

(within the last 4-5 years) and traffic is still a major issue. Peak traffic times in the morning and afternoon should be studied, not just the overall vehicle count during the day. Wait times for lights at this intersection during morning and afternoon rush hour increase greatly. The addition of a new store in this area will increase wait times throughout the day.

- **Traffic Issues related to ingress/egress to proposed site:**
 - Entry via Coors Northbound: Determination of impacts to Coors/Dellyne intersection. Impact of entry point midway between Dellyne and Montano on Eastside of Coors Northbound. At either of these points will traffic backup into the flow of through traffic.
 - Increased traffic on Learning road and impacts to the intersections within the North Andalusia site to include all roundabouts.
 - Entry via Montano Eastbound: very short turnoff at road near Bosque Fire carvings. Potential for traffic to backup on to Montano Eastbound.
 - Entry via Coors Southbound: there is a left turn lane, no light at midpoint between Coors and Dellyne. This turn will be made into heavy oncoming traffic. Otherwise, patrons will utilize the Coors/ Dellyne intersection. School children cross at this intersection and traffic here is already dangerous for these crossings.
 - Entry via Montano Westbound. There is a very short left turn lane near the Bosque Fire wood carvings. There is very little room to expand this lane as the Montano bridge ends very close to that spot (would require reengineering of the bridge). Heavy traffic in this area (both morning and afternoon) would be impacted by the turn.
 - Egress via Montano (can only go Eastbound). Currently any egress via Montano would require the traffic to head East over the river (see my later bullet regarding impacts to the Montano Bridge traffic).
 - Egress via Coors Northbound. There are two points at Learning Road and Dellyne and the midpoint between Dellyne and Montano. The later egress point will have traffic pulling out into heavy Northbound traffic. Furthermore, patrons wishing to attempt a left turn at Montano will be forced to cross four lanes of traffic within less than 1/4 mile.
 - Egress to Coors Southbound. The only egress point to accomplish this direction is at the Coors/Dellyne intersection. The traffic controls at this intersection currently favor Coors traffic, increased use of the controls to allow for more access to southbound Coors here will impact both northbound and southbound coors traffic (in the case of morning Southbound traffic, this may lead to backups in the Southbound Coors lanes at Montano as well).
- **Traffic Issues in arterial streets surrounding the Coors and Montano Intersection:** Given the limited ingress and egress points at the site, arterial streets around the proposed site stand to be impacted. Presently, Montano Plaza (between Dellyne / Montano / Coors / Winterhaven), Taylor Ranch Road (between Montano / Montano Plaza / Coors, via the alleyway behind Discount Tire) and Winterhaven experience increased, high-speed traffic during periods of congestion (rush hour) by people wishing to avoid the Coors / Montano intersection. Any increase at the Coors/Montano Intersection will result in more traffic on these arterial routes (and may expand to include streets like Valle Vista and La Orilla, which already has traffic issues from the Sagebrush Church located there). A complete study of the traffic on these streets to account for overall potential increases and peak increases must be performed. A requirement that the city take action to limit the use of these streets as bypasses of the Coors/Montano interchange must be required if this plan is allowed to proceed (ie, preventing through traffic at peak hours expect for emergency vehicles).
- **Traffic Issues related to increased traffic on the Montano Bridge:** As a resident of this area, the bridge serves as a primary route to the the Eastside of Albuquerque. Westside residents, especially those in Taylor Ranch are accutely aware of any issues which may affect the volume of traffic on this bridge. Furthermore, the residents of Los Ranchos bring up a good point of managing the traffic volume on this bridge not only to ensure the quiet nature of their neighborhood, but also to protect our fragile bosque. A traffic study regarding the increased use of the bridge must be conducted, to include the likelihood of increased traffic from individuals

who attempt a Westbound exit, but find themselves traveling over the bridge, only to make a U-Turn at the first available location.

- **Traffic Issues related to additional intersections and/or new traffic controls (lights) within 1/4 mile of the Coors/Montano Intersection:** It is very easy to foresee that the developer may offer to add new intersections/lights to facilitate traffic onto Coors and Montano (ie lights that would allow egress/ingress in a controlled manner to either direction of either road). However, introducing more lights, more intersections will only serve to further congest this location. These intersections would be in conflict with the Coors Corridor Plan. A traffic study must be conducted to determine if this is feasible and if so, it would require a review of all other studies conducted in this area on traffic taking into account the new intersections.
- **Light pollution studies:** The preservation of the bosque views for the residence of Albuquerque is extremely important. Light pollution studies must be conducted to assess not only the impact on the views of the bosque, mountains and cityscape, but also on the diminution of the night sky views by the residence in the immediate area of the proposed facility.
- **A feasibility study of the city purchasing the area for green space / alternative Balloon Launch/Landing Area:** The proposed location is a favorite for Balloonist, bicyclists, hikers, bird watchers, model airplane flyers and those who generally enjoy seeing a bit of open space in an otherwise crowded city. The city must conduct a feasibility study into maintaining this area as open space and/or a secondary Balloon launch/landing facility. Any balloonist will tell you that this is a prime spot for launching/landing and taking advantage of a close overflight of the Bosque. Removal of this area from that activity would adversely affect the quality of life for the residence of Albuquerque. I would guess that this area is used by Balloonist on a per day basis more than any other location in the city of Albuquerque.
- **A complete assessment on the diminution in value to homes whose Bosque and Mountain views will be impacted by the placement of a Big Box store (Walmart):** The present Zoning for this area does allow for a store the size of the one proposed. Many people in this area helped to ensure this type of zoning was enacted, and many more bought homes in the area understanding that this area would not become a Big Box area. To allow a change that would allow Walmart (or any Big Box) on this site, would be breaking the agreement with the residence in this area and would have a financial impact upon their homes and quality of life (potentially opening up the city to litigation). Prior to any zoning exemption or modification being allowed, the city must study the diminution in value that may occur to the property owners who may be affected by this development. This would include any home that has either their view affected, the traffic in and around their home affected, the noise levels surrounding their home affected or might experience a rise in property crime that may be expected surrounding the development.
- **Environmental Impact of Facility on Bosque to include studies to determine affects on Migratory Bird Patterns, compliance with the Endangered Species Act and a determination whether any historical or cultural areas are present within the proposed footprint of the area:** The placement of this facility at its present location will put it within 1/4 mile from the Rio Grande River (and likely less than 400 feet to the Bosque itself). The placement of acres of asphalt parking lots in close proximity to these wetlands would require a study of the potential for fuels and other contaminants to be flushed into the Bosque/River from rain events. Furthermore, development in this area may impact animal habitats protected by the Endangered Species Act, and may also impact migratory bird patterns and wintering areas that are protected by the Migratory Bird Act. Complete environmental impact assessments of the development must be conducted and reviewed to ensure compliance with these Federal Laws.
- **Economic Impact Assessment on the business surrounding the proposed location (to include the Bosque School, and Balloon company operators who utilize the area):** I believe it should be the public policy of the city government of Albuquerque to encourage business development that is sensitive to the existing infrastructure of the city and respectful of the existence of hard-working local business that may be forced out of business by predatory Big Box stores who

posses an unfair competitive advantage. The Coors and Montano area already possesses a vibrant mix of successful businesses. Many of these businesses provide services and goods that Walmart will directly compete with. Residence in this area can already choose to go to one of the many close Walmarts. Moving another Walmart into the immediate area will have direct, predatory consequences on these businesses. A study must be conducted on the effect this development is likely to have on those businesses. Such a study may show that the likely effect is that those businesses go under, with vacant commercial property the result. I would encourage the city to support complimentary use of this site, rather than predatory use of this site. Traditional businesses should be considered in this study, but I would also look at the effect on the Balloonist who use the area and the likely direct affect on the Bosque School who will be presented with the backside of the Walmart.

- **The sale of Alcohol, Firearms, Ammunition and other dangerous materials less than 300 feet from a 6th Grade-12th Grade School (Bosque School):** A Walmart is a small city, and all cities come with problems. A study must be conducted on whether Walmart intends to sell materials in the store that are incongruent with a safe learning environment that all children deserve. Walmart is the largest purveyor of Firearms, Ammunition and likely one of the largest sellers of alcoholic beverages in the country. Should the city decide to allow this development, a determination of the ability of this store to sell any of these items must be made. Furthermore, I would ask the city consider not the point within the store form where the sale may be made, but the point at which people may actually have the goods with them in the parking lot of the store.
- **An assessment of the parking plan in the proposal for a suitable number of parking spaces:** The proposed plan appears to have insufficient numbers of parking spaces and may have roadways for public use passing in-between the parking lot and the building itself.

These are some of the issues I have with this proposed development. As a resident of Albuquerque, I expect the city Government to act in the best interest of Albuquerque and seek a development of this area that is complimentary to the community and its existing plans rather than predatory to the existing businesses and residents.

Respectfully submitted,

Gregory P. Miller

Winklepleck, Stephani I.

To: steve miller

Subject: RE: Wal-Mart-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: steve miller [<mailto:stevemllr99@gmail.com>]

Sent: Wednesday, September 28, 2011 3:22 PM

To: Winklepleck, Stephani I.

Subject: Wal-Mart-Coors and Montano

Dear Ms. Winklepeck,

I am writing you regarding my concerns about the proposed Wal-Mart a in at the intersection of Monatano and Coors. I do not think that this development should be allowed in this location for the following reasons:

- It will be an obsticle to the view of the bosque and the Rio Grande. Now we have an beautiful view while on Coors. With Wal-Mart that view will be gone forever.
- This is supposed to be a Village Center. Instead of several moderate sized retailers we will only have one "big box" and a lot of parking lot. This is not a Village by any stretch. Worse, for the kids that go to school at Bosque School, their view of the worls woll be the back side of the "big box".
- The back side of these big box stores are noisy places with vehicle back-up alarms and large trucks coming and going. This is not a good learning environment for the kids.
- Because of the truck bans on Montano and Paseo del Norte trucks exiting the site will all be on Learning Road. Traffic already backs up through the roudabout. How are the kids and their parents supposed to get out on to Coors.
- In all of the official documents I have read I have not seen pedestrial or bicycle safety addressed. I thought the City was supposed to be promoting pedestrianism.
- The 2007 Traffic Impact Study assumed that there were no pedestrians crossing at the intersection of Montano and Coors. That's right, not a single one. This was done so that more green time could be given to vehicles, which minimizes congestion. If they were to allow for some pedestrian traffic in their analysis, the intersections fail even faster and worse.

9/28/2011

- Having a Wal-Mart so close to Open Space is foolish. The Open Space is a resource that we have invested public dollars in. Why would we do something that diminished the value of that resource?
- How many Wal-Marts are enough? We have one just a couple miles to the south and another a few miles to the north.
- The Long Range Roadway System Map developed by the Council of Governments shows the need for an interchange at Montano and Coors. How will that be able to take place with the Wal-Mart there? won't the City have to by right-of-way from Wal-Mart? Doesn't this seem kind of like we are painting our selves into a corner. They should get the right-of-way now not after Wal-Mart is built.
- Wal-Marts do not make good neighbors. That is why there is so much opposition to them wherever they try and go.
- Montano is the 2nd most congested roadway in the the region and Coors is the 8th worse according to the Mid-Region Council of Governments. Coors carries more traffic that any other at grade intersection 57,100 vehicles per day. I can't think of a worse place to put a Wal-Mart.

