and non-economic. With respect to economic considerations, the existing evidence from places where such stores have been built is that they often have the effect of driving locally owned businesses out and leaving behind empty stores that are a blight on the neighborhood. Thus tax revenues that the city collects from developments such as Walmart are often offset by blight and loss of local jobs. In the present case, we know already that at least one popular local store will very likely close if the proposed Walmart is built.

Related to the loss of jobs in locally owned businesses is the fact that Walmart, as a corporation based elsewhere, will take most of the profits out of the city, unlike locally owned businesses that are more likely to spend their profits locally. Thus it is likely that there is a greater multiplier effect from locally owned than distantly owned businesses.

Moreover, the traffic on Montano and Coors is already very heavy, especially at rush hours. To put a major store at their intersection will exacerbate an already severe problem. The construction work that will be required to accommodate the increased flow will be an additional cost to the city and the taxpayers. Indeed, virtually all the costs of the project will be socialized, that is, paid for by the public, whereas the profits will be almost entirely private and exported out of the region. This hardly seems fair to the community.

In some ways the distinction between economic and non-economic considerations is arbitrary.

12/29/2011

Nonetheless, it is useful to point out that there are considerations on which it is more difficult to place a dollar amount: such as the access to unpolluted public open spaces and the attraction of walking rather than driving to local shops. Furthermore, the degradation of air quality caused by hundreds of additional vehicles a day idling in traffic and by delivery trucks coming and going 24 hours a day is both unaesthetic and potentially unhealthy.

I very much hope that the EPC will reject the proposed store as incompatible with the economic well being and health and safety of the community.

Yours truly,
Stephen J. Kunitz

p.s. Would you please acknowledge receipt of this e-mail.

Lehner, Catalina L.

From: S.J. Kunitz [sjdk@aol.com]
Sent: Wednesday, December 28, 2011 9:30 AM
To: Lehner, Catalina L.; Marrone, Carmen M.
Subject: Project 1003859
To Ms. Lehner and Ms. Marrone -

I am writing about Project 1003859, Application for LRF - Walmart at the corner of Coors and Montano. My remarks are attached. Please confirm that you have received them and that they will be included in the study sessions of the city planning office as the committee prepares for the Jan. 19, 1012 Environmental Planning committee hearing.

Thank you.
Isadora Kunitz,
585-899-3778
sjdk@aol.com

12/28/2011

Re the proposed building of a 24hour Walmart on the corner of Coors and Montano:

My personal concern has to do with quality of life. My husband and I chose to move here as a retirement dwelling. Our location is close to the bosque so we can take walks daily for our health without having to get in the car and drive someplace to do this. We also can walk to the Montano Plaza shopping center where there are several stores which meet our needs perfectly. We can get to this plaza without driving and without crossing a major intersection. Although the proposed Walmart would be nearby, we would not walk there and try to cross one of the busiest intersections in the city.

I have grave concerns about a Walmart on this particular site. Others have already pointed out that the particular intersection is already a traffic nightmare, there are multiple zoning questions about the plans, there would definitely be environmental issues and impact, and the economic impact on the city is serious and veryt likely not beneficial. There are already two Walmarts an easy drive from this area for those who like shopping at Walmart: one at Coors and I-40 and one on Coors By-pass NW. There is no need for another one between those two existing sites. It seems to me it would be a travesty to allow a 24 hour big box store on this particular site.

Isadora Kunitz,

6135 Deergrass Cir NW

Albuquerque, NM 87120

Winklepleck, Stephani I.

To: Nina Leacock

Subject: RE: proposed big-box store at Coors and Montano

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

Have a good one.

SW

Stephani Winklepleck

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

From: Nina Leacock [<mailto:Nina.Leacock@bosqueschool.org>]

Sent: Thursday, September 29, 2011 7:37 PM

To: Winklepleck, Stephani I.

Subject: proposed big-box store at Coors and Montano

Hello:

I am writing to express my strong objection to any plan that places a big-box store such as a Wal-Mart at the intersection of Coors and Montano. This property, adjacent to the architecturally significant La Luz development, to the Bosque School, and most importantly to the recreation and nature corridor along the Rio Grande, deserves better. Not only local institutions and neighborhoods but the whole city would be negatively impacted by such a poor use of this site.

