

Comment Forms

(Sept. 28, 2011 Pre-Facilitated Meeting)

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Margaret Aguilar
Affiliation: neighborhood resident

I do not believe we need 4 walmarths in such proximity. We also do not need the empty "big box" they are likely to create when they abandon one of their current stores.

Development there should provide more spaces for small business retail. Small business retail helps to create jobs in the community and keeps local money in the community, and not in the hands of corporations. Small business is key to American economic recovery.

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MEETING
COMMENTS/QUESTIONS SHEET**

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Name: Laurette Alexander

Affiliation: Bosque School

Walmart brings in the sale of
firearms, tobacco and alcohol which
is dangerous to the school
community and the neighborhood.

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Name: Roma Arellano

Affiliation: Bosque School

If we've learned anything from the global economic crisis, it is that Bigger is NOT Better. Today we're here to talk about BIG BOX Wal-Mart and its plan to locate a 100,000+-square-foot store at the corner of Coors and Montano, just a stone's throw from our beloved BIG River and Bosque School.

I've spent several days researching the effects of Wal-Mart and other BIG BOX retailers, and I am overwhelmed by the amount of data that point to the negative impact on local communities—research that shows that Wal-Mart and similar retailers push out local businesses, reduce employment, and contribute to strains on public welfare due to low wages and benefits.

I will cite just one of these studies, because it stood out as I considered the retail center just north of the proposed Wal-Mart, which consists of several stores that I shop at, including an Albertson's, a Keller's butcher shop, Cupcake Fetish, and other small and medium-sized stores:

- According to a study by the University of California, which tracked Wal-Mart's expansion across 3,000 counties, the opening of a Wal-Mart store resulted in a net loss of 150 jobs on average. For every 5 people hired at a new Wal-Mart store, 7 people lost their jobs at existing businesses.

Then there is the matter of crime. Being that this store would reside in front of the secondary school that my two daughters attend, I wanted to see what I could find out about the possibility that a Wal-Mart or any other BIG BOX store might negatively affect safety. Again, I was overwhelmed by what I found. Wal-Mart is a 24-hour opportunity for crime. Murders, attempted murders, kidnappings, carjackings, burglaries—it is all there. According to walmartcrimereport.com, there have been almost 10,000 police calls to 6 Albuquerque Wal-Marts since 2002. Can you imagine the crime potential for a Wal-Mart that is a hop, skip, and a jump to the woods over yonder? With a school in between?

I am not anti-corporation. I work for a multinational technology company, and in fact what I do is travel around the world doing the Human Resources assessment when my company seeks to expand to new locations. I look at what makes cities livable and what helps them to thrive economically. I can assure you that our city and this West Side gain much more from excellent secondary education options, like Bosque School, and beautiful open space and environmental draws, like the Rio Grande and its surrounding woods, than we will ever get from another Wal-Mart.

Sometimes it takes uniting against that thing we fear becoming in order to realize what it is we are and what we want to nurture for the future. This spot is the core of Albuquerque's West side. So far it has escaped the sprawling any-big-ugly-city look that you find in other places. I urge city officials to work with your constituencies that have already committed to this location to help keep it safe, economically viable, and consistent with this community's vision for itself. Thank you.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

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Name: Julie Bault

Affiliation: None

Delayed
Montford means a lot of language in the area and it's confusing. There is a big box store we will be adding to the traffic with large trucks for deliveries.

Development is limited
Causing a mess up in traffic both
on Montford and Seaman Rd NW
This young drivers from a school
are causing accidents.

Causing more accidents. We
do not need this project.

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MEETING
COMMENTS/QUESTIONS SHEET**

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Name: MARIANNE BARLOW

Affiliation: La Luz

- 1) The City of ADO has gone to great pains to develop bike/walking trails in the area of Montano and Coors. There is a small parking/picnic area adjacent to the river and trails. Why would the city want to compromise its efforts to provide a beautiful natural area by allowing a 24 hr. big box store that increases traffic congestion, light pollution, wildlife decrease, increase in crime etc. Wake up City officials! There is an opportunity for a unique shopping (restaurant) office area which would enhance the area and ultimately bring in more tax revenue. Please work for a good "Village" design that will support the local business and allow new businesses to flourish!
- 2) How does the City sanction a store which sells alcohol and firearms within feet of a school?
- 3) Is it really necessary to have yet another Walmart in this sensitive area for temporary money?

Anna Barrios
6509 Mesa Mariposa PLNW
Albuquerque, NM 87120

September 28, 2011

Wal-mart Corporation
Coors / Montano Construction
Albuquerque NM 87120

TO: Wal-mart Construction Planners:

This letter is to state that as a resident of Taylor Ranch I oppose the plans to construct a Wal-mart Store at the intersection of Coors and Montano. The reasons for my opposition are the following:

1. The Taylor Ranch neighborhood has a well diversified business community and does not need the services provided by Wal-mart. Furthermore, a Wa-lmart would negatively impact the established economy of the neighborhood.
2. The construction of a Wa-lmart at the Coors / Montano location will negatively impact the traffic in this already congested area. The construction would also negatively impact the flow of traffic across the Montano bridge which is not equipped to handle the volume the store would create. Another concern is that this intersection is not pedestrian friendly and therefore would impact the safety of individuals.
3. The construction of a Wal-mart at the Coors / Montano location would negatively impact youth since the sales of alcohol and firearms would be next to the Bosque Prep School. It has been said that "the health of a community is determined by the wellbeing of its youth and elderly". Placing dangerous items at arm's reach for our youth is not acceptable!
4. The construction of a Wal-mart at the Coors / Montano location would increase crime in this community given the documented fact that Wa-lmart centers correlate with an increase in crime in the given neighborhood. Crime could also be impacted by the availability of inappropriate items to children from the adjacent school and a possible influx of transients to the bosque area. A specific fact supporting the safety concern is the high car robbery that exists at the Walmart Center located on Coors and Sequoia.
5. The construction of a Wal-mart at the Coors / Montano location without adequate research may compromise the established Coors corridor construction plan and therefore could be challenged.

As a resident impacted by this construction, I am requesting that Wal-mart present documentation such as traffic studies, crime and safety projections and proof of adherence to the Coors Corridor standards before beginning construction. Thank you for your assistance with this matter.

Sincerely,



Anna Barrios
Tel 505-319-1276

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6509 Mesa Mariposa PLNW
Albuquerque, NM 87120

September 28, 2011

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Name: FINNA LARIOS

Affiliation: Taylor Ranch Resident

In Regards to the selling of

- ① Fire Arms
- ② Alcohol
- ③ cigarettes

It has been said that the health of a community is determined by the ~~health~~ WELLBEING of children and the Elderly. I believe that it is not in the best interest of our youth or our city to sell destructive and dangerous items next to a school!!

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MEETING
COMMENTS/QUESTIONS SHEET

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Name:

Roberta S. Botley - Attorney

Affiliation:

Basque parent
Resident of Coors/Montano area

- Our family drives through the intersection of Coors & Montano approximately 6 times a day. There is absolutely no possibility that this intersection can handle the additional traffic created by the addition of Walmart at this intersection. We live less than two minutes from Basque school when there is no traffic. At 7:45am - 8:15am it takes us approximately 20+ minutes to make the drive to Basque in dangerous bumper to bumper traffic. At the end of the day in 5p to 6p the traffic going west on Montano is again bumper to bumper. Any accident along the Montano corridor from I-25 to Coors puts all traffic on Montano at a standstill.

- The amount of traffic will be further exacerbated by delivery trucks & Walmart trucks going in & out of the Montano/Coors area. This will greatly affect the student drivers at Basque. Are there any other of the 15 WalMarts that sit this close to a school? - Are there any of the other 15 WalMarts that sit this close to a natural environment like the Basque?

- There are 3 WalMarts within 5 miles of this proposed site - that is plenty!

Beaucaire, Shannon D.

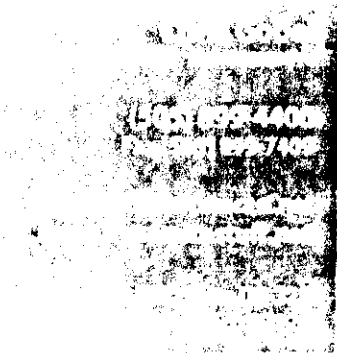
From: Chris Gobel [dynamitechris@comcast.net]

Sent: Thursday, September 29, 2011 10:08 AM

To: Beaucaire, Shannon D.