Regards,
S. Miller
8301 Calle Primera NW
Alb. NM 87120

Winklepleck, Stephani I.

From: lifedancelessons@aol.com
Sent: Thursday, July 21, 2011 9:29 AM
To: lynn@broussardperls.com; Beaucaire, Shannon D.; Winklepleck, Stephani I.; Marrone, Carmen M.
Subject: Re: #PA11-074 Wal-Mart, Meeting Announcement

Hi, Lyn,

I have copied your email to Shannon Beaucaire in the City's ADR Department; to Stephanie Winklepleck at the Office of Neighborhood Coordination; and to Carmen Marrone in planning to make sure that your comments get into the file. I have also added you to the distribution list for any information (and reports) that go out concerning this meeting. Thank you for copying me on your letter to Ms. Westbrook. If I can be of any more assistance, please let me know.

Diane Grover
 Lifedance Mediation Services

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

From: Lynn Perls <lynn@broussardperls.com>
 To: Westbrook, Sara <swestbrook@cabq.gov>
 Cc: Rae Perls <raeperls@aol.com>; John T Badal <jtbadal@aol.com>; Brenda A. Broussard <brenda@broussardconsulting.com>; lifedancelessons <lifedancelessons@aol.com>
 Sent: Thu, Jul 21, 2011 9:02 am
 Subject: Re: #PA11-074 Wal-Mart, Meeting Announcement

Ms. Westbrook, please share this note with Councilman Lewis.

Thank you for adding me to the notification list. I believe the facilitators are aware that the La Luz Landowner's association external affairs committee chair, Rae Perls, is out of town through August 16th. I am also out of town through the 14 th. Neither of us will be able to appear. Representatives of the La Luz Landowner's Association are expected to appear.

Please express to our council member, the mediator, and the EPC my deep concerns that the WalMart application seeks to undo the years of good faith negotiation and problem solving involved in the established site development plan. To now attempt to modify the plan to allow even larger buildings than already negotiated, appears to me to be bad faith effort by the land owner and a national retailer to have yet a second or third bite at the apple, while wearing down the neighborhood associations and individual residents who participate (and made significant concessions) last modification in good faith.

In addition to the building mass, there remain unsolved the traffic congestion at Coors and Montano, caused in part by the City's failure to implement the long range major street plan to acquire right of way from the landowners on the east side of Coors, both north and south side of Montano, in order to make Montano bridge over Winterhaven, which would allow local traffic to circulate and stay off of the Coors/Montano intersection. When the senior Daskalos was allowed to develop the north side of Montano at Coors (east of Wallgreens) without retaining the needed right of way to raise Montano over Winterhaven, it was clear that all subsequent development would be limited in scope, as there is no solution to the already congested traffic pattern, and no safe option for moving greater local community commercial traffic in the area.

Finally, the pueblo ruins site must be addressed.

There are significant development opportunities for community commercial activities within the current site development plan, and the request should be dropped before it proceeds further.

I recommend that copies of the proposed application be made available to each neighborhood association and

7/21/2011

the Bosque school as soon as possible, so that questions and concerns at the facilitated meeting can be based upon the actual requested changes and not just upon applicant or opposition generated "summaries" which can arguably fail to include matters of concerns to various populations.

I hope Councilor Lewis is able to review this application and provide his voting constituents the support needed to respond to this national retailer.

N. Lynn Perls
18 Berm St. NW
Albuquerque, NM 87120

On Jul 21, 2011, at 7:58 AM, "Westbrook, Sara" <swestbrook@cabq.gov> wrote:

Good Morning,

Please see the below information regarding the facilitated meeting for the proposed Wal-Mart at Coors and Montano. We encourage your attendance.

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: Lifedancelessons@aol.com [<mailto:Lifedancelessons@aol.com>]
Sent: Wednesday, July 20, 2011 3:35 PM
To: aboard10@juno.com; deaun@srmna.org; LJcmdl@aol.com; rrb@tierrawestllc.com; RaePerls@aol.com; kward@bosqueschool.org; Dtserrano@aol.com; Candypatt@aol.com; patsyncnelson@msn.com; jakalyn@msn.com; barracuda@msn.com; heatherjohnbadal@msn.com; sandia@flylonecone.com; ericjspeck@comcast.net; jniski@tierrawestllc.com; sandratinlin@qwestoffice.net; dlnewton@comcast.net; laluzlandowners@azulstar.com; cathy_b@comcast.net; pilarvailepc@gmail.com; jtbadal@aol.com; dwinn86@comcast.net; wolcott@swcp.com; kenbrudos@aol.com; pam.bell01@comcast.net; berentgroth@mac.com; lJcmdl@comcast.net; m43058@unm.edu
Cc: Marrone, Carmen M.; Beaucaire, Shannon D.; Winklepleck, Stephani I.; Parada, Naomi; phcrumpsf@gmail.com; oweegon@bridgesofpeace.com; jess.lawrence@gmail.com; Westbrook, Sara
Subject: #PA11-074 Wal-Mart, Meeting Announcement

Hi, Folks,

A facilitated meeting has been scheduled on **Thursday, August 11, from 6:30 - 8:30 p.m, with a 1/2 hour period from 6:00 to 6:30 for attendees to view applicant displays pertaining to the project prior to the meeting.** The meeting will be held at the **Albuquerque Convention Center, 402 Second NW, in the Kiva Auditorium.**

Please note that no questions will be entertained or answered during the 6:00 to 6:30 period, as we want all questions and answers covered in the actual meeting where they can be memorialized by the co-facilitating meeting recorder.

This Pre-application will go before the Environmental Planning Commission (EPC) as an Amendment to the Site Development Plan for Subdivision for a Large Retail Facility (LRF) of approximately 95,000 square feet for retail space. Proposed tenants include a Large Company Bank and a smaller version of a Super Wal-Mart along with a few restaurants and other retail stores

Rae Perls, Chairperson
La Luz External Committee
15 Tennis Court,NW
Albuquerque, NM 87120

September 2011

Regarding the Big Box proposal for the corner of Coors & Montano the La Luz Landowners Board of Directors is strongly on record opposing the revised plan for that commercial development . The following issues are of most concern:

1. Traffic at that intersection is already at a critical point with large back-ups at several different heavily traffic hours each week day. The proposal requests an additional exit cut onto Montano between the current light and the cut at Winterhaven. Children from the school use for foot traffic across as well as normal in and out from Bosque School. An added cut with added traffic will further back up traffic and be an added safety concern. We need an updated traffic study.
2. The size of the proposed Walmart Store at 90,000 sq. feet creates more parking and concrete than that site should allow given the natural beauty of the location. It defies the Coors Corridor Plan ideas of protecting the views and the natural beauty of that remaining land near to the bosque.
3. A Big Box store brings with it not only added traffic, but 24 hour traffic, increased crime, and the danger from the fire arms and ammunition sold at all hours along side alcohol sales.
4. The Special Use designation was intended to bring commercial opportunities that add to the surrounding neighborhoods. Given that there is a Super Walmart five minutes to the south of this site and a large Target six minutes to the north, this does not offer anything that adds to the quality of life of the neighborhoods nearby. The original concept called for a "village" kind of neighborhood commercial area. It appears this Walmart is intended to draw shoppers from across the Montano bridge from the north valley rather than serve the west side of town. A neighborhood grocery store would be most welcome and likely would be in the 12,000 to 30,000 square feet size range.

raeperls@aol.com

Lehner, Catalina L.

From: Rae Perls [raeperls@aol.com]
Sent: Sunday, November 13, 2011 6:05 PM
To: Lifedancelessons@aol.com
Cc: Lehner, Catalina L.
Subject: Fwd: Walmart and Glenn

Diane and Catalina: This is a note from a La Luz neighbor that once again supports the concerns regarding the overnight problems at Walmart locations. Please add it to your notes somehow. Thanks for our attention, Rae

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

From: Marianne <mombeeluz@comcast.net>
To: 'Rae Perls' <raeperls@aol.com>
Sent: Sat, Nov 12, 2011 6:27 am
Subject: Walmart and Glenn

Hi Rae, Here is Glenn Mallory's e-mail address: gmallory@mac.com. Glenn is really interested in the Walmart thing. He rides his bike past the store on I40 quite often in the AM and is appalled by the large trucks with their motors running at 6:00 in the morning. There evidently is garbage all around, evidence of "bathroom activities" behind the store ----- it is a mess! We drove over there one day, in addition to the trucks, there were big garbage bins and fenced areas with boxes and other debris. This would presumably be in the area facing the school! Anyhow, I know Glenn has already written an article for the paper and would love to be involved. He is in Ecuador right now and should be back on the 21st. Please let him know of the updated plans. (There is a very interesting article about him and his international Co. in the latest N.M. Business Weekly).

Thanks, Marianne

12/12/2011

Winklepleck, Stephani I.

To: Kinna's Kitchen
Cc: zurdoperez@yahoo.com
Subject: RE: Future WallMart at the west side Coors & Montano

Manuel,

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

Have a good one.

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

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

From: Kinna's Kitchen [mailto:kinnaskitchen@gmail.com]
Sent: Tuesday, September 06, 2011 5:51 PM
To: Winklepleck, Stephani I.
Cc: zurdoperez@yahoo.com
Subject: Future WallMart at the west side Coors & Montano

Hola!!

Just go for it Build the Store, support WallMart and secure the jobs in China, there population is so large that they need the job.

I know for small business here in Albuquerque New Mexico is not right but what can they do.

If there's so many Square Miles in a City, don't you think that a business owner should have a PERMIT to open only so many locations with in that range of square miles in the City.

Just on Coors from Rio Bravo South side, to Alameda North side there are 5 WallMarts, ?DO WE NEED MORE?

THERE IS A SAYING THAT GO LIKE THIS, MONNEY TALKS PEOPLE WALKS.

If they build it people will walk to the store to go shopping.

I'm just a person that Emigrate from Mexico, state of Chihuahua in 1975, I don't know if this E-Mail would make a difference.

Sincerely

Manuel V Perez

Winklepleck, Stephani I.

To: Kristine Purrington

Subject: RE: Proposed development at Montano & 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: Kristine Purrington [<mailto:kpurring@gmail.com>]

Sent: Wednesday, September 28, 2011 3:40 PM

To: Winklepleck, Stephani I.

Subject: Proposed development at Montano & Coors

Dear Stephanie,

We will be unable to attend the public meeting at Cibola High School this evening regarding the proposed development at Coors & Montano. We am writing to share with you some of our concerns.

