Letters of Opposition

"Claude Morelli"
<claude.morelli@transnuevo.com>
05/16/2006 09:11 AM

To <SShumsky@cabq.gov>, <phcrump@newmexico.com>
cc
bcc
Subject FW: Super Walmart Proposed on Osuna Road

FYI...message I sent to my list, which includes several hundred people.

-----Original Message-----
From: Claude Morelli [mailto:claude.morelli@transnuevo.com]
Sent: Tuesday, May 16, 2006 8:59 AM
To: claude.morelli@transnuevo.com
Subject: Super Walmart Proposed on Osuna Road

Greetings North Valley friends and neighbors—

I am writing to let you all know that Wal-Mart has submitted a request to build a superstore at the northeast corner of Osuna and Vista del Norte (up the road from Sandia Preparatory School). The size of the store would be at least 184,000 square feet. The City of Albuquerque's Environmental Planning Commission will be hearing this request on Thursday, 15 June 2006. (For additional information on the request, please read the message from Carmen Marrone copied below my signature.)

This proposal raises a number of obvious and legitimate concerns for everyone who lives in or near the North Valley. First, a Walmart would undoubtedly be one of the largest single automobile traffic generators in the entire area, with the traffic being especially heavy on Saturdays. Second, the store will generate substantial truck traffic. Third, the presence of a Walmart store at this location might affect the ability of businesses along Fourth Street and elsewhere in the valley to revitalize successfully. Fourth, the store may have substantial visual impacts.

A variety of other impacts are also likely; I've listed only a few of the possibilities here. I'm sure there will be many arguments made both for and against this proposal. I am simply providing this information to let you all know that a proposal has been submitted and the discussion is getting underway.

The Executive Committee of the North Valley Coalition would be interested in hearing your thoughts and opinions about this proposal. Please address any comments you might have back to me and I will compile them for the committee's review and further discussion.

The City has organized a facilitated meeting on this project. The facilitated meeting will be held from 6:30 to 8:00 PM on Thursday, 25 May 2006 at Desert Springs Church (705 Osuna NE, Phone 505.797.8700). Desert Springs Church is located west of Vista del Norte, on the north side of Osuna.

This topic will also be discussed at our next regular North Valley Coalition meeting. That meeting will take place on Thursday, 1 June 2006 starting at 7:00 PM. The location is still to be determined. Please look for another email from me for more information.

Thank you.

Claude Morelli, President
North Valley Coalition

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

LEE ACRES NEIGHBORHOOD ASSOCIATION

May 17, 2006

Environmental Planning Commission
City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Proposed Wal-Mart at Osuna and Vista del Norte NE

Honorable Commissioners:

The Lee Acres Neighborhood is in an area of the North Valley that is tightly landlocked by the railroad tracks and the river. The most common way to exit the valley heading East is on Montano or Osuna. Montano, of course, is now swamped with west-siders and difficult during not only rush hour but increasing portions of the day. This makes Osuna is the only efficient way of travel for us to get to the heights or the interstate.

Taking smaller side roads to access the "rest of the world" for us is not an option like it is in almost every other area of Albuquerque as most roads end at the river, or dead-end at the railroad or an acequia or a gravel pit. Certainly we are in an unusual situation.

If Wal-Mart were allowed to locate on Osuna, that would clog another major artery for us, perhaps the last one. Beyond a huge negative impact to our daily lives, this is a real safety issue – if there were a major emergency such as a Bosque fire or flooding there would be real doubt as to whether those living in our part of the North Valley could actually get out safely.

Among many other concerns, we submit this letter in strong opposition to the proposed Wal-Mart.

Sincerely,

Linda McCreary
Association President

c: Claude Morelli
Daniel Bailet

729 Fairway Road NW • Albuquerque, New Mexico 87107

"McCoy, Caryl, DOL" <caryl.mccoy@state.nm.us>
05/18/2006 04:41 PM

To <sshumsky@cabq.gov>
cc
bcc
Subject Case: 06EPC-00624 & 00625

Stephanie Shumsky:

I am requesting that the EPC hearing on June 15, 2006, regarding this case, be deferred for a minimum of sixty days to allow for further discussion and community input about the case. It would be wrong for the community to see and hear about the development for the first time and then be expected to offer their opinion without due consideration about a project of such a massive scale that we just learned about recently. Thank you for your consideration.