Subject: Wal-Mart at Coors/Montaño

I do not want another big box store next to the Bosque. There are more than enough places for us to shop at now for food and sundries. Doctor's Offices, another CNM Campus or even Professional Services would work at that location, but NOT ANOTHER BIG BOX STORE, please!



**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

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Name: Janice Biondo

Affiliation: Rancho Sereno Neighborhood Association

I am attending this meeting as a concerned citizen to express my DISAPPROVAL for the proposed Walmart. We have 3 other Walmarts within a 5 mile radius to our home. We do not want or need another Walmart.

I am concerned about the traffic, crime and general negative element it will add to our lovely Westside neighborhood. I would like to see this commercial space used for something classier and practical, like restaurants, shops or something other than another BIG BOX STORE. We've got plenty of those.

I'm sure Walmart will say they have done a feasibility study and make lots of claims that building their store will not impact our area where we live. I can guarantee you that they probably did not bother to ask the folks that live here how we feel about this project. Either way, you can be sure that neither myself or my husband will be shopping in this store. So we will be voting with our dollars.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

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Name: Wynn Brannin WBRANNIN@GMAIL.COM

Affiliation: ALBAN HILLS

TRAFFIC IMPACT @ COORS/MONTANO
& COORS & D'LEANE, SAFETY IS VERY
IMPORTANT NEED TO INCREASE TRAFFIC
↓ CRIME IN THIS AREA IS A BAD MOVE
WE KNOW OF OTHER WALMARTS WITHIN
2-3 MILES AND NO NEED TO HAVE
ANOTHER STORE. HAVING THIS STORE
NEXT TO A SCHOOL IS A VERY BAD MOVE
DUE TO INCREASE OF TRAFFIC BEING
IMPACTED. BOSQUE WILD LIFE WILL
BE IMPACTED WITH MUCH MOVEMENT,
TRASH, NOISE, LIGHTS, & TRAFFIC.
PLEASE STAY ON TARGET WITH THE
COORS WILDLIFE PLAN & THE OLD
STORE PRESENT.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

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Name: Mary Brown mary@abgbrowns.net

Affiliation: Neighbor

I have many concerns about the size ~~of~~ of this project.

First one of the reasons I moved to this neighborhood is the access to the bosque. I expected a mixed use commercial area. A big box is not ~~a~~ mixed use, it seems to be a sole use. This will not be a development that will encourage walking through this parking lot to get to the Montano bridge. A Wal-Mart parking lot can also be considered relatively un-safe in terms of loitering and other crime.

Secondly, the traffic at this corner is bad enough as it is, let alone the increased traffic close to a school. The Montano bridge is not supposed to have truck traffic, so the additional truck traffic on Coors is not going to be pleasant.

Third - Property values will go down

Fourth - There is already a sufficient amount of grocery stores in the area. I can drive 2 miles to get to a Wal-Mart.

Fifth - The additional land available is slated for residential who is going to want to live next to the Wal-Mart

Sixth - This is going to completely ruin the view of anyone living on the hill, especially with all the additional night lighting required for the huge parking lot.

mar

Seventh - The effect on the nearby Bosque school is unmeasurable. This school has spent considerable money and effort to maintain a respectful relationship with the Bosque and to blend in with the surroundings.

Eighth - The environment is of concern, both in terms of ^{air} pollution and trash, also included is light pollution. Previous proposed developments were not 24 hr facilities requiring lighting throughout the night.

Ninth - Safety is an issue. This is near the school, traffic issues will arise, students will not be as safe, neighborhoods near the Big Box will not be as safe.

1

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

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Name: Charles M. Bullock (505-899-4394)
Affiliation: Member, Oxbow Village Homeowner's Association

My family built our first home on the West Mesa in 1978 near the current location of the Taylor Ranch Library. Our next home was also located in Taylor Ranch, and we built our current home near St. Pius High School over 11 years ago. When we first lived on the West Mesa, my wife and I could drive to our employment near I-40 and 12th Street in less than 10 minutes during rush hour, and that was before Montano Bridge had been constructed. Because of increased traffic, the drive now takes us about 20 minutes. By locating a Wal-Mart Supercenter at Coors and Montano, traffic in the area will become drastically increased and congested, contributing to road maintenance costs, longer commuting times, increased energy consumption, greater needs for public transportation, more vehicle accidents and injuries, and added automobile related pollution including noise pollution, diminished air quality, urban smog, and water contamination (nitrogen settles in water). Automobile related pollution contributes to many health hazards including asthma, lung cancer, childhood cancers, and leukemia.

Wal-Mart Supercenters have been found to contribute significantly to environmental damage. The Wal-Mart Corporation has had to pay millions of dollars in penalties all across the United States for violations of the Clean Water Act after they damaged water quality in rivers and streams with chemical pollution. For example, the Attorney General of Connecticut noted, "Wal-Mart's environmental record here seems as low as its prices," finding that the company had "systemic, repeated (water) violations across the state." We cannot afford similar pollution risks in the Rio Grande.

The land that the proposed Wal-Mart would occupy is adjacent to the Rio Grande Valley State Park, the Pueblo Montano Picnic Area and Trailhead, and the Paseo del Bosque Trail. The New Mexico Legislature established the Rio Grande Valley State Park in 1983 as a means of protecting the unique environment that provides habitat for beaver, muskrats, coyotes, turtles, snakes, rabbits, and a wide variety of bird species. Sunset Magazine referred to the Paseo del Bosque Trail as

(Continued on page two)

(Charles M. Bullock's comments continued)

Albuquerque's "crown jewel," naming it one of the United States' top ten urban trails for bicyclists, equestrians, joggers, walkers, in-line skaters, and birders. National Geographic Magazine cites the trail as a major factor in naming Albuquerque as one of the best places to live in the United States! Although some commercial development exists in the area, it is all of a smaller scale than the proposed Wal-Mart Supercenter, and it does not directly abut the open space center, as does the land on which the proposed Wal-Mart would be located. The large footprint of the proposed Wal-Mart Supercenter and its paved parking lot would negatively impact the fragile environment of the Bosque, the quality of the river water, and the serenity of the recreational opportunities available to the public, diminishing the tranquility of Albuquerque's "crown jewel."

Wal-Mart stores create poverty-level jobs that weaken local economies. Research shows that Wal-Mart stores "reduce area wage rates and total payroll (especially in retail), eliminate other businesses (especially small shops and small chain stores that directly compete with Wal-Mart), and raise poverty rates. Wal-Mart store openings reduce retail employment by about 2.7 percent, implying that each Wal-Mart employee replaces about 1.4 employees in the rest of the retail sector." (University of California, Irvine, 2007 economic report by David Neumark and colleagues.) The Economic Policy Institute found that the Wal-Mart Corporation imported goods from China worth \$30 Billion in 2006, directly causing the loss of 200,000 American jobs.

In addition to creating the loss of local jobs, Wal-Mart drains local economies by sending local dollars to their Bentonville, Arkansas, corporate headquarters. In contrast, money spent in local stores gets deposited in local banks. Money deposited in local banks gets redistributed through the local economy at least two more times, generating greater local tax revenue. (Huntington Quarterly)

I oppose locating a Wal-Mart Supercenter at Coors and Montano.

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Catherine Bulluck

Affiliation: Member of Oxbow Village Homeowners' Association

I object to having Wal-Mart at the corner of Coors and Montañito for the following reasons:

1. Traffic congestion at one of only three bridges crossing the Rio Grande river for people living in the NW quadrant will be horrendous. I have to drive across the river in the mornings and traffic is already terrible. I can't imagine what it will be like with a big box store at the already excessively busy corner of Coors and Montañito.

2. There are already 3 Wal-Marts along the Coors Corridor in the NW quadrant (I-40, neighborhood market, Cottonwood). Wal-Mart has saturated the market. This city needs to let smaller businesses thrive, too.

3. Wal-Mart will destroy the aesthetics of a lovely city corner. The combination of Bosque School, a sculpture park, and a verdant green entry to the Rio Grande bridge and bosque will be destroyed by a big box store and its parking lot. Just look at the Wal-Mart at Coors and I-40 to see all that is ugly about a Wal-Mart.

No amount of offers of beautification could undo the aesthetic harm a Wal-Mart will cause to a beautiful bosque and river.

4. In my opinion Wal-Mart is not an honorable company. It's claim that it provides employment to a community must be countered by its poor treatment of the employees it hires. Wal-Mart often pushes out long-time full-time personnel to replace it with cheap, new, part-time help. Wal-Mart is truly not an asset to a community or neighborhood.