We have been west-side Albuquerque residents for 14 years, and have seen much change and growth over the years. We have a child who attends Bosque School and love the area around the school, which we are honored to consider our community. We oppose the proposed big box development at the SE corner of Coors and Montano for several reasons:

1. Traffic is often very congested at that intersection, and in the area in general. Bosque School encourages their students to bike and walk to school, and we also know students who bike to Cottonwood Classical Preparatory School, just across the river. Many of the students at Bosque School, including our daughter, are young and inexperienced drivers, and increased traffic is not going to be safe for them. I have witnessed a fair amount of road rage on my daily drive to my workplace in the NE heights on Montano, and have reported hostile and reckless drivers to the City of Albuquerque. Traffic in all directions of Coors & Montano is often at a standstill during rush hour. I dread the increase in congestion that a big box retailer would bring to that area, and the decrease in our quality of life.

9/28/2011

2. The area just north of Bosque School is a gateway to the nature and trails of Albuquerque's beautiful Bosque. It is not unusual to see coyotes, rabbits, geese, cranes and much more wildlife in that area. We are concerned that a big box store, and the increased activity in that area will squeeze out these populations. Also, with a big box store comes the inevitable increase in trash and litter. One of the great things the students learn at Bosque School is to care for our environment through ecological responsibility. Bosque School serves thousands of schoolchildren in the Albuquerque Area through their Bosque Environmental Monitoring Project (BEMP), which offers hands-on science experience through environmental monitoring of the Rio Grande, the Bosque, the wildlife and the land and vegetation in the riparian ecosystem surrounding the river. We would like to see the City of Albuquerque support the environmental care taught to these students through a thoughtful, eco-friendly development of this land, rather than a big retailer.

3. It would be a great idea to keep any bit of open space along Coors Road as possible, as it seems that any open land along Coors is getting less and less. It would make more sense to plan for new retail expansion to go further west, perhaps to the Ventana Ranch area that has less shopping and that would help spread the traffic and population out and help ease the congestion in the Coors/Montano area.

4. We are also concerned about an increase in crime that a big box retailer inevitably would bring to Bosque School and the surrounding neighborhoods. Bosque School, and schools in the surrounding area, such as St. Pius X are not-for-profit organizations who rely on contributions to keep their schools campuses in good conditions. Crime and vandalism would leave these schools vulnerable, and the development of a big box retailer would make it necessary for increased security, and thus more expense.

In closing, we do not support any big box development of the land at Coors & Montano, and urge the City of Albuquerque to investigate a more sensitive, educational and environmentally friendly use of this land. Thank you for your consideration.

Sincerely,

Chris and Kristine Purrington

3907 Rancho Centro NW

Albuquerque, NM 87120

(505) 553-1097

Winklepleck, Stephani I.

To: Ada B. Priest

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: Ada B. Priest [<mailto:abp@madisonlaw.com>]

Sent: Wednesday, September 28, 2011 2:30 PM

To: Winklepleck, Stephani I.

Subject: Proposed Walmart at Coors and Montano

Ms. Swinklepleck:

I write to express my vehement opposition to the proposed construction of a Walmart at the intersection of Coors and Montano. In all honesty, I cannot think of a worse location for a big box store of any type. I sincerely hope the City takes into account all the potential consequences, including traffic, pollution and very legitimate environmental concerns when considering this proposal.

I am a longtime resident of Albuquerque's Westside. While I appreciate the growth experienced by the Westside over the past 15 or more years, I can also personally attest to the traffic congestion and lament the loss of the open space near and around the bosque. We live in the Taylor Ranch area and our daughter attends Bosque School. We traverse the area of Coors and Montano on a daily basis and the congestion in that area is continual. While there is an increase during peak morning and evening rush hours, there is rarely a time when traffic is not a concern. In my opinion, construction of a Walmart or any other similar type store would be a catastrophe for a variety of reasons.

First, that location simply cannot support the type of traffic a Walmart or other similar type store would bring. There are limited entry and exit points at the proposed construction site. Even a cursory glance at the proposed plan demonstrates the clear problems that are inherent with this proposal. I have no doubt that a current traffic study would demonstrate this point clearly.

Second, that location, given the limited entry and exit points would make the existing – and anticipated increasing – traffic dangerous. The addition of dedicated traffic control devices to address anticipated

9/28/2011

traffic is not feasible given the limited space that currently exists between traffic signals. This means that heavier traffic will be added to this area without the benefit of any traffic control devices. For example, turning from southbound Coors into the proposed location of the store, against heavy northbound traffic, is simply an invitation for traffic collisions at competing directions, or at best, gridlocked traffic as traffic backs up from the Coors and Montano traffic signal. Ingress and egress from Montano is an even trickier proposition given the limited availability for turn lanes, lack of any signal other than Montano/Coors and medians that direct traffic in single directions. More importantly, this type of traffic creates a safety hazard for children who walk to and from Bosque School.

Third, this location is not in need of a big box store. There are three Walmart stores within approximately 3 miles – north and south – of this location. Placement of a big box store is simply unnecessary and inappropriate at this location. I am an advocate of business development and urban growth – but not at the expense of our open space and bosque, and certainly not simply as a means to fill in vacant land.

Fourth, this type of development was not part of the original zoning plan. While I understand this area is dual zoned for commercial and residential property, I do not believe the commercial zoning plans allow for the size of structure being proposed. It was my understanding the original intent for the commercial property was development of a multi-business, outdoor type mall akin to ABQ Uptown or some similar variation. Certainly a big box store was not contemplated nor addressed in the original zoning plan.

Fifth, we need to take steps to protect Albuquerque's diminishing bosque from light pollution, trash pollutants and emissions pollutants that are inherent in the type of construction proposed here. This location is in such close proximity to the bosque that each of those, on its own, presents a real concern. Bosque School has taken great pains to preserve the bosque within its campus and treats the area and its inhabitants with respect. The anticipated trash, light, noise and emissions will no doubt have a detrimental impact on the bosque's fragile environment.

The Westside does not need a Walmart – nor any other big box store – at the Coors and Montano intersection. We do not want additional semi-traffic making deliveries, light pollution from store and parking lot lights, trash and noise and emissions. These are, unfortunately, inherent to the size and type of store being proposed. This development as currently proposed would be utterly detrimental to the area, including local businesses who support the economy and will be unable to compete with a retail store like Walmart. Certainly if Albuquerque needs another Walmart there are more appropriate sites better suited to support one, but Coors and Montano is not such a location.

Ada B. Priest, Esq.
Madison, Harbour & Mroz P.A.
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Winklepleck, Stephani I.

To: Brigitte de Saint Phalle
Subject: RE: 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: Brigitte de Saint Phalle [<mailto:saint9flies@gmail.com>]
Sent: Wednesday, September 28, 2011 2:53 PM
To: Winklepleck, Stephani I.
Subject: Walmart at Coors & Montano

I live near the Walmart at Ouray & Coors. I drive by it often as it is right next to the I 40 exit nearest to my house. If a WalMart is approved for Coors & Montano I feel very sorry for the neighbors because:

1. Traffic. I've seen a lot of glass from fender benders and worse on Ouray in front of the WalMart and at the 4 way stop on Coronado. I know three people who have been in a fender-bender near the Walmart, in fact I was a passenger in one of them. Montano is one of the few Rio Grande crossings and traffic is horrendous there twice a day. A Walmart will attract a lot more cars pre-work and after work, the worst possible times.

2. Crime. I occasionally shop at WalMart because I can walk there and it's open 24 hours. I still haven't forgotten the five police cars out front one time and finding out from a tearful WalMart employee that "We lost an Associate." Murder is rare, of course, but WalMart is a magnet for problems.

3. Not next to a wonderful school designed by the internationally known architect Andre Predoc!!! What a disgusting background to his work, and what an awful store for kids to go to in a hurry. See "crime" above. See "traffic" above and imagine parents dropping kids off and picking them up. Mitigation? Just say no to the problem in the first place.

4. Montano Plaza is the only attractive shopping district between I 40 and Paseo on the West side with nicer stores like Kellers and Hastings. Walmart attracts Dollar Stores and such. That's why I shop at Albertson's rather than the close-by WalMart. WalMart will hurt Montano Plaza badly by undercutting the businesses there.

5. The West side needs a Sunflower or a Trader Joe's which sell better food and for lower price on many items. I drive across town to shop at those even though a WalMart is within walking distance. The Corrales Sunflower is a huge success and so is the Flying Star next to it. We are hungry for those businesses not another WalMart. If the West side MUST have yet another WalMart put it further west - homeowners there aren't well served, although I doubt that another WalMart is what they're hoping for.

6. JOBS????? WalMart jobs are mostly low paying and the employees won't live close to Montano & Coors - see traffic above. WalMart has long lines at all hours. I once went there at 2 AM after getting back from a trip and waited a long time to pay - almost no workers there. I bet a lot of WalMart employees are on food stamps. I bet WalMart costs NM money if you add everything up.

The West side doesn't need WalMart #12 and we sure as hell don't want it! Stop dumping on us! After redistricting we'll have a bigger voting voice and more representation. We're very unhappy. THINK AHEAD! Stop dumping on us!

Brigitte de Saint Phalle, West Sider

Winklepleck, Stephani I.

To: Claudia Sanchez
Subject: RE: Walmart development Westside

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: Claudia Sanchez [<mailto:cmsanchez7@gmail.com>]
Sent: Wednesday, September 28, 2011 5:56 PM
To: Winklepleck, Stephani I.
Subject: Walmart development Westside

Hello Stephani,

Unfortunately I am unable to attend tonight's meeting on the proposed walmart at Coors and Montano. I would like my comment to be included in the record.

As a Westside resident I am completely AGAINST the addition of another Super Walmart on the Westside of this city. There are a number of reasons, here are a few:

There are 4 Walmarts within close proximity of one another, including a neighborhood walmart located on Golfcourse. This oversaturation of Walmart superstores will have a negative effect on the growth of small businesses that are developed by local residents as the Westside continues to grow. Without getting into the often made argument against walmart, it should still be said that walmart will export their profits outside of this community. Whereas local small businesses will recycle the profits within the community. All this is important to building and sustaining a growth plan for the Westside.

Another reason, the community crime reports for Walmart indicate that they are a hub for criminal activity. The Westside does not need that kind of business partner with so many other better choices can be made.

The issue of crime is compounded by placing a Walmart next to a school (Bosque School). There can

be a number of complicating and irresponsible results from a decision such as constant lockdowns, trespassing onto school property which puts students at risk.

These are but a few of the reasons for objecting to another walmart on the Westside.

-Claudia Sanchez

Lehner, Catalina L.

From: Colette Schobbens [CSchobbens@nmml.org]
Sent: Friday, December 30, 2011 1:54 PM
To: Lehner, Catalina L.; Marrone, Carmen M.
Cc: Sanchez, Ken; O'Malley, Debbie; Benton, Isaac; Winter, Brad D.; Lewis, Dan P.; Garduno, Rey; Cook, Michael D.; Jones, Trudy; Harris, Don
Subject: Project # 1003859

Please include the following comments in the Coors/Montano Walmart application file - project #1003859.