I also want to say that I do not understand how the city can be considering locating a business that sells firearms within a few hundred feet of a school. I also do not understand why the city would choose a development plan that maximizes traffic increase so near to the Montano bridge, which is already overtaxed.

Thank you for considering my input.

Nina Leacock

9/30/2011

Winklepleck, Stephani I.

To: Yvonne Hammond

Subject: RE: Resident Against Building a Wal-Mart - Corner Montano and Coors

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: Yvonne Hammond [mailto:bosquenm@gmail.com]

Sent: Saturday, September 24, 2011 11:19 PM

To: Winklepleck, Stephani I.

Subject: Resident Against Building a Wal-Mart - Corner Montano and Coors

Hello Stephanie,

I have attached my concerns. If you have any problems opening the Word document, please call me at 714.393.2155.

Best regards,

Charleen Le Sage

9/27/2011

September 24, 2011

Hello Stephanie,

My name is Charleen Le Sage. I am a new resident living in the homes off Winterhaven and Montano.

During my residency, I have noticed an influx of cars using Winterhaven as a "shortcut" at excessive speeds. Although not fond of speed bumps, I plan to propose a motion for them to be installed at our next Board Meeting.

I lead with this statement to express my concerns of a more noticeable flood of traffic should the Wal-Mart be built across the street.

Other concerns are:

1. The view of the Bosque will be obliterated by the building. This entire area is "nature". It is "natural". People come here to walk and bike and bring their families to enjoy the peace and quiet that is the Bosque. There are beautiful trees, animals, vegetations, paths, etc. I can visualize the destruction of that beauty over a period of time. There is also concern for the people who enjoy the solitude of the Bosque.
2. As much as I regret saying this, Wal-Mart tends to draw some less than desirable clientele. This is a quiet, peaceful community, there is a school on the same acreage as the proposed store and Wal-Mart sells liquor. And, I am assuming this Wal-Mart would be open 24 x 7. Safety for the children and the community is of the utmost concern.
3. I was under a false impression that this entire area, including the acreage in front of the Bosque, was preserved. I am baffled as to why the State or those who preserve the Bosque allowed the land in front of the Bosque to be put up for sale and did not try to purchase it themselves!! And who are the morons selling this land? This is, of course, a rhetorical question. They certainly can't be natives.
4. There are two Wal-Mart's within 10 minutes drive from this location. WHY on earth do we need one right on top of us?
5. **AND MOST IMPORTANT.** Each and every Wal-Mart I have ever shopped has been located near other large stores. Example: The Wal-Mart at Cottonwood is surrounded by all the other stores in the Cottonwood area. The Wal-Mart near the I40 is surrounded by a Home Depot, restaurants, and a freeway. There are shops across Coors and down the street!!

The Wal-Mart in Buena Park, CA is attached to the Buena Park Mall. The Wal-Mart in Westminster, CA is attached to a Lowes in a large parking lot next to a freeway. NEVER HAS A WALMART I HAVE SHOPPED BEEN BUILT IN A LOCATION ALL BY ITSELF. Which begs the question, what other surprises might be in store after Wal-Mart is built? What is to stop more building if this vote passes?

For the sake of the children, the community, and the preservation of the Bosque, I vehemently vote against building a Wal-Mart on the corner lot of Montano and Coors Road.

Unfortunately I am unable to attend Wednesday night's meeting due to a previous work related vendor dinner meeting. However, if it becomes necessary, please call me at the number below.

Thank you for your consideration.

Charleen Le Sage
6139 Deergrass Circle
Albuquerque, NM 87124
714.393.2155
505.717.3392

Winklepleck, Stephani I.

To: DMTA1613@aol.com

Subject: RE: Walmart at Coors and Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: DMTA1613@aol.com [mailto:DMTA1613@aol.com]

Sent: Monday, September 26, 2011 9:26 AM

To: Winklepleck, Stephani I.

Subject: Walmart at Coors and Montano

My family of 4 live in the Taylor Ranch area by LBJ. We want you to know that Coors and Montano intersection is already congested enough and are not happy to hear that a Walmart will be coming into our area. We have 2 super Walmarts and a neighborhood Walmart already close to us. We don't need another one. I'm also afraid of what it will do to the Albertsons (Which is where we shop). I hope we will be heard and the plans for another Walmart won't take place.

Rosana A. Lopez

9/27/2011

Winklepleck, Stephani I.