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

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Name: Laura Campbell

Affiliation: ___VP La Luz Landowners Association and La Luz resident

_____ Walmart states that they are erecting this supercenter for the convenience of its customers who live nearby. The people who live nearby in La Luz and Taylor Ranch overwhelmingly do NOT want the "convenience" of this Walmart. We have two Walmarts within very short driving distances. Has Walmart surveyed the residents before stating this untruth as the reason they propose to build here? Heck no, because they know darn well what the truth would be. Yet, they continually taut this lie as part of their PR campaign.

The landscape plan and the site drawing do not match. There is no way that large healthy trees can grow with that much concrete covering their roots. They will stay stunted and die long short of their lifespan._The mature and attractive trees will never be.

The only traffic light for making a safe left turn is at Learning Rd. Excess traffic will flow on soon to be residential streets and then maneuver a small round-about where students will be endangered as they drive or ride their bikes to Bosque School. It will also endanger the residents of La Luz who have to use the round-about to leave their homes. Trucks unload during the hours of 2 to 5 a.m. at Walmart which will cause significant noise for sleeping La Luz residents. Speaking of trucks, we have already seen the landscape wall in the center of the round-about demolished by a truck who could not maneuver the small area and tight angle of road.

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

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Name: Dillon Cervantes

Affiliation: Sophomore at Bosque

1. I was greatly concerned with the lack of specifics generated by the applicant whom "addressed" the traffic issue. He fails to specify the amount in percentage of increased saturation of traffic. He only specified the reduction of traffic from their original plans.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Tami Chavez, 5405 Hayes Dr NW ABQ 87120

Affiliation: resident KIKMUS4@aol.com

* There are so many vacant buildings on the westside, why do you want to build more restaurant sites and the like?

* Will there be petitions for residents or those who are opposed available to sign?

* Will a new traffic study be done? The westside has grown since 2005.

* There is a lot of pedestrian traffic at Montano and Delaney, my concern is not only the increased traffic after the store is built but construction vehicles.

* In what way is the city going to benefit because they sure seem to be pushing it.

* How do you plan to protect the eco-system before, during, & after the construction?

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

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Name: LAWRENCE T MARY COMPTON
Affiliation: Taylor-Ranch residents

According to 2010 Traffic
Flows map from the Mid-Region
Council of Governments,
the 1-mile stretch south of
Montano on Coors is one of the
busiest in ABQ metro area =
57,100 vehicles daily.
Only Paseo del Norte + I-25 +
I-40 are heavier!

Coors + Montano was the 4th
most dangerous intersection
in the STATE of NM
from 2007-2009
283 crashes report
(Some = UNM DCR, for the
NMDOT) -

Don't overload this
intersection anymore!

LC

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

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Name: Taylor Cramer

Affiliation: Bosque School Student

I am currently a Junior at Bosque School, and I have attended since the 6th grade. I've always loved the small, secluded, community feel of our school, and take pride in the fact that we strive for a smaller environment feel. Even though I would be gone and graduated from Bosque by the time this project would come to completion, I would hate to see the changes that this or any big box store would bring to our school. Instead of the beautiful desert and distant view of the road, we would look out of our history classrooms and see dirty dumpsters, ~~and~~ loading trucks, ^{and} ugly cement. ~~Instead~~ Instead of waiting 30 seconds tops to turn onto the campus off coors, the traffic would be dramatically increased and the weight might be much more dangerous. Bosque students and the people of this area also go to The Plaza shopping center after school and for lunch, and the small businesses in this area would be dramatically effected. I would never want the beauty of the location or the integrity of the area ~~to~~ around my school to be affected. Drive 5 minutes to another Wal-Mart or DON'T! NO to Wal-Mart at Coors and Montford!

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

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Name: Kevin Cummins

Affiliation: Bosque School - teacher

I ride my bike to school every day. Well, many days. Some days, I ride my bike to the bus stop near my house, and then I load my bike onto the bus and the bus carries me across the river and drops me at the bus stop at Coors & Dellyne.

I worry about the traffic patterns becoming more congested with the massive commercial vehicles that a big box store would bring.

I also worry about the increased odds of criminals committing crimes more often. We had a lockdown drill last week at Bosque School. It wasn't so scary as when we have had real lockdowns. Those real lockdowns that we've had at school have caused me to have to crouch with students in my classroom while we wait for the word to be given that the coast is clear.

The coast's cluttering with an armed robber who ran from the nearby plaza (the Albertson's plaza) was the reason for the lockdowns I have been involved in at Bosque School.

Please do not amend the zoning to allow a big box to anchor this commercial site.

Sept. 28, 2011, PA11-074 WalMart
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Name: Shirli Delgado Tierra Amada NW

Affiliation: Taylor Ranch Resident

with a Walgreen Drug Store and an Albertsons
on one corner, and a CVS ~~is~~ across the street,
there is no need at all for a Wal Mart on the
third corner of an already congested intersection,
add to that the fact that there are 2 or 3 other
Wal Mart stores within a very short distance,
and it becomes even more ludicrous. Why
impose such an incongruous structure onto a
pristine and relatively peaceful location?
The views from above that corner, and the beauty
of the Bosque need to be preserved. Also,
the Bridge traffic would be adversely affected.
I'm sure that the Bosque School does not want
this structure as a neighbor. Please, No
WAL MART !!!

Sept. 28, 2011, PA11-074 WalMart
MEETING
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Name: Mark DeCoste

Affiliation: _____

Better location would be at
Corner of Paseo del Norte NW

Reasons Large lot available.
Roads on Corner of Paseo easily modified
~~NO NEIGHBORS~~
NO NEIGHBORS to complain
Possible for liquor lic. at that
location.

will spur development of
Volcano cliffs area

Our traffic plan
was the traffic plan based on 24 hrs
operation of a Walmart.

Sept. 28, 2011, PA11-074 WalMart
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Name: Melina Barea-Deutsch

Affiliation: Bosque School student

Putting a bigbox store in front of the Bosque School would block the amazing view we have of the Bosque and cause much more traffic to the students and new drivers coming to and from Bosque School.

It will also attract more crime and outside intruders to our Bosque community.

It is also a danger for our ecosystem, as more waste will be feeding into our river and forest if a big box store is placed there.

Bosque takes pride in its relation to the land and this would ~~hurt~~ hurt our relation to it.

As a newly registered voter, this is an issue that is important to me.

I would not feel safe going to a school so close to a big box ~~store~~ store.

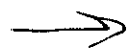
Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

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Name: Linda Duncan

Affiliation: Neighbor / Parent

- Traffic on Coors & Montana is horrible. It takes me 45-60 minutes to go 13 miles! Traffic ^{is} stop & go from Taylor Ranch Rd to Edith & back every day
- Traffic dumps onto Montana & must cross bridge to turn around
- ~~It back~~ Walmart would back up to a school. Walmart sells liquor, firearms, ~~drugs~~ medications, which is not appropriate this close to a school.
- There is a Walmart within 2-3 miles in ^{almost} any direction from Taylor Ranch.
- I don't want the environment affected adversely
- There is increased crime with this type of facility, that will pour into my neighborhood.
- It will adversely affect the school's attendance. ~~It is also~~ It is also ~~at~~ adverse to our kids safety walking & driving to/from school & during school hours or after school activities.
- I am all for Walmart, but NOT HERE!



• There are much better suited retail configurations such as the ~~fact~~ facility North of Montano Plaza. Hopefully not a 24 hour facility.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

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Name: W. DAVID & NORMA EDWARDS

Affiliation: TAYLOR RANCH NEIGHBORHOOD ASSOCIATION,

WE WILL NOT SHOP AT WALMART IF
BUILT AT THE CORE/COMMUNITY LOCATION.
WE LIVE JUST A FEW BLOCKS FROM THIS
SITE BUT WILL SHOP ELSEWHERE.
WE WILL ADVOCATE & SUPPORT
BOYCOTT MEASURES AGAINST WALMART
WHO HAS UNFORTUNATELY BECOME A
BAD NEIGHBOR.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Patricia Evers

Affiliation: _____

When traffic ~~problems~~ creates problems that
demand modifications in congestion
problems, be made a
Who pays
Wal-Mart or
us the tax payers.

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: MOLLY FISHER

Affiliation: BOSQUE SCHOOL STUDENT

I THINK THAT THE LAST THING OUR
COMMUNITY NEEDS IS A LARGE BOX
STORE. COOR'S 3 MONTANO IS ALREADY A
VERY BUSY INTERSECTION, A BOX STORE
WOULD ADD EVEN MORE TRAFFIC AND WITH
SO MANY NEW DRIVERS MOVING THROUGH
THE INTERSECTION IT WOULD BE ACCIDENT
CENTRAL. OUR SCHOOL FIGHTS FOR
CONSERVATION, NOT DESTRUCTION OF THE
ECOSYSTEM.