To our Albuquerque City Planners, EPC and Council members,

When we choose a life partner, it is OK to wait until the right one comes along!

I am writing on behalf of the Las Casitas del Rio II Home Owners Association located off of Winterhaven NW, less than 300 yards North of the proposed Walmart development at Coors and Montano.

We are very concerned about the above project and strongly oppose the development of any large retail facility on the corner of Coors and Montano. Our main points supporting our position are listed hereunder:

1. The proposed site represents some of the last few acres of property right along the Bosque on Coors; allowing a large retail facility to be built there would eliminate the unique opportunity we have for the City of Albuquerque to preserve and protect precious resources and/or to build instead a community oriented and environmentally friendly development.
2. Allowing an LRF to be built at this site, when the same business is already available a couple of miles north and south of this location, would simply bring more traffic (and accidents, and crime, and trash) to the already very congested Coors Corridor and to this intersection in particular. Businesses of this type are needed further West; a Walmart Supercenter further West would help alleviate traffic on Coors instead of making it worse.
3. The applicant was only required to provide a traffic study extending projections to 2015 when the development would barely be completed. Traffic projections provided at the recent Coors Corridor Plan Update meetings were predicting the Coors-Montano intersection traffic flow to be severely impaired within 10-15 years or sooner (not even considering the proposed Walmart development). Project #1003859 will only make these alarming projections in regards to traffic flow occur sooner.
4. The proposed site development goes against a very long list of regulations and recommendations provided in the Albuquerque Zoning Code and plans (Albuquerque-Bernalillo, West Side and Coors Corridor). Approving this application would certainly mean bending many of these regulations and recommendations, which is neither the role of the City Planners or the EPC members, nor in the best interest of Albuquerque as a whole.

12/30/2011

- The pristine views enjoyed by all residents coming down from Taylor Ranch on Montano going East would be destroyed; with the proposed development you would now look at an immense roof-top scattered with HVAC equipment, and an even larger parking lot. The Coors Corridor Plan clearly calls for protecting the views of the Bosque and Mountains on Coors; it also calls for "Village" feel type developments. An LRF isn't, has never been, and never will be a synonym to anything "Village-like".
- The parking area of an LRF is not supposed to dominate the overall view, yet it clearly does on the proposed site plan.
- In order to allow for traffic flow, the Coors Corridor Plan recommends at least ¼ mile between right-in right-out access to Coors, and ½ mile between intersections. Yet the site plan is suggesting additional curb cuts on both Coors and Montano, much closer to the Coors Montano intersection than the recommended minimum ¼ mile. This will create a traffic nightmare and many more accidents.
- The proposed site plan calls for a zoning change from O-1 to SU-1 for a significant portion of the site; why allow this to happen when it clearly was not intended to happen?
- Many more deficiencies showing the lack of a match between the proposed development and the intent and recommendations of the 3 plans in place have been pointed out by the Planning Department staff and other concerned residents (see documents submitted in this regard).

We ask our City-Planners, the EPC and Council members to look at the short and long-range detrimental effects of the proposed development.

The destruction of views and environment, the loss of jobs and small locally owned businesses and worsening of traffic conditions in this area clearly outweigh the highly questionable benefits of the proposed development.

It is not right to build an LRF right next to a State Park entrance, it does not belong there.

Please make the right decision for the future of Albuquerque. We can do better: let's have a West Side Plaza surrounded by small, locally owned shops and businesses, maybe a Youth Conservation Center.

When we choose a life partner, it is OK to wait until the right one comes along!

Thank you for your consideration

Sincerely,

Colette M. Schobbens
For Las Casitas del Rio II HOA
6155 Deergrass Circle NW
Albuquerque, NM 87120

Winklepleck, Stephani I.

To: Colleen Seager

Subject: RE: Comments 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
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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: Colleen Seager [<mailto:Colleen.Seager@bosqueschool.org>]

Sent: Monday, October 10, 2011 8:56 AM

To: Winklepleck, Stephani I.

Subject: FW: Comments on Coors and Montano

The attached nine comments relate to the proposed big box store at the corner of Coors and Montano. They were written the day of the hearing by Bosque School students, but there was a misunderstanding about how and where they could submit testimony.

Dan Shaw

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

10/10/2011

Bryce Watson

To whom this may concern:

I have many predicted and personal thoughts about what will happen if a big box store is placed in the bosque. I am a freshman here and I ride my bike to and from school. With the higher traffic, I am more likely to get hit by a car. And I will soon be driving a car, and a young driver should never be in that much traffic. I am also worried about the ir conspicuous person who could sneak over and kidnap a child. It is just not the best idea to build a big box store in this area. My parents feel the same way I do and they are both registered voters in this state.

To whom this may concern, there should not be a big box store because, having a store so close to Bosque is a bad thing and increases the amount of problems we would have. People don't want a box store here because it's a bad idea to have so much traffic and people near the school. It could be dangerous and could have effect the whole community. One major problems is the traffic flow and how many more people are going to be coming near or to the school. There could also be more lock downs and people just coming on to campus for no reason. It's just not a good idea to have a big box store near our school. It could also effect the Bosque in a way that it could collect alot more trash and we could lose the Bosque to pollution and we should not have any big box stores near the Bosque or Bosque School.

9-28-11

To whom this may concern,

I am a 9th grader at bosque school and I've been here since 6th grade, building this Big box store in front of my school will be horrific. The traffic will double the moment you open this store, it's already hard enough for us to get to school/leave school. The more traffic will cause major problems for the students that ride their bikes to school, we do not need and we want our students to get hurt. My friends ride their bikes and I definitely don't want to see my friends get hurt because of some stupid driver going to your Big box store. I play soccer and run track for Bosque and we can't afford to be late to our game/meet. So please do not build the Big Box store here.

From,

 (Gato Kleban)

To whom this may concern,

Investing in a big-box store has more than one perspective. That of the investors, and that of the community of Bosque School. The faculty and families involved in Bosque take the negative side in this issue for more than one reason. For one, it would be certain that traffic would increase largely and only add to the traffic as is. Also, there are multiple dangers that a big-box store could put on the students on campus (such as alcohol and weapons). For another thing, the people that come in and out of the big-box store can vary and cause more lock-downs during a school day.

-Casey Garrity

Putting a big box store in front of Bosque School would be a bad thing. One because the traffic would increase drastically and some students are just learning how to drive and would make driving to school even more dangerous. Also the people that a big box store is not the kind of people you would want near a school because they could buy guns, alcohol and could go to the school. Last because there could be a lot of more people near the school and could damage the school or could go on the school so we would need a lot of more security to protect the school.

MY PROTEST !

The land in front of our school was not made for a big box store. Big box stores are monopolizing New Mexico. Our taxes are going to rise and here is our tuition. I'm a freshman here at Bosque and I'm about to start driving and being a new driver, it concerns me that I would have to drive to school ^{EVERDAY IN HEAVY DUTY TRAFFIC}. Too many teenagers have already been killed in car crashes... even some of my dear friends. Big box stores also sell firearms, weaponry and alcohol. No offense to the general public, but we don't need violent people or alcohol surrounding our mid-high or worse violent alcoholics. For the sake of our school and students safety

DO NOT BUILD A BIG BOX STORE

PLEASE

Thanks,

Sam
Harris

Building a big box store in front of our school would bring up many issues such as an increase in traffic, the sales of things such as fire arms and alcohol and many other people coming in and out of this area that we don't have now. First of all Coors is the road with the most number of accidents in Albuquerque. Adding the traffic of a big box store to the traffic that is already on coors isn't a good idea. Being a high school we have many new and inexperienced drivers coming in and out of our school every day. In order to acomadate this traffic many changes would have to be made. A big box store would also sell fire arms/ weapons and alcohol. These items being sold around a mid-high school could be a dangerous situation. This area is not cut out well for a big box store. Big box stores are a good thing but they should be placed in our cities carefully. This is not a good placement for a big box store. Another thing about the traffic is that I am going to be driving myself to school. Adding the traffic from a big box store would be bad for me and any other student drivers.

~Emily Ellis

Bosque School Student

To whom it may concern,

As a student at Bosque School, I am blessed to be able to come to a school where we have the Bosque behind us and a lot of open space in between the school and Coors Blvd, which provides safety for the students that attend here. Myself, along with a majority of the students at Bosque School are concerned with the impact a possible Big Box store would have on our community. Many Big Box stores carry alcohol, tobacco products, and firearms.

This would greatly affect the safety of the students and other faculty/staff on our campus. As well, as a student who has siblings attending other schools, and a single parent, I have to be at school early every morning. The traffic on Coors and Montano is already bad, but if we have a Big Box store in front of our campus, the traffic will become even worse. We would have people taking shortcuts through our campus. This is very unsafe because we wouldn't be able to control the types of people coming through our school. I know as a student, I would not want to attend an unsafe school, and neither would my parent. I am also concerned with the raise in taxes a Big Box store would cause. As a student on financial aid, I know that the cost of putting new roads, water, sewer and gas lines will bump up the tuition to way past to where my parent can afford.

As a student, I know my voice is just one of many, especially among registered voters. So please, please hear our voice and consider the impact a Big Box store would have on our community and school.

Thank you for listening,

Sarah Smithson, class of 2015

Big Box Store

Alyson

I am Alyson and I am opposed to a big box store. I don't want a box store there because it creates so much more problems.

It makes traffic so much worse.

I'm a freshman going to drive soon and I don't want to have a store there because of the traffic and because of the large risk of accidents. It also has no reason for being there because the same store is 2 minutes away from our store both directions. A Big box Store just creates problems.

Winklepleck, Stephani I.

To: Westbrook, Sara
Cc: rshortridge@gmail.com
Subject: RE: walmart at 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: Westbrook, Sara **On Behalf Of** Lewis, Dan P.
Sent: Monday, October 03, 2011 2:26 PM
To: Winklepleck, Stephani I.
Subject: FW: walmart at montano and coors

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: ray shortridge [<mailto:rshortridge@gmail.com>]
Sent: Sunday, October 02, 2011 4:35 PM
To: Lewis, Dan P.
Cc: lifedancelessons@aol.com
Subject: walmart at montano and coors

hi,

saw you at cibola the other night at the preliminary meeting for the walmart store project at montano and coors. it appears that you left before the meeting began, i thought i'd let you kn my response to the

10/3/2011

facilitator's comments.

Unresolved Issues, Interests and Concerns:

Will City reduce speed limits to accommodate bicycle/pedestrian safety? - this should be tied into a regional west side traffic study - given the development planned for the area above the escarpment

hi, many thanks for forwarding your minutes from a complex meeting. what a challenge as the presenters and the community posed their questions, comments, and issues. here are mine, item by item as you cited them. i believe that many of my comments brought thoughts from commentators to be apposite those of the issue that you listed. i hope that this brings our community conversation to a more pointed discussion, so that we can, in the future, drop the points that the developers make as having been addressed and focus on those issues that meet further conversion.