Caryl McCoy
344-2189

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(The above comments are my personal opinions only and have not been reviewed by the ANVA Zoning Committee.)

Copied below is an article from the West Side Edition of the Albuquerque Journal.

Albuquerque Journal
URL: http://www.abqjournal.com/west/460893west_news05-18-06.htm

Thursday, May 18, 2006
Wal-Mart Battle May Lie Ahead
By Carolyn Carlson
Journal Staff Report

Wal-Mart Stores is proposing to build a Supercenter near the intersection of Osuna Road and Vista del Norte Drive.

A request was submitted to the city's Environmental Planning Commission on May 4 by agents Tierra West LLC.

But some area residents have concerns.

"For the most part people are concerned about the traffic and what it will be drawing into the neighborhood," said Richard Hix, vice president of the Vista del Norte Alliance.

Vista del Norte is a 395-acre subdivision with more than 1,500 residences that sits adjacent to the proposed site. The subdivision has about 1,200 single-family homes and about 360 townhomes.

Hix said the alliance just received notice of the request and recently put up signs alerting the residents of the upcoming informational meeting.

Hix said he has received calls from residents who are concerned about traffic, lighting and potential increases in crime in areas where Wal-Marts have been built.

Hix said residents of Vista del Norte were told six years ago when the subdivision was being developed that a neighborhood shopping center with a grocery store such as a Sunflower Market or a John Brooks would be located nearby.

But, he said, a Wal-Mart Supercenter is not a neighborhood grocery store, it is a regional shopping destination.

Claude Morelli, president of the North Valley Coalition, said Tuesday the proposal raises a number of concerns for everyone who lives in or near the area.

Some of those concerns are delivery truck and other traffic generated by shoppers and how the Supercenter will impact the ability of businesses in the surrounding area.

Steve Wentworth, from the Alameda North Valley Neighborhood Association, said Wednesday a large regional shopping destination does not belong at that location.

"A store such as Sunflower or John Brooks would be more in line," Wentworth said. "It is not a matter of being anti-commercial, it is the size and scale of the development that is a problem."

According to the request filed with the city's Environmental Planning Commission, the site at the northeast corner of Vista del Norte and Osuna will include a minimum 184,000-square-foot Supercenter. The site plan includes a 1-acre smaller retail parcel as well. The Supercenter will be open 24 hours. It will have more than 170,000 square feet of landscaping, which is about 58,000 square feet more than required.

"This was done to decrease the visual impact of the Supercenter and provide more buffering for the residents to the north of the site," Ronald Bohannan, from Tierra West, said in the application.

The 21.22 acres are zoned commercial, which allows this type of development, according to the application.

According to Wal-Mart's Web site, in New Mexico there are currently 26 Supercenters, three discount centers, six Sam's Clubs, one neighborhood grocery and one distribution center.

Each Supercenter provides about 400 full-time jobs paying an average of $9.92 an hour. Statewide, about 14,000 people are employed by Wal-Mart. In 2005, the company collected $113.5 million in sales tax and paid $5.7 million in state and local taxes.

According to Wal-Mart Watch, a nonprofit organization that challenges Wal-Mart, for every Wal-Mart that opens two supermarkets in the area will go out of business.

Stephani I. Winklepleck/ENVPLN/CABQ
05/19/2006 09:17 AM

To Philip Crump <phcrump@newmexico.com>, Shannon D. Watson/LEGAL/CABQ@COA, Stephanie E. Shumsky/PLN/CABQ@COA
cc
bcc
Subject Fw: Wal-Mart Supercenter proposed on Osuna and Vista del Norte

Philip, Shannon and Stephanie,

Not sure if you received a copy - so forwarding on to you.

Have a good one!!