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: C. Roberts + Susan Fleming

Affiliation: Oxbow Vly residents

- 1) Walmart parking lots are magnets for criminal activity. It is irresponsible to locate one next to an established school. Only irresponsible city officials would allow this to happen. In 2001 a West Virginia appellate justice in just one footnote cited 15 cases of murder, abduction, rape, and robbery in a concurring opinion in Jane Doe v. Wal-Mart, (Sup. Ct. of Appeals, 2001 # 26012, West Virginia). Quite a record!!
- 2) Why have a new Walmart within 2.8 miles of another one on the same road? There is a third one on Cools Bypass. How many more do we need?
- 3) An honest, accurate, and up to date traffic impact study would stop this development in its tracks. The last study was done almost 6 years ago. A new one must be done. The traffic congestion is going to be unbearable.
- 4) Looking at the agenda, it appears not to be an open meeting. Rather, we are to sit down, shut up, and listen to Wal-Mart justify it building a store at a very bad location.

TO The City — appropriate officials for this stage of
the proposal.

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Diane Flynn

Affiliation: Citizen/resident of immediate neighborhood
3604 Grama Ct NW 87120

Visuals were mostly not visible to attendees!!

I am a resident/voter living within 1/2 mile
of the proposed Walmart store @ Covs + Montano.
Daily, I use + my neighbors in LCDR I
(Strosider development) utilize the open space +
Basque drainage ditch + wooden paths for exercise
+ recreation. Often, we meet at the park that
serves as Basque/entry to open space. This is the
area with ^{cottonwood} Caruelings — immed. adjacent
to the proposed Walmart.

This store is not needed! I currently shop
at the WalMarts a few miles north on Covs and
the store south on Covs. I do not need another
Walmart @ Covs + Montano!! I need, want,
value the ^{natural} integrity + access of / to open space
+ Basque.

Why use tax \$ to create + maintain
recreational + natural areas in a large urban
area if the City + its commissions turn
around + destroy. Through permit processes
the quality of citizen experience with these
treasures.

There's a place for Walmart + other big boxes
but that place is not @ Covs + Montano

Diane Flynn

212-1711

3604 Grama Ct NW

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Whitney Forehand

Affiliation: Student P. Bosque School

Not only does WalMart sell fire arms ? this would be available so close to a school but also WalMart sells alcoholic beverages ? that being available across a small bosque parking lot, could not be safe for the student body or the faculty/staff. Not only am I worried about my fellow students but about their parents and grandparents/ guardians. I am a 17 year old who has lost both of her parents and her grandfather plus one of my grandmothers. I feel (from personal experience) that these students -- these kids -- need to grow up with some guidance and I feel that that chance will be lowered if we allow a box store selling alcohol & fire arms gets built by our school. IT'S just not right.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Laura Freed

Affiliation: Bosque School

Sensitivity to environment & stewardship to Bosque
unique BEMP program & its affiliation w/ UNM & other organizations

SAFETY !!

TRAFFIC !!

Impact on existing OPEN SPACE - ENVIRONMENT !!
+ Aldo Leopold Forrest

I don't feel that the negative impact comes solely
from the landscape/beauty issues as proposed by
the landscape architect. While the ugliness of any
building is and will be a negative aspect, I am
far more concerned about traffic, safety,
environmental and overall negative impact of
the whole package !!

concerned about the possibility of both guns &
alcohol so close to Bosque school

My kid rides his bike to school, with other Bosque
students, and I am VERY concerned for his
safety in both the morning and afternoon on
his travels to & from school.

Decreased quality of life for local residents &
school community

This project is not appropriate on many levels !!

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: _____ Jeffrey A. Friedberg _____

Affiliation: _____ Area Resident _____

- **We do Not need another Walmart (although I love Walmart) in this area because we already have one at Cottonwood Mall, and one near I-40.**

The proposed new one is a waste of neighborhood space, will bring in too much traffic for the area, and too many people.

This is a bizarre exercise in needless duplication, and an apparent waste of Walmart's resources.

Or is it?

I question Walmart's wisdom and/or need for this new store. In fact, it looks suspicious to me, like there is something more/else going on here---on the backs of Walmart's investors---some political hijinks?

What is it?

Some damn "fix?"

Explain yourselves, AND DROP THE TAP-DANCE.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Lucy Gerhart

Affiliation: Bosque Student

I have major concerns with the traffic because many of our students use the ABO Ride public transportation and the traffic that will use Learning road to turn left on coors will pose a problem to the student who have to walk up our road to the bus stops.

Also, the landscaping (trees) will NOT change the fact that a giant parking lot and box store will have major effects on the animals + environment. Unless you plan on cleaning and treating all the water and waste leaving the store, then it will negatively effect the Bosque forest in a major way.

Alyssa Peays - Bosque School

I agree with everything Lucy said. I drive to school each day and it already takes me twice as long as it does during the lunch hour, it would be even worse if we had a Walmart. Plus there is



seems to be both northward and
southward it seems preferable
to put it in a waterway less than
10 minutes away from sea. It is
not making it much more convenient
to anyone to put a waterway there

... and ... and ... the
... and ... the ...
... the ...
... to ...

)

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Paul Gessing

Affiliation: Neighbor

I support
Wal Mart

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Betsy Guntz

Affiliation: Bosque School parent / Area Resident

Traffic: impact study needs to be repeated and details opened up; state needs to get involved, to assure everything is done properly.

proximity to school: safety of students not being considered at all; WalMart already knows the stats & wants in anyway - it's what they do; they will make plenty of money after they ruin our area.

Saturation: big box stores, esp. WalMart, cause other businesses to suffer and/or close; they know this & do not care; stores at Montano plaza will be affected; also we do NOT NEED ONE MORE WALMART OR OTHER BIG BOX at that location.

- everyone in the area is already close to a WalMart

Costs to the city: WalMart costs tax revenues; smaller locally owned businesses generate tax revenue.

re WalMart lady on SKYPE - regarding her statement that WalMart co-exists with businesses; if you look at where WalMarts are located, it is with other big boxes, not businesses like we already have at Montano Plaza.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Charles Gunter

Affiliation: Resident of West Side; Parent of Bosque Student

I am opposed to the construction of Wal-Mart or any other big box store at the SE intersection of Coors & Montana. A big box store is wholly out of character with the existing development close to the Rio Grande bosque. All of the businesses and residential development south of Alameda ~~through south~~ through Albuquerque is of low impact and low profile and is largely locally owned. The businesses generally are small and local - they are not franchises. The area was planned for mixed, lower impact businesses and residential use, and this plan should not be changed. An application to a government entity for authorization ^{of a request in general} should only be granted if the public interest is to be served. In this instance, only Wal-Mart's interest will be served.

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Alicia Gutierrez

Affiliation: Parent - Bosque School - Neighboring Resident

The public is responsible to preserve & protect the lands of the Bosque. Putting in a proposed big box store will have a huge negative impact on Bosque School, on the Allag Open Space Area and the neighboring residents.

A big box store will increase the number of individuals in a very congested area [100,000 square foot store]. This will negatively impact the safety of students, pedestrians & individuals who bike & walk in & around the area.

As part of the master plan for the Coors Corridor states "The Rio Grande, bosque & surrounding river lands are desirable and appropriate for recreation, scientific & educational purposes. Development in the Coors Corridor area shall be carefully designed to provide access to the river while still preserving the natural wildlife habitat & maintaining essential flood control & drainage functions."

"Masking" by landscaping & architectural design does not change the fact that the big box store will adversely affect preserving the natural wildlife habitat.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Ryan Harrison

Affiliation: Bosque School Student

I think that looking out of my American history class to the back of a Big box store would be horrendous. the backs of these buildings are not near as pretty as the front. there is ~~trash~~ trash and dirt and other unsightly things. besides this, there is another walk mat about a 7-minute drive away. seriously? you want another one?

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Susan Henderson

Affiliation: Andalucia de la Luz

The terms "mixed use" and "pedestrian oriented" are quite disingenuous when referencing 462 parking spaces and 334,000 square feet of impervious pavement. The 24 hour gross trips generated by the project is listed by the engineer as 17,864 new trips. Pedestrian activity could be increased by reorienting the pad sites relative to the Walmart.