How will the bridge handle intense new developments? --this should be tied into a regional west side traffic study - given the development planned for the area above the escarpment

How to address issues of vibration that could harm house foundations? -- the increased 18u wheeler traffic should be tied into a regional west side traffic study. what impact would the residential neighborhoods north and west of the escarpment have on the bridge crossings?

personal comment: the traffic analysis referred to by the traffic engineer was (a) outdated and (b) not credible. the engineer needs to start from the beginning and factor in the recent changes to the traffic flow based upon the thousands of the residents who will be residing on the mesa. the projections made several years ago for the i-40/coors intersection were so faulty that the city/tax payers paid \$120mm to address the grossly under-estimate for traffic. this should not happen again.

What will be done for noise mitigation -- ditto re regional west side traffic study what with thousands of new households above the escarpment planned for the next several years, a new survey must be done. a survey based upon the demographics of the mid decade are worthless.

Traffic Impact Study – neighbors want TIS for cumulative area, not just immediate big box store installation. what would this facility impact for the neighborhood and for the new residents above the escarpment have for traffic on montano, one of the few crossings across the river. the existing traffic survey is worthless based upon (a) new development plans above the escarpment and (b) the increasing traffic flow on coors. it was incredible that the traffic engineer claimed that there would be a decreased traffic impact, due to the new big box store, just because its footprint was less than a previously planned big box store. mindless. just mindless. frankly, i was embarrassed for the city to have that engineer disgrace himself in public.

Can overnight RV parking be disallowed? Can overnight and less than overnight waiting to be unloaded traffic be disallowed?

the wal mart store at coors and i-40 always has big rigs idling behind the store. along with other big rigs, eg auto transports, and rv vehicles. who are those people? what about the exhaust fumes? the ugliness?

Can pallets, broken ballets, bags, etc. be disallowed: at the gardening store, bags of gardening supplies broken and spilling stuff onto the pavement. rodents rooting about. sheez/

WalMart policy for background checks on truck drivers, overnight campers, etc. -- how can the

neighborhood be safeguarded from the national statistics that wal mart stores breed crime? the bosque school students presented data suggesting that wal mart stores are a haven for crime against women and property. the increased cost of policing and responding to incidents are born by the taxpayer, not wal mart.

Policies for chemical incidents -- what safeguard are there to prevent chemicals and truck fluids from the store's products and suppliers impacting the parking lot and the drainage system

Will "quiet asphalt" be utilized in construction? and if so, what is the normal level of noise from the facility and how does wal mart intend to mitigate them? and what evidence does wal mart have that its techniques work?

Winklepleck, Stephani I.

To: Andrea Smith

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

From: Andrea Smith [<mailto:Andrea.Smith@bosqueschool.org>]

Sent: Tuesday, October 04, 2011 11:01 AM

To: Winklepleck, Stephani I.

Subject: Big Box Development at Coors and Montano

Is there one positive thing that Walmart has done for any community it has forced itself upon? What does it pay in local taxes? State? How many people does it underemploy? How many small local businesses has it forced to close? How does it treat its employees? How much violence, traffic congestion, noise, etc. is generated nearby? How honest are its claims?

As a long-time small business owner, it has been my experience that Walmart, not as conceived by Sam Walton, but as run by his heirs, is a detriment to the overall economy of the entire nation. No other retailer has forced manufacturing out of this country at such a rate, or caused individual employee income to decrease so far, or to provide so little in tax revenue, or to vary it's prices to such an extent, forcing smaller retailers out of business, then raising prices to whatever the market will bear. Walmart employees are treated like second class citizens, and their power is such that the employee has no recourse.

Is this really something we want located at an already congested crossroads, in a pleasant neighborhood, with many small retailers nearby and a school immediately adjacent? Not if we are intelligent, thinking, caring people with Albuquerque's best interests at heart.

Andrea Lodge Smith

10/4/2011

Winklepleck, Stephani I.

To: Westbrook, Sara

Cc: r2abq@q.com

Subject: RE: Why have 3 of 11 Albuquerque Wal-Mart Supercenters within an 8.8 mile stretch of Coors Blvd 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.

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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: Westbrook, Sara **On Behalf Of** Lewis, Dan P.

Sent: Monday, October 03, 2011 2:32 PM

To: Winklepleck, Stephani I.

Subject: FW: Why have 3 of 11 Albuquerque Wal-Mart Supercenters within an 8.8 mile stretch of Coors Blvd NW?

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: Spangler [mailto:r2abq@q.com]

Sent: Thursday, September 29, 2011 6:51 PM

To: Lewis, Dan P.; Sanchez, Ken; O'Malley, Debbie; Benton, Isaac; Westbrook, Sara; Romero, Elaine T.; Sanchez-Pare, Kelly; Harris, Don; Ortega, Crystal; Dolan, Diane R.; Stover, Debbie L.; Carruthers, Madeline ; Nason, Deborah A.; Mayor Berry; Garcia, John A. (OED); ESA; Riordan, Michael J.; Motsko, Mark M.; nmenv-onrtinfo@state.nm.us; terry.hertel@state.nm.us; Leonard, Mary Lou ; president@trna.org; land@trna.org; wcsn@trna.org

Subject: Why have 3 of 11 Albuquerque Wal-Mart Supercenters within an 8.8 mile stretch of Coors Blvd NW?

Dear Sir/Madam:

Both 9 minutes north and 9 minutes south of Coors & Montano NW, a shopper can find a huge, uncrowded

10/3/2011

Wal-Mart Supercenter.

Yet Wal-Mart is proposing to build a third supercenter at the intersection of Coors and Montano, making it a mere 5 minute trip to Wal-Mart for most near-Westside residents. Why is this small strip of the Westside to be the recipient of the latest Wal-Mart proposed for Albuquerque, putting our share at **a disproportionate 3 of the total 11 Supercenters in Albuquerque?**

The answer is that Wal-Mart is targeting the valley market on the east side of the Rio Grande and they intend to pull traffic across the Bosque. There is currently no Wal-Mart serving the metro area bounded by I-25, I-40, the Rio Grande, and Alameda.

Even if the city could work a traffic solution to the already unworkable congestion at the intersection of Coors & Montano NW, that would not protect our unique Bosque. The Albuquerque Bosque is one of a very few wildlife-maintained areas within a metropolitan area. Most rivers end up being concrete canals passing through developed areas; our Bosque is a natural river habitat that preserves not only the wildlife within in but our culture and history surrounding it. We need to be good stewards of this resource.

It is wrong to allow Wal-Mart to build a third Supercenter in the near Westside not only for the Westside residents and the Bosque, but also for the target market in the valley to the east of the river.

If Wal-Mart were to build at Coors & Montano, it would be within 3 miles of that intersection, which on paper appears to serve the valley neighborhood. But in reality, that 3 miles is a stretch of very light residential, churches, farmland, and Bosque far removed from serving the neighborhood—for valley residents east of the river, it's not on the way to or from dropping your children off at the local school or daycare, on the way home from any major employer, or near any other neighborhood locations.

Wal-Mart should be building a Supercenter within the I-25/I-40/Rio Grande/Alameda boundaries to serve valley residents effectively, not putting a third Supercenter on the near Westside.

Please put the Wal-Mart where it is really needed, and protect our Bosque.

Sincerely,
RayeAnn K. Spangler
Albuquerque resident since 1981,
Born and raised in New Mexico,
Proud of our city and state and hoping you'll do the right thing.

Note 1: Map and location information from Google Maps

Note 2: Number of Supercenters in Albuquerque from 9/28/2011 krqe.com article by David Romero (<http://www.krqe.com/dpp/news/local/central/Proposed-Wal-Mart-to-be-discussed-dr>)

Winklepleck, Stephani I.

To: abravo@mindspring.com
Subject: RE: Proposed 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
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: abravo@mindspring.com [mailto:abravo@mindspring.com]
Sent: Wednesday, September 28, 2011 5:09 PM
To: Winklepleck, Stephani I.
Subject: Proposed Walmart development at Coors and Montano

Stephani Winklepleck,

I would like to provide comments on the proposed Walmart development at Coors and Montano. My child is currently a young student attending Bosque School. Currently, it is a safe and effective learning environment.

1. Education is very important to New Mexico families. We need to keep our children safe and especially to consider potential safety issues close to all our New Mexico schools. The store being considered will be very close to Bosque School. It will make a major impact on traffic in the area and it sells alcohol and firearms. These are not conducive to promoting a safe and effective learning environment for our young children. Not much can be done about existing developments. However, planned developments near schools should be carefully considered.

2. Incorporating a big box store at this location will have a major detrimental effect on traffic in the area. Montano is one of the few East-West roads across the Rio Grande and is already congested. Coors is one of the few North-South roads in the metropolitan area and is also already congested. Adding a major big box store to this major crossroads will make the traffic situation worse. Currently, there are other big box stores of the same type within a few miles which seems to be sufficient. Perhaps if yet another one is needed, it could be placed at a location that will not impact traffic at a major east-west/north-south intersection, not be close to a school, not be close to residential buildings, but be accessible to the public.

3. This is a special area with access to the Bosque. Most of it is undeveloped. This is an incredible opportunity for the community to plan and build a more community-oriented development (possibly

similar to Uptown or with some open space or planned development based on community needs) as a special place that everyone can enjoy. If a big box store is placed in this area, it will become just another large-scale commercial development, it could not become a community center that everyone could enjoy. This area has the potential to be one of the highlights of the Albuquerque metro area.

thank you,

Linda Watson

January 9, 2012

(Sent by Email)

TO: Environmental Planning Commission, City of Albuquerque

FROM: Jolene Wolfley, Taylor Ranch Resident

RE: **North Andalucia at La Luz, Project #1003859**

I request that the Environment Planning Commission **deny** both the Site Development Plan for Building Permit and the Site Development Plan for Subdivision Amendment for the following reasons:

- 1. The site plan amendment is contrary to the WSSP goals for a community activity center at the intersection of Coors and Montano.**
- 2. The site plan/building permit do not follow the design standards of the North Andalucia at La Luz site plan approved in 2005.**
- 3. The site plan amendment/building permit violate the underlying purpose of the SU-1 Zoning on the site adjacent to the Bosque.**

This area is designated SU-1 zoning because of the unique setting adjacent the Bosque. I have worked with the Taylor Ranch Neighborhood Association Land Use Committee for twelve years. I have actively reviewed projects between Coors and the Bosque between St. Josephs Drive and Paseo del Norte over these years. In every situation, the long term residents of Taylor Ranch have worked with property owners to produce projects worthy of the Bosque—a public open space that taxpayers have invested in. This particular corner has been long anticipated to be the crown jewel of development along the Bosque. The passage in 2005 of the site plan called “North Andalucia **at La Luz**” with accompanying design standards established the regulatory framework for the site parcels and buildings to emulate La Luz, Bosque School, and the Bosque setting. **The proposed site plan amendment and building permit go against these previous and publicly-approved plans.**

Detailed analysis follows.