Stef
Stephani Winklepleck
Neighborhood Program Coordinator
COA/Planning Department
Office of Neighborhood Coordination
P.O. Box 1293/Albuquerque, NM 87103
Phone: (505) 924-3902 Fax: (505) 924-3913
E-mail: swinklepleck@cabq.gov
----- Forwarded by Stephani I. Winklepleck/ENVPLN/CABQ on 05/19/2006 09:16 AM -----

Herbert M. Howell/PLN/CABQ
05/19/2006 09:06 AM

To Stephani I. Winklepleck/ENVPLN/CABQ@COA, Donald C. Newton/ENVPLN/CABQ@COA
cc
Subject Fw: Wal-Mart Supercenter proposed on Osuna and Vista del Norte

FYI
Herb
----- Forwarded by Herbert M. Howell/PLN/CABQ on 05/19/2006 09:05 AM -----

Anvanews@aol.com
05/18/2006 03:46 PM

To Anvanews@aol.com
cc
Subject Re: Wal-Mart Supercenter proposed on Osuna and Vista del Norte

Re: Wal-Mart Supercenter proposed on Osuna and Vista del Norte

The request is for a Wal-Mart Supercenter at a minimum of 184,000.00 square feet to be open 24/7. An additional retail parcel of 12,000 square feet is proposed for an unknown use. The total developed footage under roof appears to be a minimum of 196,000.00 square feet on 21.22 acres that will mainly be asphalt parking lot with some landscaping.

Pres. of Alameda Neighborhood Ass'n.
Steve Wentworth
897-3552

The Albuquerque / Bernalillo Comprehensive Plan defines a "regional scale shopping center" as: "a commercial site with a floor area of 300,000 or more square feet on 30 – 80 acres of land that serves a population of 150,000 or more persons." The proposed development may not meet that exact definition but it certainly is regional in scale in this area of Albuquerque.

The Alameda North Valley Association (ANVA) and the Vista del Norte Alliance were notified about the proposed Wal-Mart Supercenter around May 6, 2006 by Tierra West, LLC and by the City around May 10, 2006. (Note: Other adjacent neighborhood associations next to the Vista del Norte subdivision and other area groups were not notified by the developers and their agents. ANVA notified the Village of Los Ranchos and other nearby groups.)

The reference information for the case is:
Case: 06EPC-00624 and 00625
Project: 1001150
Agent: Tierra West, LLC at 858-3100
Applicant: Vista Del Norte Development, LLC
Location: On or near north side of Osuna Road NE between Vista Del Norte Drive NE and Chappell Road NE.
Zone Map: E-16
City Planner: Stephanie Shumsky at 924-3933, email: sshumsky@cabq.gov

The application is scheduled for a hearing before the EPC on June 15, 2006, 8:30 AM, in the Planning Hearing Room, Rm. 160, Plaza Del Sol Building, 600 Second St. NW.

A Pre-Hearing Discussion will be held on May 24, 2006 at 1:30 PM, in the Planning Department Large Conference Room, 3rd Floor, Plaza del Sol Building.

There were no prior meetings about the proposed development with the surrounding neighborhoods nor was additional information provided before neighborhood representatives received a copy of the submittal package that was sent to the Albuquerque Environmental Planning Commission. Tierra West and Wal-Mart did not attempt proactive or inclusive public involvement with the community to my knowledge.

The first meeting about the Wal-Mart Supercenter / Vista del Norte proposal will be a facilitated meeting on: **Thursday, May 25, 200 at 6:30-8:00 pm at the Desert Springs Church** (705 Osuna NE, Phone 505.797.8700) a little west of Vista del Norte, on the north side of Osuna. The purpose of this meeting is to gather community opinions, pro and con, about the project for the EPC Hearing on June 15, 2006.

I recommend that all request that the EPC Hearing on June 15, 2006 be deferred for a minimum of sixty days to allow for further discussion and community input about the case. It would be wrong for the community to see and hear about the development for the first time and then be expected to offer their opinion without due

Meg Szulinski
<mmszulinski@yahoo.com>
05/20/2006 07:30 PM

To sshumsky@cabq.gov
cc
bcc
Subject re: Super Wlamart on Osuna/Vista Del Norte

As a resident of Vista Del Norte I STRONGLY oppose the development of a Super-Walmart at the corner of Osuna and Vista Del Norte.