I'm not naive to suppose this can legally be avoided, however a number of simple design moves could improve the multi-modal opportunities and reduce the impact on the fragile bosque environment.

You can reach me at susan@placemakers.com

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Olivia Herrera (a student at Bosque)

Affiliation: _____

The natural environment around Bosque is a major part of its curriculum along with its history. Building a Walmart will destroy beautiful land and create potential unsavory characters putting what was a safe environment and second home to many in danger.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: James Hirsch

Affiliation: _____

How will this effect the fragile
Bosque ecosystem: migratory birds?

Why is this necessary? Neighborhood WalMart
by Cort Course, Cottonwood, I-40?

How will local businesses? Albertsons,
vacuum store, small businesses will be
severely hurt.

DOT Study? Traffic is crazy at this
intersection - Learning Rd + Cort? Trucks?
Alcohol?

GUNS, CIGARETTES / around a school -
Isn't there a law?

Crime & Walmart? Safety for students.

RV Restrictions?

Question: View presentation plan?
Does a Walmart obstruct this view?

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: _____ K. Ingley _____

Affiliation: _____ area resident _____

Traffic congestion should be among the top factors arguing against this proposed big box project. The Montano Bridge is already heavily overloaded during rush hour (and most of the day), and the location of a big box store at Coors and Montano would greatly increase traffic at this intersection, and on the bridge itself. With the existence of Walmart Supercenters within 4 miles in either a north or south direction from this location, the proposed store would obviously be aimed at drawing business from the North Valley—HENCE, PURPOSELY INCREASING TRAFFIC ON MONTANO BRIDGE.

Another major factor arguing against this proposed project is the location on the Bosque—one of the city's true treasures. The ecological impact of a big box store at this location needs to be factored into the equation. The increase in traffic (both people and auto), automobile emissions, tractor trailer traffic (deliveries), 24-hour operations, trash and runoff, all will negatively affect the Bosque and the River. The threat to the Bosque and the River is REAL.

Market saturation—I live within one mile of this location, and already, within a 10-mile radius of my home, there are SEVEN Walmart stores—and that does not count the proposed Neighborhood Market at Coors and LaOrilla OR the proposed store at Coors and Montano. There is no need for this proposed additional store at this location. It will NOT serve this community; this community is already well-served by conveniently-located Walmarts. If it is intended to draw business from another community, as it appears to be, it should be LOCATED in that community!

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Susan Kellie - James Harding
Affiliation: Bosque School parents.

- ① How is a traffic impact study from 2005 relevant to current conditions?
- ② I have specific concerns about west-bound traffic on Montano making (L) turns across East-bound Montano to go into Bosque School. What will happen to this traffic flow?
- ③ What will be the hours of the store? Will any consideration be given to light pollution from the parking lot?
- ④ The plans did not specify where the loading dock will be. How will the noise of trucks backing up be mitigated? How about the run-off?
- ⑤ How much would it cost to take back the space? How many millions? Is there an option for the community to buy this back?
- ⑥ Will the developers pay for increased security at Bosque school, including the building of a wall around the school?

WE WANT ANSWERS, NOT A SPHINX ON SKYPE!

Please call us at 897-7864
or email jshandsmk@msn.com

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: JOHN KELLY DON43@YAHOO.COM

Affiliation: LA L22 DR SOL RESIDENT

BOHANNAN DID NOT IDENTIFY HIMSELF AS

DONOR ~~OF~~ ~~THE~~ ~~PROJECT~~ AND DID NOT ADMIT

THAT ANYONE ELSE HAS ANY AUTHORITY FOR

DONORSHIP (A) WE WOULD BE THE FACT WITH ~~THE~~ ~~PROJECT~~

BOHANNAN PROVIDED THE WAY A ROAD, SURELY DIRECTION
OF ~~THE~~ ~~PROJECT~~ ~~WAS~~ ~~THE~~ ~~REASON~~ TO HAPPEN

ARE WE ~~THE~~ ~~PROJECT~~ ~~WAS~~ ~~THE~~ ~~REASON~~ TO HAPPEN
CONCERNING - (A) ~~THE~~ ~~PROJECT~~ ~~WAS~~ ~~THE~~ ~~REASON~~?

WHY WOULD YOU ~~THE~~ ~~PROJECT~~ ~~WAS~~ ~~THE~~ ~~REASON~~?

"DONORSHIP" - NOT A RUMOR
CHANGE ~~THE~~ ~~PROJECT~~ ~~WAS~~ ~~THE~~ ~~REASON~~?

BOHANNAN SHOWS NO RESPECT

① WALMART CORP SHOWED ACTIVE
DISRESPECT BY FAILING
TO PROVIDE AN OFFICER

② BOHANNAN SHOWS ACTIVE AND NOISY
DISRESPECT, FAILING TO LISTEN
AND FAILING TO GIVE ATTENTION

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Beth Landon

Affiliation: Bocque parent

Traffic

Drivers headed southbound on Coors must exit the store via Learning Ctr/Dellyne. This ~~is~~ was not included on maps during the traffic presentation. My son bikes this hill and intersection to access ABC ride. Many other children walk this road to the bus. Children on foot or bike are not safe with the increased volume of drivers.

Product Sales

It makes no sense for a store with this proximity to a school to be selling alcohol, tobacco or firearms.

Crime

The 7th grade girls covered this well.

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Tim Landon
Affiliation: Bisque School ; user of the Bisque State Park

- I am deeply concerned about the sale of alcohol, tobacco, and firearms near my child's school

- I am opposed to any operating hours beyond regular business hours

- My child rides his bicycle to school and I am concerned about increased traffic in the area

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Concerned Land Owner

Affiliation: La Luz

Target market? If you target market is the north valley, then is not the north valley. If you're wanting to draw people from the north valley, that won't happen. There is too much stigma for north valley residents to come to the other side of the river. If they do, there is already a traffic congestion problem crossing the river. This might be feasible if another bridge is put across the river. We can all dub it the "Walmart Bridge". The City of Albuquerque needs another bridge across the river, atleast one if not more!!

Also, isn't there an archaeological site on your proposed site? What happens to that?

Where does the run off go from the parking lots as is required in the design? Will this create a watershed issue for the area?

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: NINA LEACOCK

Affiliation: ROSQUE SCHOOL

NO BIG BOX STORE AT
CORES + MONTANO!

THIS IS A TERRIBLE SPOT
TO INCREASE TRAFFIC!

AND IT WOULD BE A
SHAME TO DEVELOP THIS
BIT OF REMAINING LAND
NEAR THE RIVER WITH
THE IRREVOCAABLE STEP
OF A BIG BOX - TYPE
BUILDING!

NO TO THIS PROPOSAL!

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Alice Lland
Affiliation: neighbor, citizen, positive parent + founding trustee, enjoyer of local businesses

I urge the city to deny the big box application at 3035 + Montana.
This is a vital area in the city - neighborhoods, small local businesses, a school, a ~~unique~~ unique + quirky winning apartment complex.
A big box store here will increase the traffic along roads that are heavily traveled by kids ~~from~~ from at least 3 schools: Cottonwood Classic, Besque, St Pius. ~~There~~ There will be resulting increase in accidents.

A big box store will compete with the ^{neighborhood's} local small businesses: a bakery, a meat market, a paint store, a health supplement store, a couple of salons, to mention a few. All of these stores will be at risk of being run out of business. Please don't take these stores away from us. Please protect our local businesses.

Box store parking lots are known to have increased contaminants: gas + oil, which will run off into the drainage pond adjacent to the box + the river. We cannot afford to pollute these valuable resources.

Please: protect our teenage drivers, protect our local business owners, protect the natural resources of our city. We can do better than another

FACILITATED MEETING COMMENT SHEET

(Wednesday, September 28, 2011 6:00 PM)

What: PA11-074

Who: Tierra West, agent for Wal-Mart

Where: Proposed 95,000 sq ft retail space at Coors and Montano

Name: Glenn Mallory

Neighborhood Association: La Luz

Please list your comments to this project

Traffic: The intersection at Montañó and Coors is already very busy. Long lines of cars form at rush hour times, especially on Montañó (east and west) but also on Coors. These lines obstruct entrance and exit streets to the development under consideration.

Semi Trucks: It is common to find trucks entering and leaving the Wal-Mart store up the street at Coors and I-40. The engines on the refrigerated trailers and often the diesel engines in the cabs themselves are left running as the trucks are parked or queued. The noise and pollution would not be appropriate in a residential neighborhood. There is trash and debris in the street in the area where the trucks park behind the Coors and I-40 Wal-Mart. I bike past though this area early every morning and find the street behind the store to be trashy and sometimes congested and noisy.