- 1. The site plan amendment is contrary to the WSSP goals for a community activity center at the intersection of Coors and Montano.**

The WSSP States (see p. 33):

“The Community Center provides the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment and the most intense land uses within the community.”

Analysis: The site plan amendment introduces a large, stand-alone retail facility (Wal-Mart) in the middle of the community activity center. The Wal-Mart has a small floor to area ratio which does not create an intense land use. The proposal imprints the middle 11 acres of a mixed use center with a large stand-alone store and a large parking lot. That design destroys future development of a mixed use center including entertainment uses, community-wide services, civic land uses and employment.

The WSSP continues:

"The typical Community Center is accessible by a major street or parkway, provides a hub for the regional transit system, and is accessible by pedestrians and bicyclist. Even off-street parking areas are very accommodation to the pedestrian. The community-wide trail network should provide access to the center. The plaza model of development, with services enclosing a pedestrian-oriented public space, is the desirable form for Community...Centers. This model is traditional to New Mexico and applicable to a community-based urban form."

Analysis: The site plan amendment would place a large retail facility that has no orientation to the regional transit system in the center of community center. The use promotes automobile access and does not promote pedestrians beyond someone walking from their car to the front of the store. There is no connection between function of this use and the community-wide trail network. The footprint of this building and its adjacent parking is the antithesis of the traditional New Mexico plaza model of development.

The WSSP continues.

"The ideal community activity center of 35 to 60 acres would have parcels and buildings in scale with pedestrians, small enough to encourage parking once and walking to more than one destination. Off-street parking is often shared....Seating and shade along pedestrian routes also promote walking and informal gathering. The successful multi-use activity center is a vibrant people place."

Analysis: The proposed Wal-Mart is 355 long and 263 feet wide and a height of 28 feet. It is not in scale with pedestrians. A typical residential block full of houses is about the same size as this proposed building. The parcel and its building are not small enough to encourage parking once and walking to more than one destination. There is no shared parking with other uses. There are no seating areas or shade that provide for informal gatherings. This is not a multi-use activity center that is a vibrant people place.

2. The site plan/building permit do not follow the design standards of the North Andalucia at La Luz approved site plan.

The approved North Andalucia at La Luz site plan states:

“The design standards should be used to facilitate the design of buildings which respect 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. Innovative techniques such as cluster housing, water harvesting, and use of ‘green’ building materials are strongly encouraged.

These standards address the issues of landscape setbacks, pedestrian amenities, screening, lighting, signage and architecture that will create the visual image desired for Andalucia at La Luz. They are intended to be complementary to La Luz, Albuquerque’s first cluster housing project and the Bosque School.”

Analysis: (a) The proposed site plan amendment does not respect the natural conditions of the site. An opportunity exists for a development that takes extensive advantage of the Bosque setting—beautiful, public open-space funded by the taxpayers. The proposed Wal-Mart turns its backside to the Bosque environment while also blocking view and physical access to the Bosque for the general public.

(b)The proposal in no way highlights the spectacular views of the Sandia and Manzano mountains. It remains in question if the development blocks views.

(c) There is no significant area dedicated to open space.

(d) No innovative techniques are employed (clustering, water harvesting, etc.)

(e) The pedestrian amenities, screening, lighting, signage and architecture do not complement La Luz (an historic project) or the Bosque School.

3. The site plan amendment/building permit violate the underlying purpose of the SU-1 Zoning on the site adjacent to the Bosque.

From an EPC staff report for project 1003801:

“The SU-1 zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.”

Analysis: This area is designated SU-1 because of the unique setting adjacent the Bosque. Therefore, any site plan amendments and building permits should go beyond the basic zoning requirements to require development to both take advantage of the Bosque setting and preserve the public’s investment in the Bosque open space.

Thank you for this opportunity to comment.

Lehner, Catalina L.

From: Marrone, Carmen M.
Sent: Thursday, November 03, 2011 10:06 AM
To: 'Sandia'
Cc: Lehner, Catalina L.
Subject: RE: EPC PROJECT #1003859/11EPC-40067 AND 11EPC-40068 - TIERRA WEST, LLC, AGENT FOR SILVER LEAF VENTURES

Mr. Woods,

Thank you for your well-articulated letter. The Planning Department will take your concerns into consideration as we analyze the site development plan.

Sincerely,

Carmen Marrone

From: Sandia [mailto:sandia@flylonecone.com]
Sent: Thursday, November 03, 2011 7:05 AM
To: Winklepleck, Stephani I.; Lehner, Catalina L.; Marrone, Carmen M.
Cc: Lifedancelessons@aol.com; Wally Ford; Ross Henke
Subject: EPC PROJECT #1003859/11EPC-40067 AND 11EPC-40068 - TIERRA WEST, LLC, AGENT FOR SILVER LEAF VENTURES

Catalina and Carmen,

Please find attached comments to be included in the EPC documentation on behalf of the La Luz Del Sol Neighborhood Association.

Kind regards,

Art Woods
President pro tem
La Luz Del Sol Neighborhood Association

From: Winklepleck, Stephani I. [mailto:SWinklepleck@cabq.gov]
Sent: Wednesday, November 02, 2011 1:59 PM
To: Sandia
Cc: Lehner, Catalina L.; Marrone, Carmen M.
Subject: EPC PROJECT #1003859/11EPC-40067 AND 11EPC-40068 - TIERRA WEST, LLC, AGENT FOR SILVER LEAF VENTURES

Art,

Please send the letter via e-mail to the following Staff Planners who are assigned **EPC Project #1003859 11EPC-40067** (Site Development Plan for Building Permit) and **11EPC-40068** (Amending the Site Development Plan for Subdivision) to **Catalina Lehner** at clehner@cabq.gov -AND- **Carmen Marrone** at cmarrone@cabq.gov. They can be reached at **505-924-3860**.

12/12/2011

Just a FYI - Information was mailed yesterday to all the affected neighborhood and/or homeowner associations and coalitions from myself to let you know that the city has received the EPC Application Packet for this project. This project is scheduled to be heard at the December 8, 2011 EPC Public Hearing.

Any questions, please feel free to contact me and have a good one.

Stephani

Stephani Winklepleck

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

From: Sandia [<mailto:sandia@flylonecone.com>]
Sent: Wednesday, November 02, 2011 1:45 PM
To: Winklepleck, Stephani I.
Subject: RE: PA #11-074 - Tierra West, LLC - Pre-Application Facilitated Meeting

Stephanie,

Can I submit a letter on behalf of our neighborhood association to EPC electronically? Or does it have to be mailed? If yes, then how do I do the submission? This would be for the December 8th EPC hearing on this project.

Kind regards,

Art Woods
La Luz Del Sol NA
President pro-tem

November 3, 2011

City of Albuquerque Environment Planning Commission

Re: **EPC Project #1003859 11EPC-40067** (Site Development Plan for Building Permit) and **11EPC-40068** (Amending the Site Development Plan for Subdivision)

The La Luz Del Sol (LLDS) Neighborhood Association solicited input from our 50 homeowners and found consensus on the following concerns:

1. At evening rush hour, it seems that the left turn lanes into the development from Montañito onto Mirandela Street would not be of adequate approach length; since traffic would be backed up from the left turning vehicles, we believe that the Montañito bridge congestion would increase and the accident rate at this intersection could be significantly higher than the current count from cars turning into the Bosque school and the open space
2. Light pollution caused by lighting the high density parking area, diminishing the natural ambiance of the Bosque
3. Public involvement in development of the other 11 lots since we do not understand this process beyond Wal Mart's lot 1
4. Traffic study data that was presented at two preliminary meetings was not included in the mailings. Why not?
5. Potential sale of alcohol so close to the Bosque School
6. Potential sale of guns and ammunition so close to the Bosque School
7. If the Wal Mart development of the entire Coors/Montañito complex were to create traffic issues such that a Paseo del Norte type overpass was required for Montañito, then the development of 12 lots versus the original 3 lots would be opposed
8. Wal Mart parking areas are generally a mess, caused by garbage flying around, high density parking and encouragement of overnight recreational vehicle parking creating an RV park-like atmosphere within the general confines of residential neighborhoods.

In general, the residents of the LLDS neighborhood association do not oppose the development of the Coors/ Montañito site assuming that the development is done in accordance with the original site development plan approved in 2005. We are not sure that breaking the 3 tracts into 12 tracts still does meet the original site plan. Wal Mart, and the rest of the Silver Leaf development, could be a good neighbor to Bosque School, La Luz, La Luz Del Sol and other surrounding residential communities by considering light pollution and traffic mitigation beyond the Silver Leaf work previously designed. Additional mitigation could include adding pedestrian & bike paths consistent with the La Luz access to the river trail system.

Thank you for your consideration of our concerns.

Art Woods

Art Woods, President Pro Tem

La Luz Del Sol Neighborhood Association

CC: Wally Ford (LLDS NA), Ross Henke (President, LLDS Homeowners Association), Diane Glover, Stephani Winklepleck

Lehner, Catalina L.

From: Young, John [JYoung@phs.org]
Sent: Thursday, November 24, 2011 10:30 AM
To: Lehner, Catalina L.
Subject: Proposed new Wal-Mart store on Westside

Hello Catalina

Per our conversation I am writing as a Albuquerque west side home owner in an effort to stop the proposed new Wal-Mart store on the Westside near Coors and Montano being built. The question is quite simply how many Wal-Mart stores do we build in Albuquerque, if approved this would be the sixteenth, with two on Coors one at Paso del Norte and Golf course road and one at Cottonwood, just on the Westside. The buildings are just big boxes with huge parking areas not at attractive to the eye. Wal-Mart employees receive low wages and little benefits, they typically sell cheap goods from overseas, little to no American made items. The stores seem to attract a criminal element and areas around them are strewn with garbage. The current inter section at Coors and Montano is already one of the busiest in the city and adding thousands of shoppers and supply trucks will cause major problems without a redesign of the traffic flow, not to say with the additional traffic on Montano across the river will create more problems.

If we do need to put more businesses on that land, why not look at a more traditional New Mexico adobe design with stores we don't already have, what about an store that sells American and New Mexico made items as well. I have enjoyed some of mayors new ideas for the city, the Westside needs a plan, rather than a hit and miss type of approach. We love our special city let's make it different from the norm, starting with doing the right thing with this project. Please do not build just another box store, build something we can be proud of.

Thank you for this consideration

John Young
 6316 Thicket st, NW
 505-899-9011

=====

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12/12/2011

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<http://www.phs.org>

=====

Catalina Lehner, Senior Planner
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

December 28, 2011

Dear Ms. Lehner,

I am a new home owner in the Los Casitas del Rio neighborhood just north of the intersection of Coors and Montano. I moved to this area from the Albuquerque North Valley to be within walking distance of the Bosque, shopping, and Defined Fitness. This choice reflects my values that include; supporting and building community, supporting local business as much as possible, cutting down on car use, and promoting sustainable energy.