To: Ray And Rosana Email
Subject: RE: Walmart on Coors and Montano

Greetings,

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

Have a good one.

sw

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

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

From: Ray And Rosana Email [<mailto:randrlopez@gmail.com>]
Sent: Monday, September 26, 2011 10:29 AM
To: Winklepleck, Stephani I.
Subject: Walmart on Coors and Montano

We wish to express our dissatisfaction with the plans to build a Walmart on Coors and Montano. We live in the Taylor Ranch area and already have 3 nearby. This area is already very business and don't need to create more traffic. We ask that you consider not building another Walmart here.

Thank you,
Ramon and Rosana Lopez

Sent from my iPad

Lehner, Catalina L.

From: Karen Mccabe [karenmccabe77@yahoo.com]

Sent: Sunday, January 01, 2012 9:11 PM

To: Lehner, Catalina L.

Cc: Marrone, Carmen M.

Subject: Walmart

Dear Ms. Lehner,

I am a resident of the Taylor Ranch neighborhood and live at 5401 La Colonia NW. I am writing because I am very concerned about the propped Walmart at Montano and Coors. I have two young children and am very concerned about the traffic already at this location. We are able to walk or ride bikes from our house to the park by the Bosque and to the shopping center on the NE corner of Coors and Montano. This is a bit dangerous already and would be a lot more so if a big box store were to go in. The increased traffic including large trucks would make it impossible for us to ride or walk to these places we like to frequent.

In addition the natural habitat and beauty of this area would be compromised. While I am not a native of Albuquerque I moved here in 2006 and have loved it every since. After my husband lost his job we moved away in 2010 and were so fortunate and happy to return in 2011. Not a day goes by that I don't drive down my street and look across the city to the Sandia mountains and think how lucky we are to be able to live in such a beautiful place. A big box store here would so change that landscape.

I understand that this area is zoned for commercial development but I also understand that alot of people have worked hard to develop plans to sustain the views and environment. As there are two other Walmarts within in a close drive and easy bus ride from this location what is the benefit to our neighborhood? We can all get to a Walmart easy enough.

Please consider the long term effects of development at this site and the city's commitment to quality of life for its neighborhoods.

Thank you,

Karen McCabe

Winklepleck, Stephani I.

To: Greg Miller

Subject: RE: Pre-Application Public Meeting for Proposed Walmart at Coors & Montano

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

Neighborhood Liaison
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Mailing: P.O. Box 1293/87103
Albuquerque, New Mexico
Phone: (505) 924-3902, Fax: (505) 924-3913
e-mail: swinklepleck@cabq.gov

From: Greg Miller [<mailto:grossinm@gmail.com>]

Sent: Wednesday, September 28, 2011 1:21 PM

To: Winklepleck, Stephani I.

Subject: Pre-Application Public Meeting for Proposed Walmart at Coors & Montano

Ms. Winklepleck,

I am writing to ensure that my opposition to the planned development of new Walmart (or any Big Box store) at the corner of Coors and Montano (87120) is placed in the record.

For the record, I am a resident of Albuquerque, NM, living in the Taylor Ranch area, residing on Montano Plaza Dr near Dellyne. Our home overlooks the Bosque and our daughter attends the Bosque School. As resident of this area, I can attest that I do not lack for want of access to Walmart. I am little over 3 miles from the Walmart at Coors & Interstate 40, I am a little over 3 miles to the Walmart Neighborhood Market located at Paseo and Golf Course, I am little over 5 miles to the Walmart at Ellison & Coors Bypass as well as the Sams Club in the same area. Frankly stated, the Coors Corridor does not need another Walmart or any Big Box store. My opinion aside, I would demand that the city review the following issues prior to authorizing the construction of a Walmart at this site:

- **North Andalusia Zoning Plan:** The current zoning for this site does not allow the placement of any store over 52,000 sq/ft. Furthermore, the placement of a Big Box store is not within the spirit of the original zoning plan, which called for a "village" center area, something akin to ABQ Uptown.
- **Coors Corridor Plan:** Ensure compliance with this plan and its goals and relate the findings to the public. A thorough review of this plan and a public determination of whether this development fits within the spirit of that plan must be made.
- **Traffic Issues at Coors & Montano Intersection:** This intersection has recently modified

9/28/2011