School: The Bosque School is located directly behind the proposed Wal-Mart site. Truck and car traffic will create danger for children walking, biking and driving to school.

Views: Visibility of the Bosque and Sandia Mountains will be affected from Coors itself as well as from the surrounding neighborhoods. Visual degradation of these spectacular views would be a tremendous loss for the community and for the city as a whole.

Best land use: The construction of another generic big box store on such a unique site will result in the loss of opportunities to construct small shops and restaurants that can potentially provide employment and entrepreneurial opportunities that exceed the minimum wage levels paid by the large retailers to their employees.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: GH & V MARTINEZ

Affiliation: _____

- DESIGN & CONSTRUCTION - INSIGNIFICANT -
WERE IT GOLD PLATED, IT'S STILL
UNACCEPTABLE. SAME GOES FOR
LANDSCAPING.
- TRAFFIC EPG. DID NOT GIVE SATISFACTORY
EXPLANATION AS TO AMOUNT OF CONGESTION
THAT WILL LIKELY OCCUR.
- IT'S OBVIOUS BY THE NUMBER ATTENDING
THAT ANOTHER WALMART IS NOT IN THE
BEST INTERESTS OF FOLKS LIVING AND
COMMUTING THRU THE DESIGNATED AREA.
- EXPECT CRIME TO INCREASE, PULSE
SWITCHING, CAR THEFT ETC.
- WILL LIMIT UTILIZATION OF THE BOSSQUE.
- DO NOT WANT ANOTHER WALMART'S
PERIOD, NOR DO WE NEED ONE!!
- PULSE WILL BE IMPACTED TRAFFIC
W/ST - (WHILE ARE THEY?)

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: D. May

Affiliation: Resident

Terrible idea!

Current WALMART is

less than 10 Min away.

Too much congestion already
at Coors/Montano.

Terrible for school children

Will put small businesses
out of business.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Karen McCabe

Affiliation: Taylor Ranch Neighbors

Considering the proximity of other
~~near~~ WalMarts what is the customer/
customer base that is targeted to
be served?

It was^o mentioned in an ABC2
Journal editorial that some people
would like a Walmart at Central
& Wacker - is this not a viable
alternative to reach this customer base?

Let's talk about alternatives
like "The Village".

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name:

Peggy Smith

Affiliation:

TRNA Member & Resident (Gold Rush Dr.)

- During Bohannon presentation - six & eight - too small to really understand figures
- Too much time spent on the issue & Bogue School - the majority of the people affected live in this neighborhood & are here every evening, all weekend & all summer
- I wish there had been a handout with the ^{current suggested} ~~the plan~~ so we could share it with others and study it!

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: CRISTIANE MILLER

Affiliation: HOUSALUCENT

DO NOT SERVE BY THE
2 MI NORTH 2 MI SOUTH 2 MI NORTH
AND 2 MI WEST?

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Dr. Susan Miller

Affiliation: Andalucia

I have 3 walnuts with a turning of
me - I do not need another walnut!
I would like a Tracy ~~is~~ a ABC word!
That would be what I want.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Delora Moulton
Affiliation: Taxpayer; Voter; Westside Resident

- ① The traffic study was done in 2004, approved in 2005. This study is outdated. The growth on the westside is immense. This traffic study needs to be redone. The fact that it was approved by the City and the state is misleading. That happened almost 7 years ago.
- ② "A magnet for crime." 598 police incidents at a Walmart in Abingdon. George said.
- ③ Back to traffic: In the morning, it takes at least 16 minutes to go from Montano to 4th street, the first street that you can realistically exit from Montano. This is a 2 1/2 mile stretch. In the evening, it is equally difficult to get across the river and takes from 10-20 minutes. Again, the traffic study needs to be redone because more people are crossing the river on Montano than in 04:05 p.m.
- ④ The target population for this Walmart is not the Westside -- it's the North Valley. If that is the target, but it's there. Further, think about the traffic pattern for those folks -- they're leaving Montano, which is already congested.

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: EUGENE MULLANEY

Affiliation: TAYLOR RANCH NEIGHBORHOOD ASSOCIATION

THE INTERSECTION AT COORS BLVD AND
MONTANO RD CAN'T HANDLE THE TRAFFIC
CROSSING IT TODAY, WITHOUT A WALMART
STORE THERE.

OTHER POTENTIAL TENANTS THAT MIGHT ACTUALLY
ADVANCE THIS AREA.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: A Laura Nello

Affiliation: Bosque School

What studies have been made to understand the impact on the animals and flora/fauna of the ecosystem?

What safety measures have been considered for this community?

What financial impact would a Walmart have on the school, the local businesses and lawsuits against Walmart's liability when criminals and accidents occur on their property?

Why is the original village style plan not being adhered to?

Why would Walmart want to put in another store within 2 miles of another store?

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: NEWMAN

Affiliation: TAYLOR Ranch

CRIME

AIR POLLUTION

Noise Pollution

Quality of Life

Animal, Wildlife Sanctuary

TRAFFIC SEWAGE

Sale of Fire Arms Adobal

We already have a WalMart & Country Store don't
need ANY MORE

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Jill van Nortwick

Affiliation: Bosque School

Grave concerns regarding the safety of the students
of Bosque School

Grave concerns regarding 24 hour light pollution
on the Bosque wild life

Grave concerns regarding the traffic impact
→ hunters, cows, pedestrians, cyclists,

Grave concerns regarding added diesel pollution
during load/unloading at back of big box
→ it will settle towards the school + the bosque - health risks

Grave concerns regarding lack of buffer zone
towards the Bosque School

"Big box is inconsistent with the area and its vision as a
mixed use development with community in mind"

Grave concern about lack of money staying in the
local economy

Noise concerns for the students

Grave concern on environmental impact

Need an updated traffic impact study

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: ALICE PAGE

Affiliation: COTTONWOOD CLASSICAL PREP SCHOOL

MY SON ATTENDS COTTONWOOD CLASSICAL PREP SCHOOL DOWN THE STREET FROM THIS PROPOSED DEVELOPMENT. THIS SCHOOL AS WELL AS BOSQUE IS IMPACTED BY THIS DEVELOPMENT. MANY KIDS BIKE TO BOTH SCHOOLS. THE TRAFFIC IN THIS AREA IS ALREADY INCREDIBLY HEAVY. THE CITY FELT STRONGLY ENOUGH ABOUT THE DANGER OF THE CORRS + MONTAÑO INTERSECTION TO INSTALL A REDFLEX TRAFFIC CAMERA, WHICH WAS REMOVED AT THE STATE'S DIRECTION (BUT NOT FOR ANY REASON RELATED TO TRAFFIC SAFETY). I FEEL THAT ADDING A BIG BOX STORE AT THIS LOCATION, PARTICULARLY A WALMART, WOULD GREATLY INCREASE THE TRAFFIC IN THIS AREA AND FURTHER ENDANGER OUR KIDS.

THERE ARE SEVERAL RETAIL LOCATIONS INCLUDING 2 BIG BOX STORES (BORDERS + CIRCUIT CITY, AS WELL AS AMERICAN HOME) THAT ARE IN THE SURROUNDING AREA THAT ARE EMPTY DUE TO THE BANKRUPTCY FILING OF THE TENANTS, AND 2 SHOPPING CENTER OWNERS IN THE AREA (COTTONWOOD CORNERS PHASE V AND LAMBO LLC, WHICH OWNS THE CENTER AT CORRS + SEVILLA) ARE CURRENTLY IN CHAPTER 11 BANKRUPTCY. THE OTHER STORES IN THIS DEVELOPMENT WILL LIKELY BE EMPTY FOR THE FORESEEABLE FUTURE. MANY RESTAURANTS ARE ALSO IN CHAPTER 11 OR CHAPTER 7 BANKRUPTCY (I AM A BANKRUPTCY LAWYER). THIS MEANS WE WILL BE STUCK WITH A WALMART AND AN

NOT go down, Not easy, and not without much

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

9/28/2011

Providing your name and contact information is optional

Name: Jennifer PLANE likeanairplane@live.com

Affiliation: Bosque School Parent 505-858-0302

Damage to your image in the community.

Sincerely, Jennifer Plane

Re: The applicant's assertion that because the plot of land was originally zoned for SU-1 or commercial use, commercial development shall proceed on the site.

I can't believe that WalMart because the huge success it is with that kind of inflexibility.

Just because you CAN legally do something does not mean you MUST or SHOULD.