I am concerned greatly by the application to the City by Wal-Mart to build a very large retail facility on the corner of Coors and Montano. I have participated in the facilitated meeting at Cibola High School on October 2nd, and several other meetings of neighborhood groups or associations during the past several months. My concerns were compounded by information presented a few weeks ago about the Coors Corridor Plan Update. I wonder if the Environmental Planning Committee, who will meet on January 19, 2012, is aware of and plans to integrate information into their study regarding the goals of the Coors Corridor plan, and the expanded recreational bike paths at bridges along Coors that have been proposed by Mayor Berry?

It is obvious to everyone who travels along Coors through the Montano intersection, and especially those who travel East across the Montano bridge, that the traffic is very extremely high at peak times of the day and that the intersection is tremendously overburdened. The current status of intersection has been described as "failed." The construction of a very large, non-local retail facility at this location flies in the face of common sense. In addition, it would be built in very close proximity to Bosque School whose vision, mission and curriculum promote sustainability, using the Bosque and Rio Grande State Park as a learning environment and source of on-going research.

This is an opportunity for our City planners, City Council members and other decision makers to support local business, quality of life for all our citizens who enjoy the amazing recreation offered by this fragile environment along the Rio Grande. It's a perfect time to create a combination of smart commerce, mixed use, with low environmental impact that will enrich our lives.

Sincerely,

Mary Zarembo
6252 Stipa St. NW
Albuquerque, New Mexico 87120

Number of Stores

Winklepleck, Stephani I.

From: Winklepleck, Stephani I.
Sent: Friday, September 30, 2011 10:06 AM
To: 'm.beaupre@comcast.net'
Subject: RE: Walmart

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

Have a good one.

SW

Stephani Winklepleck

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

From: m.beaupre@comcast.net [<mailto:m.beaupre@comcast.net>]
Sent: Thursday, September 29, 2011 8:48 PM
To: Winklepleck, Stephani I.
Subject: Walmart

Dear Stephani,

How many Walmarts do we really need within a few miles of each other on the same street? It seems like they are trying to crush all the competition, even if it's only little mom and pop stores. Everyone knows traffic on that corner is already horrendous and it's sad that this chain would be allowed to destroy our neighborhood by adding pollution, crime and even more congestion. If Walmart is not wanted there, can they really force themselves on us?

9/30/2011

Winklepleck, Stephani I.

To: Rlbencomo@aol.com

Subject: RE: Wal-Mart plan

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: Rlbencomo@aol.com [mailto:Rlbencomo@aol.com]

Sent: Saturday, October 01, 2011 3:34 PM

To: Winklepleck, Stephani I.

Subject: Ref: Wal-Mart plan

Hello,

I would like to know if there will be a vote on this issue/plan. I for one do not see the need for another Wal-Mart, especially in the area they plan on building on. I have not been able to attend the meetings as I travel a lot as part of my job, but any correspondence can be sent to this e-mail address... Thank you and please feel free to count me as against the Wal-Mart plan to build on Montano and Coors. Thank you and have a good weekend...

Randall L. Bencomo

8305 Camino Paisano NW

Albuquerque, NM 87120

10/3/2011

FILE COPY**Winklepleck, Stephani I.**

From: Lifedancelessons@aol.com
Sent: Saturday, July 23, 2011 12:17 PM
To: bigjon@comcast.net
Cc: Winklepleck, Stephani I.
Subject: Re: wal mart

Are you planning to attend the meeting and do you want to be added to the distribution listing for future emails in connection with this project? Please let me know.

I have copied Stephani Winklepleck at the Office of Neighborhood Coordination on your email, for placement in the project file.

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

In a message dated 7/22/2011 4:05:38 P.M. Mountain Daylight Time, bigjon@comcast.net writes:

I have a great idea, for each who attend add 10000 to the NO list of wanting another wally mart, there to many of the damn things in this city now.

But we all know they buy their way to what they want.

TO bad people here are not like those in CA, they fight new wal marts and win in court.

ENOUGH already, tell them to go back East and open more up.

On the other hand for 5 years I have tried to get the city council and others to talk to Sunflower first, Trader Joe's second about opening one at Paradise and Universe. We have no market up here and don't want a girant mega company that is high priced, Wal-Mart, Albertsons and Smith.

NO WAY.

Maybe you can talk to Sunflower about opening up one here.

As for Wal-Mart, Shove them down the sewer, to many here now.

7/25/2011

Winklepleck, Stephani I.

To: StevEps2@aol.com

Subject: RE: No Walmart

Greetings,

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

Have a good one.

SW

Stephani Winklepleck

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

From: StevEps2@aol.com [mailto:StevEps2@aol.com]

Sent: Monday, October 03, 2011 7:52 AM

To: Winklepleck, Stephani I.

Subject: No Walmart

To: Stephanie Winkepleck
Neighborhood Liaison

As a member of TRNA, I am opposed to a Walmart at Coors and Montano. The box store would obstruct the pristine beauty of the nearby Bosque and encroach on the fragile ecology including fire danger. There are already three Walmarts within several miles of my residence and we don't need anymore that would just create more traffic congestion.

The city should offer incentives for Walmart to build at Unser Crossings (Unser and Central). The infrastructure is already there and citizens in new SW subdivisions are begging for nearby shopping convenience. Also, a Walmart in that location would provide employment opportunities for families in low income areas with energy savings for a shorter commute.

Steve Epstein
5515 Kettle NW
Albuquerque, NM 87120

888-1367

10/3/2011

Winklepleck, Stephani I.

To: P. Mario Guggino
Subject: RE: We don't need another Walmart in this part of town

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: P. Mario Guggino [mailto:PMG1@q.com]
Sent: Wednesday, September 28, 2011 5:11 PM
To: Winklepleck, Stephani I.
Subject: We don't need another Walmart in this part of town

Thank you for considering my comments.

We don't need another Walmart in this part of town. There are already 3 Walmart's plus a Walmart Neighborhood Store in the area.

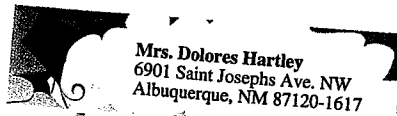
Additionally, the congestion is already tremendous in that corridor.

Please make my comments part of the public record since I have a scheduling conflict and cannot attend. Thank you for your time and attention to this matter.

THNX -- Mario Guggino
Sent from my Verizon iPhone

RECEIVED

SEP 28, 2011 SW



Office of Community &
Neighborhood Coordination

September 24, 2011

Mrs S Winklopleck
PO Box 1293
Albuquerque NM 87103

Dear Mrs Winklopleck,

Pardon me for starting
off wrong in spelling.

My objection to a Thal Mart
at Coors/ Montana is
loud and clear ---
NO

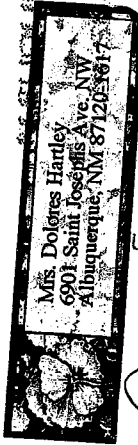
Three Thal Marts on the
Coors Corridor is enough.

I cannot attend the
meeting because of eye problems.
Thank you, D. Hartley

RECEIVED

SEP 28, 2011

Office of Community &
Neighborhood Coordination



ALBUQUERQUE NM 87125-1617



Mr. S. Finkbeleg
PO Box 1293
Albuquerque

87102

327142012

Lehner, Catalina L.

From: Lehner, Catalina L.

Sent: Tuesday, November 22, 2011 4:09 PM

To: 'Howard H Hofmann'; Marrone, Carmen M.

Subject: RE: Proposed Walmart Store

Thank you. I will include the letter with the public record.

-Catalina

From: Howard H Hofmann [mailto:hhhofmann@earthlink.net]

Sent: Saturday, November 19, 2011 11:46 AM

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

Subject: Proposed Walmart Store

Hi Carmen and Catalina.

I've attached a letter from my wife and myself originally sent to the City Councilors. It was a little premature, but I wanted to make sure you both were aware of it.

Howard H Hofmann

12/12/2011

Dear Councilors',

This is in regards to the Walmart store proposed for the corner of Coors and Montaño. My wife and I will be unable to attend the Walmart Facilitated Meeting, August 11, 2011, as we'll be out of town. However, we did want to express our concerns.

I have been coming to New Mexico, and specifically Albuquerque, since 1965, mostly for business, but also for vacations. When it became time to retire, 13 years ago, we opted for Albuquerque. We liked the climate, the people, the food, the scenery and the overall appearance of the land. We chose the Westside as it was, and still is, the growth area of Albuquerque. Now, we have a dilemma with yet another proposed Walmart store.

We live off of Dellyne, which is close to the proposed site; we are about ¾-mile away. A few years ago, Bosque School was erected and has been a benefit to the area. This site was originally planned for an upscale shopping center. It would be ideal for another Uptown, a modernized Winrock, another Coronado Mall or another Cottonwood Mall, but **not** another Walmart!

There is a Super Walmart located at Coors and I-40, we can drive there in under 5 minutes; there is a Super Walmart at Rio Bravo and Coors, we can drive there in 15 minutes or less; there is a Super Walmart at Unser and Southern in Rio Rancho, we can drive there in 15 minutes or less (quicker once Unser is completed to Rio Rancho); there is a Super Walmart at Rio Rancho Blvd. (Hwy 528) and Hwy 550 in Rio Rancho, we can drive there in 15-20 minutes or less; there is a Super Walmart on Carlisle south of Montgomery, we can drive there in 15 minutes or less; there is a Super Walmart near Cottonwood Mall, we can drive there in 10 minutes or less; there is a Walmart grocery at Paseo Del Norte and Golf Course Road, we can drive there in 10 minutes or less; there is a Walmart Grocery proposed for La Orilla and Coors (about half a mile from this proposed Super store and have seen nothing about dropping this application); and a Sam's Club (a division of Walmart) on Coors Bypass and Alameda, we can drive there in 10 minutes. That's 8 Walmart's plus a Sam's Club and a proposed Walmart Grocery that are all within easy driving distance.

We're surrounded by Walmart's and still, they want more. And we thought Walgreen's and CVS Pharmacies' were the only ones on "every" corner. We're not against business growth, but enough is enough.

This is a great, upscale shopping center site that would adequately serve the entire Westside. We request the Council to retain this site as originally planned and to deny any further Walmart expansion in this area, now and in the future.

Juanita K. Hofmann
Howard H. Hofmann
5900 Gorrion Street NW
Albuquerque, NM 87120

cc: land@trna.org
mayorberry@cabq.gov

kensanchez@cabq.gov

ibenton@cabq.gov

danlewis@cabq.gov

mcook@cabq.gov

dharris@cabq.gov

lmason@cabq.gov

domalley@cabq.gov

bwinter@cabq.gov

reygarduno@cabq.gov

trudyjones@cabq.gov

bthompson@cabq.gov

Winklepleck, Stephani I.