The local community already has a significant traffic increase with all of the new housing. Second of all, it is well documented that when a Walmart enters a community the crime rate increases substantially. There are 10 Walmarts/ SuperWlamarts/Sam's Clubs within less than 6 miles of my house - I find it EXCEPTIONALLY difficult to believe that we need to have another one - least of all this close.

Margaret M. Szulinski
taxpayer of the City of Albuquerque
344-6433

Sneak preview the all-new Yahoo.com. It's not radically different. Just radically better.

Maggie S. Gould/PARKS/CABQ
Sent by: Maggie S. Gould

05/22/2006 05:23 PM

To Stephanie E. Shumsky/PLN/CABQ@COA
cc
bcc
Subject Fw: WALMART - comments

Stephanie,
I don't know if Claude is going to compile these , but FYI here they are.
Los Poblanos is 4th street and Montano, more or less.
Maggie Gould
Associate Planner
City of Albuquerque Planning Department
Development Review Division
924-3910
924-3339 fax
----- Forwarded by Maggie S. Gould/PLN/CABQ on 05/22/2006 05:20 PM -----

"sanford abrams" <sandiA20@msn.com>

05/22/2006 10:43 AM

To "tom menicucci" <TMenicucci@cabq.gov>, "lenton malry" <lmalry@bernco.gov>, "leo padilla" <lnpadilla@cabq.gov>, "ed adams" <eadams@cabq.gov>, "matt schmader" <mschmader@cabq.gov>, "maggie gould" <mgould@cabq.gov>, "jean manger" <jean.e.manger@spa02.usace.army.mil>, "susan vigil" <vihji@yahoo.com>
cc "david weatherman" <pd_weather1@msn.com>, "dan & gail bator" <dgbator@comcast.net>, "lee orear" <sandialeeo@att.net>, "donald Martin" <donalddmartin@aol.com>, "harriet meek" <hmeek@nmsu.edu>, "Dante & Emmanuela DeGregorio" <manusidoli@yahoo.com>, "claude morelli" <claude.morelli@transnuevo.com>, "maxine & charles hickox" <cehickox@gmail.com>, "claude morelli" <cmorelli1000@earthlink.net>, "susan vigil" <vihji@yahoo.com>, "john sparks" <johnsknave@knaveofalltrades.com>, "steve cogan" <4thStreet@integrity.com>, "stephen miller" <stepjmil@aol.com>, "pat branda" <brandap@aol.com>, "alan armijo" <msalazar@bernco.gov>, "John Sparks" <john@johnw2.com>, "Richard & Marianne Stephens" <restephens11@yahoo.com>, <acushing@unm.edu>, <Trevor.hatchell@cbre.com>, <ksanchez-pare@abq.gov>, <dlcarmona@cabq.gov>, <dnason@cabq.gov>, "chris kenny" <chriskenny@comcast.net>, "Joseph M. Maestas, P.E." <joseph.maestas@fhwa.dot.gov>, "Mayor Larry Abraham" <lpa@hughes.net>
Subject Fw: WALMART - comments

----- Original Message -----
From: sanford abrams
To: claude morelli ; claude morelli
Cc: Rep. Heather Wilson ; m heinrich ; brad winter ; miguel gomez ; eric griego ; Debby O'Malley ; alan armijo ; dede feldman ; edward sandoval ; michael cadigan ; sally mayer ; craig loy ; tina cummins ; Representative Heather Wilson ; ken sanchez ; isaac benton ; don

harris ; Mayor Larry Abraham
Sent: Monday, May 22, 2006 10:42 AM
Subject: WALMART - comments

Dear Claude,
Following are some of the comments Los Poblanos Neighborhood Association has received in response to your notice re: a Walmart Superstore. They are not unique - based on conversations we have had among our local folks. Neither AnnaMarie (who is recovering from openheart surgery nor I can attend but I did forward you notice to our membership and will send this out also. As a retired planner I cannot understand much of the city's choice of alternatives in their decisions except in the light of several models of decision-making which do not reflect well on the powers-that-be, vis.: incompetence; corruption; structured ignorance.
Sandy Abrams
Mary Beth wrote:
I can't believe that Wal-Mart wants to build a Wal-Mart there...David and I are feeling a bit claustrophobic with this announcement....how to get to our area is really becoming a challenge.