With the level and intensity of opposition that has already been demonstrated, what kind of neighbor is WalMart being, by proceeding with the development?

Here's an opportunity to be a good neighbor, to be better than average. Here's an opportunity for excellence — surely one of your corporate goals.

Please WITHDRAW your application. Be a better business, be better citizens. What could be more important?

David Sanchez, who spoke and said we won't do more negative exceptions? Because we will.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Vanica Paza

Affiliation: Resident / parent Beaque School

Such poor facilitation

Safety, A school of Gun Sales
were not address by
applicants

Plans do not respect Albany
Comprehensive Development
Plan

Traffic - only entrance
and exit is Learning Road
A traffic to Cars of Mountains.

Conduct Health & Economic
Impact Assessment.

Quote on Traffic Ing that said
+ 11-11-11 11-11-11 11-11-11

Report with me at tomorrow's
showcase!!

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name:

Carol Pond

Affiliation:

Taylor Ranch Resident

My main objection to a
WalMart at Coors & Morrison
is that it does not meet a
need here and Coors
costs too many people
while exporting profits.

They do not share profits
with employees but instead
encourage them to use
food stamps and Medicaid.

We need locally owned
businesses that keep profits
here. I believe that the
big corporations do not
pay their fair share of profits
to our state. Walmart
exploits so many people -
laborers in foreign countries,
employees here - especially
women and now they want
to exploit our neighborhood -
business and much all for
their own profits.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Michael Porter

Affiliation: SIINA

When is Walmart's master plan and target density of stores for Albuquerque?

Where is the next location Walmart would like to build on the west side?

What percentage of Walmart employees are in two stores on Coors are full time?

What is the projected increase in traffic from current conditions? In particular, how much will traffic increase on Montano?

Walmart does not meet the original 2004 mixed use planning for the site.

Sight line views should emphasize the boulevard. The City should require development to adhere to the original concept of smaller retail units.

What is the existing traffic load on Coors at this point?

Increasing the size of center uses, not simply increasing the size of individual retail stores.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Beth Scanlan

Affiliation: Bosque School

The location of Coors and Mantano is a very busy intersection. I drive the road every day at various times and am very concerned about any large store at this location.

The large parking lot and large building is not in keeping with the natural Bosque settings or the mixed use village concept which is what we believed would be at this location.

I am also highly concerned about the safety of our school campus if a large box store is in close proximity to our campus. Our campus is open and this ~~location~~ is not an appropriate location for a large box store. Our children feel safe at our campus now. A large box store would bring a completely different feel to our campus and our children would no longer feel safe.

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: KAREN SCHWARTZ

Affiliation: SHOPPER / RETIRED PAWM

I am looking forward to having a
meeting with you in my neighborhood.

There are many retired people in the
area who are handicapped. Please provide
extra handicapped parking.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Colleen Seager

Affiliation: Bosque School

The location of coors + montano is not an ideal location for a big box store. The proximity to the bosque, one of Albuquerque's treasures, is of great concern to me. Trash and debris from such a large store will definateley impact the wildlife and ecosystem.

Bosque-School's campus was built with the understanding this type of big box would not be considered. I hate to say "we were here first" but the safety of the student must come first.

6124 Mosquero Place NW
Albuquerque, NM 87120

28 September 2011

I am Daniel Shaw, a Taylor Ranch homeowner and teacher at Bosque School. For more than ten years this neighborhood has been both my home and place of work. I am opposed to the development plans presented for the property on the south-east corner of Coors and Montano to be used as the site of a big box store. The proposal to place a big box store at that location is a radical departure from the original village-style mixed use site plan previously approved for that location and should be rejected.

The big box development would seriously compromise and reduce the value and safety of the adjacent area as a gateway to learning, environmental education, recreation, and stewardship of the Rio Grande and its riverside forest, the bosque. Such a structure and its attendant traffic increase would not only create additional delays at the pinch point of the Montano Bridge Rio Grande crossing, but it would also pose additional hazards for the major pedestrian and bicycle traffic at that location including a primary bicycle path that currently transects that site. The increased traffic on Montano and Coors over the last few years dictates that a new traffic study be completed and serious attention be given to the safe passage of non-motorized travel, particularly as it is presently used by many children, commuters, and recreationists.

The bosque is a key amenity of Albuquerque. It serves as a vital part of our watershed and provides critical ecological services including water retention, an access zone for groundwater recharge, and a critical component of a wildlife corridor stretching thousands of miles. As recognized in both the City of Albuquerque and Bernalillo County's planning documents including the Coors Corridor and West Side Strategic plans the bosque and its adjacent uplands need to be protected from development that would impede both the ecological function and aesthetic integrity of the bosque and its surrounding environment.

Immediately adjacent to the proposed big box development is a series of community assets that would be seriously harmed should the effort move forward as designed. At the corner of Montano and Mirandela is the City's Pueblo Montano park that serves as a gateway for thousands of citizens to access the bosque. Bicyclists and pedestrians are constantly moving in and out of that area. It is already hazardous enough to negotiate the park area without adding additional road cuts onto Montano between Coors and the Rio Grande. Furthermore, the park's sculpture garden honors both the ecological assets of the bosque and the firefighters and other public servants who protected it during the fires of 2003 as well as now. As a former volunteer fire chief and one of the hundreds of firefighters who fought the bosque fires in 2003 I believe that the big box development would reduce the visual strength, solemnity, and connection of that park with its surrounding bosque.

Bosque School in partnership with the University of New Mexico's Biology Department coordinate the Bosque Ecosystem Monitoring Program (BEMP). Within BEMP over 6,000 students, teachers, and others participate each year in the long-term study of the Rio Grande and its riverside forest. The Bosque School campus hosts several thousand of those BEMP participants, mostly Albuquerque Public School (APS) student, each year in bosque research and education. The field research completed by those students under the supervision of BEMP staff is then submitted to UNM Biology

for publication. BEMP findings are used by a variety of local, state, tribal, and federal agencies, including both the City of Albuquerque and Bernalillo County to inform multi-million dollar bosque management.

BEMP maintains 26 monitoring sites from Ohkay Owingeh Pueblo to Las Cruces. The two most visited and studied BEMP sites are accessed from Bosque School. The development as proposed would compromise the experiences of those visiting students by reducing safety, increasing environmental disruption, and deterioration of the bosque viewscape. In the last few days alone, over 100 students accessed these BEMP sites including students from both APS's Georgia O'Keefe Elementary and UNM. This influx of students into the bosque will increase once the Albuquerque Bernalillo County Water Utility Authority water treatment facility is completed on the land between the park and Bosque School. Under a formal agreement between the Water Utility and Bosque School (along with BEMP) the water treatment facility will become part of the outreach effort dedicated to teaching Albuquerque's young people about the connection between the health of the bosque and the city's vital urban infrastructure related to water delivery, use, and cleaning.

Bernalillo County has shown incredible leadership and vision as its elected and public officials have transformed the Alameda and Rio Grande Boulevard area into a gateway for learning and recreation to the bosque. The new open space visitor center, parking, bicycle, equestrian, water pumping station and other features create an excellent and safe connection and transition from the urban landscape to the bosque that is all consistent with the surrounding neighborhood. The city of Albuquerque could do well to emulate such land use planning at the Coors and Montano area and embrace the ecological and community values and integrity of the site by rejecting the big box proposal.

I understand if you build it they will come. Big box stores serve consumers well otherwise they would not be in business. The issue is not, "Should big box stores exist?" but rather, "Where should they exist?" Should a big box development exist between the bosque, one of the city and region's most important ecological, recreational, cultural, and community treasures and at Coors and Montano, one of the city and state's already most congested intersections – the simple answer is, "No."

Respectfully,



Daniel Shaw

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Terri Spiak

Affiliation: Taylor Ranch resident @ 7406 Santa Fe Trail NW

My name is Terri Spiak and I live on Santa Fe Trail in Taylor Ranch. Here are my comments regarding this project:

1. We understand there was already a Wal-Mart-led effort nearby at La Orilla and Coors. Does Wal-Mart still plan to locate a neighborhood market there? What is Wal-Mart Corporation's intent if they do own that property?
2. In today's tough economic climate our community does not want already-established local businesses to suffer or fail due to the proposed construction of Wal-Mart at Coors & Montano. There are more than adequate existing businesses that supply groceries, drugs, tires, and auto parts. Many employees of these businesses and business owners are our neighbors. Within a very short drive away we have adequate choices of hair salons, nail salons, sporting goods, and clothing stores. Indeed, for those who wish to shop Wal-Mart, we already have not one but two Super-Wal-Mart stores each within a ten minute drive from Coors & Montano. I believe a new Wal-Mart at Coors & Montano will destroy the currently viable local businesses and negatively affect our local neighborhood economy. Why not locate a new store where there is true demand?
3. The Coors and Montano intersection is already an extremely dangerous intersection for pedestrian and bicycle traffic with a speed limit of 45 mph on Coors, ⁴⁰ mph on Montano and multiple vehicle lanes. The addition of a development that includes a Super-Wal-Mart will likely result in a dramatic increase in pedestrian and bicycle traffic at that intersection. What plans does Wal-Mart have to prevent injuries & death and to insure the safety with pedestrian and bicycle controls in the site design that will protect pedestrians that cross at that intersection?