To: Howard H Hofmann

Subject: RE: 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: Howard H Hofmann [<mailto:hhhofmann@earthlink.net>]

Sent: Sunday, September 25, 2011 2:14 PM

To: Winklepleck, Stephani I.

Subject: Walmart at Coors & Montano

Hi Stephani,

We'll be unable to attend Wednesday's meeting on the Walmart project. I've attached a copy of the letter we sent to the City Councilors regarding this project, in the event you haven't seen it or are unaware of it. We sent it to the councilors' initially, not knowing where to start.

Howard

9/27/2011

Dear Councilors',

This is in regards to the Walmart store proposed for the corner of Coors and Montañito. My wife and I will be unable to attend the Walmart Facilitated Meeting, August 11, 2011, as we'll be out of town. However, we did want to express our concerns.

I have been coming to New Mexico, and specifically Albuquerque, since 1965, mostly for business, but also for vacations. When it became time to retire, 13 years ago, we opted for Albuquerque. We liked the climate, the people, the food, the scenery and the overall appearance of the land. We chose the Westside as it was, and still is, the growth area of Albuquerque. Now, we have a dilemma with yet another proposed Walmart store.

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bwinter@cabq.gov

reygarduno@cabq.gov

trudyjones@cabq.gov

bthompson@cabq.gov

Winklepleck, Stephani I.

To: Howard H Hofmann

Subject: RE: Proposed Walmart Store - Coors & Montano

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

Stephani

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: Howard H Hofmann [mailto:hhhofmann@earthlink.net]

Sent: Tuesday, August 30, 2011 11:13 AM

To: Winklepleck, Stephani I.

Subject: Proposed Walmart Store - Coors & Montano

Hi Stephani,

I've attached a letter originally sent to our Councilors. It appears that was premature and I have been advised to send a copy to you (attached) so it can go into the EPC file.

Thanks.

Howard

8/30/2011

Dear Councilors',

This is in regards to the Walmart store proposed for the corner of Coors and Montaño. My wife and I will be unable to attend the Walmart Facilitated Meeting, August 11, 2011, as we'll be out of town. However, we did want to express our concerns.

I have been coming to New Mexico, and specifically Albuquerque, since 1965, mostly for business, but also for vacations. When it became time to retire, 13 years ago, we opted for Albuquerque. We liked the climate, the people, the food, the scenery and the overall appearance of the land. We chose the Westside as it was, and still is, the growth area of Albuquerque. Now, we have a dilemma with yet another proposed Walmart store.

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reygarduno@cabq.gov

trudyjones@cabq.gov

bthompson@cabq.gov

Winklepleck, Stephani I.

To: Terry's Main Email

Subject: RE: Proposed Walmart Comment

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: Terry's Main Email [mailto:terry.new.mex@comcast.net]

Sent: Monday, September 26, 2011 8:50 AM

To: Winklepleck, Stephani I.

Subject: Proposed Walmart Comment

Stephani Winklepleck:

I reside off St. Joseph Dr. on the West Side.

I understand that the Montano/Coors corner may need to be developed. I am not against development.

But, there are already two Walmarts within a short drive...one at Cottonwood Mall and one at Coors and Rte 40. Surely we residents don't need a third one.

Thank you.

Mrs. Terry Ihnat

9/27/2011

Lehner, Catalina L.

From: Marrone, Carmen M.
Sent: Monday, December 12, 2011 11:41 AM
To: Lehner, Catalina L.
Subject: FW: walmart trying to get petitions at their store

From: Westbrook, Sara
Sent: Monday, December 12, 2011 11:15 AM
To: Marrone, Carmen M.
Subject: FW: walmart trying to get petitions at their store

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: Paul & Kathi Ingley [mailto:pkingduckley@yahoo.com]
Sent: Sunday, December 11, 2011 12:39 PM
To: Lewis, Dan P.
Cc: Westbrook, Sara
Subject: FYI: walmart trying to get petitions at their store

Counc. Lewis,

PLEASE listen to your constituents on this issue, not Walmart or Walmart's dupes. WE DO NOT WANT THIS BIG BOX STORE (or any other big box store) AT COORS AND MONTANO. STEP UP, and represent your constituents!

Kathi Ingley
District V

If you forward this correspondence, please delete the forwarding history, which includes my email address. It is a courtesy to me and others who may not wish to have their email addresses sent all over the world. Erasing the history helps prevent spammers from mining addresses & viruses from being propagated. THANK YOU!

Dear Neighbor,

Today we were informed that Walmart at Coors/I40 was trying to garner support for proposed store at Coors/Montano. **Attached is a picture of evidence to show you what lengths they will go to.** I took the picture today 12/10/11. The problem with gathering signatures at this location is that shoppers at coors/I40 don't live in Taylor Ranch (Montano area). Therefore, they are certainly out of their jurisdiction. Please keep up the motivation to represent what we don't want or need in our

12/12/2011

cherished community. **Contact our Councilman Dan Lewis, Mayor Berry and other official to let them know what our common voice is requesting. "NO WALMART AT COORS/MONTANO."** Your voice counts. Help us to make a difference this year.

In your service

Felix Franco

TRNA Secretary

p.s. feel free to distribute this email and picture attachment

Walmart

Save money. Live better.

Support our new store on
Coors @ Montano!

SIGN HERE

Walmart

Save money. Live better.

Support our new store on
Coors @ Montano!

SIGN HERE

Winklepleck, Stephani I.

To: jatonyh@aol.com

Subject: RE: wal-mart

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

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

Sent: Monday, October 03, 2011 8:16 AM

To: Winklepleck, Stephani I.

Subject: wal-mart

As a resident and past member of the TR assoc, I also protest against the proposed site .We have more than enough stores within a two to three mile radius of my neighborhood. But in reality this type of thing is political and I believe it will happen, over thirty years of living here I seen it all . My back yard is now a shopping area, storage complex etc...You can't fight city hall and greedy developers. I could go on and on to no avail. You in your capacity , why don't you have this Wal-mart locate on the unser central corridor, they could use it over there...

response ?

10/3/2011

Winklepleck, Stephani I.

To: sharon

Subject: RE: Move Walmart to neighborhood tha wants it!

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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e-mail: swinklepleck@cabq.gov

From: sharon [mailto:sharon@seniorcareoptions.net]
Sent: Thursday, September 29, 2011 11:59 PM
To: Winklepleck, Stephani I.
Subject: Move Walmart to neighborhood tha wants it!

Better locations that may want and need a Walmart:

1. Unser Crossing at the intersection of Central and Unser. That development sits mostly abandoned after support from the city to spur businesses to move in there, and seems to beg for a big box store (several pulled out after the infrastructure was put there).
2. The Southwest Mesa communities are severely under served by this type of retailer.
3. Volcano Vista/ Universe area on top of the escarpment going towards Ventana Ranch has no retail stores at all.

--
Sharon J. Miles, LMSW, CASWCM, CASW-G
Licensed Master Social Worker
Certified Advanced Social Worker in Gerontology
Certified Advanced Social Worker Case Manager
Senior Care Options, Inc.
Albuquerque, NM
Tel: (505) 833-8764 - phone (505) 836-2254 - fax
www.seniorcareoptions.net

"Senior Solutions: For Today & Senior Care Challenges"

9/30/2011

Lehner, Catalina L.

From: Carruthers, Madeline
Sent: Friday, September 30, 2011 7:36 AM
To: Marrone, Carmen M.; Brito, Russell D.; Lehner, Catalina L.; Hyer, Christopher K.; Barkhurst, Kathryn Carrie; Falkner, Randall S.
Subject: FW: Why have 3 of 11 Albuquerque Wal-Mart Supercenters within an 8.8 mile stretch of Coors Blvd NW?

FYI

From: Spangler [mailto:r2abq@q.com]
Sent: Thursday, September 29, 2011 6:51 PM
To: Lewis, Dan P.; Sanchez, Ken; O'Malley, Debbie; Benton, Isaac; Westbrook, Sara; Romero, Elaine T.; Sanchez-Pare, Kelly; Harris, Don; Ortega, Crystal; Dolan, Diane R.; Stover, Debbie L.; Carruthers, Madeline ; Nason, Deborah A.; Mayor Berry; Garcia, John A. (OED); ESA; Riordan, Michael J.; Motsko, Mark M.; nmenv-onrtinfo@state.nm.us; terry.hertel@state.nm.us; Leonard, Mary Lou ; president@trna.org; land@trna.org; wcsn@trna.org
Subject: Why have 3 of 11 Albuquerque Wal-Mart Supercenters within an 8.8 mile stretch of Coors Blvd NW?

Dear Sir/Madam:

Both 9 minutes north and 9 minutes south of Coors & Montano NW, a shopper can find a huge, uncrowded Wal-Mart Supercenter.

Yet Wal-Mart is proposing to build a third supercenter at the intersection of Coors and Montano, making it a mere 5 minute trip to Wal-Mart for most near-Westside residents. Why is this small strip of the Westside to be the recipient of the latest Wal-Mart proposed for Albuquerque, putting our share at a **disproportionate 3 of the total 11 Supercenters in Albuquerque?**

The answer is that Wal-Mart is targeting the valley market on the east side of the Rio Grande and they intend to pull traffic across the Bosque. There is currently no Wal-Mart serving the metro area bounded by I-25, I-40, the Rio Grande, and Alameda.

Even if the city could work a traffic solution to the already unworkable congestion at the intersection of Coors & Montano NW, that would not protect our unique Bosque. The Albuquerque Bosque is one of a very few wildlife-maintained areas within a metropolitan area. Most rivers end up being concrete canals passing through developed areas; our Bosque is a natural river habitat that preserves not only the wildlife within in but our culture and history surrounding it. We need to be good stewards of this resource.

It is wrong to allow Wal-Mart to build a third Supercenter in the near Westside not only for the Westside residents and the Bosque, but also for the target market in the valley to the east of the river.

If Wal-Mart were to build at Coors & Montano, it would be within 3 miles of that intersection, which on paper appears to serve the valley neighborhood. But in reality, that 3 miles is a stretch of very light residential, churches, farmland, and Bosque far removed from serving the neighborhood—for valley residents east of the river, it's not on the way to or from dropping your children off at the local school or daycare, on the way home from any major employer, or near any other neighborhood locations.

1/11/2012

Wal-Mart should be building a Supercenter within the I-25/I-40/Rio Grande/Alameda boundaries to serve valley residents effectively, not putting a third Supercenter on the near Westside.

Please put the Wal-Mart where it is really needed, and protect our Bosque.

Sincerely,
RayeAnn K. Spangler
Albuquerque resident since 1981,
Born and raised in New Mexico,
Proud of our city and state and hoping you'll do the right thing.

Note 1: Map and location information from Google Maps

Note 2: Number of Supercenters in Albuquerque from 9/28/2011 krqe.com article by David Romero
(<http://www.krqe.com/dpp/news/local/central/Proposed-Wal-Mart-to-be-discussed-dr>)