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: William Stanley
Affiliation: parent of Basque School Student

My daughter (age 12) rides the Rapid Ride bus from the east side. She gets off the bus on Coors each morning and walks down the hill to the Basque School. I would be very concerned about her safety if there were a Big Box store at this location. A Walmart would increase the number of people + vehicles passing through this area. This significantly increases the risk that my daughter or other students who ride public transportation will be victimized. Walmart stores attract criminals because of the volume of people and vehicles, which provides both opportunities + anonymity. These stores usually have to provide security patrols in their parking lots to deter crime. What will Walmart do to provide safety beyond their parking lot? I have been stalked + threatened in a Walmart lot. I am a fit middle-aged man + I was able to defend myself. I doubt my 12 year old daughter would be able to do this! Basque school promotes sustainability. Many students commute to the school by bicycle or on foot. The traffic on the circulation road around the proposed development. This will put kids at risk. The increased risks to kids are unacceptable. Walmart should consider the liabilities it is assuming by attempting this project.

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: JOE STARKE
Affiliation: Los VERDES Home Owners Association
Ema. l. # 898-5977
JPSSTARKE-3@MSN.COM

3 QUESTIONS

① How Much Money is TIERRA COST Selling
This Parcel to WAL-MART for?

② WHAT TAX REVENUE DOES THE City
Anticipate RECEIVING FROM WAL-MART?

③ Who is Paying Life DANCE for their
Mediation Services?

**Sept. 28 PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Mary Stockaras

Affiliation: Bosque School + Taylor Ranch NA

This development should not be approved until a new traffic study is completed, that addresses the pedestrian traffic using the latest standards for such studies. The 2005 study is out of date! The traffic study must address the Learning Road / Coors / Delyne intersection as well as the Coors / Montano intersection and Miranda / Montano intersections.

The other study that must be made is of the safety of the children and recreational users of the area.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: _____

Affiliation: Resident of Taylor Ranch

① TRAFFIC SAFETY IS FIRST + FOREMOST
- There is no plan that can create a
safe environment ^{for} TRAFFIC of any kind
in this area. The Monroe bridge is already
taxed during rush-hour.
Recent closures of I40 (due to accidents) + Paseo
del Norte put additional TRAFFIC on the bridge.
Emergency vehicles cannot get through -
Coors has been named as one of the most dangerous
roads in ABQ - This includes accidents
that involve pedestrians, bicyclists, cars, motorcycles
etc. The statistics are available through the
city - saw the report at the public library.

② Environmental impact of this type
of project would be negative in many
aspects. These were discussed at
the meeting + I agree that
quality of life would not be
improved by this project.

③ This project is not desired in
this location.

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Tommy

Affiliation: Resident very Concerned!!!!

I don't want another WalMart.

Not Needed, at this location.

Not to mention low wages, no

health care for treatment to their

employees. Prices are not worth the

traffic, pollution and many other

reasons.

GUNS, Liquor and tobacco Oh my

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Audrey Watson

Affiliation: neighbor

The difference between big box and mixed use development is huge - you can't do "village" community development with a single 100,000 sq. foot store + other big boxes. The mixed use changes the trips you can't say because it is fewer sq feet it is fewer trips

Who will want to live next to the Wal-Mart? if you put in Wal Mart or other big box in why would anyone develop residential next to it?

There were no answers provided to the Wal-Mart vs school?

The Wal-Mart doesn't help the small businesses around! What happens to the smaller scale?

How does the project move forward? Do there any real consideration of the issues?

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: CARLEA WALKER

Affiliation: BOSSUMS SCHOOL TEACHER

As a teacher teaching @ the Bossum School
for 8 yrs I can not believe after all this
~~time~~ time, Walmart is trying to build
across 500 ft., give or take, away from
our beautiful school. THIS IS NOT
about the store and its commerce. IT'S
ABOUT THE LAND VALUE. THEY
COULD CARELESS ABOUT THE
COMMUNITY THEY WANT THE
LAND AND ITS VALUE
ITS ALL ABOUT

THE
MONEY

Proposed Walmart development at Coors and Montano

From: abravo@mindspring.com
To: Swinklepleck@cabq.gov
Subject: Proposed Walmart development at Coors and Montano
Date: Sep 28, 2011 5:09 PM

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

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Jakob Wils

Affiliation: Student at Bosque

Bosque is a place to ease my mind and to ~~relax my stress~~ forget about my stress. It is a home and a place full of love and happiness, it is a beautiful place that reflects in my heart from the nature around me. Walmart would ruin and destroy everything. It would take away ~~an~~ a big part of the the value and unique power that Bosque holds. It ~~will~~ will ruin the atmosphere and view. I have been there for 3 years, and experienced 4 lock downs. And it was terrifying to see everyone so scared and serious. But those ~~times~~ will never be as serious and dangerous as the ones in the future if we lived 500 feet away from Walmart. Everyday we would be so scared and paranoid because we would never know if we would be safe. Walmart is the most selfish, Demonic, ignorant industry in the world. It has ruined countless lives, and destroyed many futures. You already have so much money, all you are doing is being, is being the biggest idiot and bully in our society.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: Nancy Wills
Affiliation: Real Estate Agent and Parent
to an 8th grader

If Walmart is built on the proposed site, the enrollment to Bosque School will decline. I don't believe there is a parent that will choose to pay a five digit tuition for a school because it's close to Walmart and they can get their shopping done as soon as they drop the kids off.

Therefore each person on this "Walmart" committee should be obligated to either send their child to Bosque school or if they don't have a child that can be accepted at Bosque they should be obligated to pay a FULL TUITION. Since the school will be losing revenue.

Further more as a Realtor I know that the surrounding homeowners' property value and desirability will decrease and therefore the pro Walmart advocate should put up earnest money to purchase the undesirable surrounding homes or compensate the sellers trying to leave the neighborhood. But ideally they should be forced to

... to design
school.

I propose the city of

Albuquerque to create or
build an Ice skating rink
or a public pool, even a park
something to lift our
spirit and empower our
humanity.

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Donna Winter
Affiliation: Resident in Taylor Ranch & Cottonwood
Classical Prep School parent.

The 2004 Traffic Study does not reflect that there is a new school, Cottonwood Classical Prep School, near the vicinity of the proposed Walmart. Traffic has already increased tremendously. In the morning and afternoon the traffic is extremely congested.

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: Austin Varda

Affiliation: Bosque School

As a student of Bosque and a driver myself I have witnessed several near collisions at the Montaño Coors intersection. I feel that a WalMart would add further distraction to drivers in the area along with increasing traffic flow. I am also a Physics student in the school and we have been collecting data regarding number of drivers who do not use hands free devices therefore greatly increasing the likelihood of an accident. Currently we have observed from 6-8% of drivers on cell phones while driving. I know many more people will be using cell phones to call family for shopping lists and other "needs". I am against not only WalMart but any "big box store" going into the lot at Coors & Montaño.

Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET

Providing your name and contact information is optional

Name: _____

Affiliation: _____

If you want to save the North Valley
put one there - not Martens + Coors

Nothing short of moving this proposed
store will satisfy us.

If we did shop at Wal-Mart - you
are quickly losing our business

We never got a traffic plan

So much double talk turns me against
you + proves you will not keep the
public's interest at heart - only your
bottom line

Please move this proposed store !!!

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: _____

Affiliation: _____

*if wish we had some statement on local-WalMart
staff who are aware of Albany as a wonderful
city - Not of a Wal-Mart that is only concerned
about profits.*

**Sept. 28, 2011, PA11-074 WalMart
MEETING
COMMENTS/QUESTIONS SHEET**

Providing your name and contact information is optional

Name: _____

Affiliation: _____

Please have next meeting where
PA system is better. It was
difficult to hear. A larger space
would be nicer