Ms Becky Calvert wrote:
Concern over yet another Walmart Superstore is entirely justified. Particularly, it is one more reason for the west siders to come through our living room. That argument will, however, get nowhere. More likely to be effective is the argument that "native" North Valley businesses like Chase Hardware, Dan's Boots and Saddles, and most others will be harmed by the extreme competition. We need to attempt to keep up the fiction that the north valley is different because it is semi-rural by choice. A superstore would be contrary to that image. The Village of Los Ranchos, after spending their wad on trying to "dress up" north 4th for the sake of the business community, will find that most of that money will be for naught with a Walmart handy. The traffic argument is certainly true but will not stop them in any way. It is unfortunate but true that, without being able to use Montano, the north valley is now forced onto Osuna to get out of the valley. We can't get onto Montano because we can't get out of Gene and into the turn lane east on Montano so I frequently use either Osuna or Griegos to get out of the valley.

Ms Lisa Atwa wrote:
In my opinion this Super Wal-Mart would be a catastrophy. The neighborhood would be destroyed, and as mentioned by you it could, and probably would make it harder if not impossible for the businesses on Fourth St. to survive. This issue is one that I am definitely interested in vigorously opposing.

Mr A. Lima wrote:
thank you for the enlightening information and i would have to agree that the revitalization of the north valley could be seriously hindered for the small business owners . With a wal mart in rio rancho a walmart on central and a sams club on renassience how many more are needed in a tight geographical area. Now I know the tax revenue may be appealing and the short term job gains are as equally eye cacthing however the long term impact on the roads and polution and potential crime increase will offset all the good for some added convenience when we already have stores in place that are doing a fantastic job of meeting

those needs.....please continue to keep me informed on this issue

----- Original Message -----
From: Claude Morelli
To: claude.morelli@transnuevo.com
Sent: Tuesday, May 16, 2006 8:58 AM
Subject: Super Walmart Proposed on Osuna Road
Greetings North Valley friends and neighbors—
I am writing to let you all know that Wal-Mart has submitted a request to build a superstore at the northeast corner of Osuna and Vista del Norte (up the road from Sandia Preparatory School). The size of the store would be at least 184,000 square feet. The City of Albuquerque's Environmental Planning Commission will be hearing this request on Thursday, 15 June 2006. (For additional information on the request, please read the message from Carmen Marrone copied below my signature.)
This proposal raises a number of obvious and legitimate concerns for everyone who lives in or near the North Valley. First, a Walmart would undoubtedly be one of the largest single automobile traffic generators in the entire area, with the traffic being especially heavy on Saturdays. Second, the store will generate substantial truck traffic. Third, the presence of a Walmart store at this location might affect the ability of businesses along Fourth Street and elsewhere in the valley to revitalize successfully. Fourth, the store may have substantial visual impacts.
A variety of other impacts are also likely; I've listed only a few of the possibilities here. I'm sure there will be many arguments made both for and against this proposal. I am simply providing this information to let you all know that a proposal has been submitted and the discussion is getting underway.
The Executive Committee of the North Valley Coalition would be interested in hearing your thoughts and opinions about this proposal. Please address any comments you might have back to me and I will compile them for the committee's review and further discussion.
The City has organized a facilitated meeting on this project. The facilitated meeting will be held from 6:30 to 8:00 PM on Thursday, 25 May 2006 at Desert Springs Church (705 Osuna NE, Phone 505.797.8700). Desert Springs Church is located west of Vista del Norte, on the north side of Osuna.
This topic will also be discussed at our next regular North Valley Coalition meeting. That meeting will take place on Thursday, 1 June 2006 starting at 7:00 PM. The location is still to be determined. Please look for another email from me for more information.
Thank you.
Claude Morelli, President
North Valley Coalition
-----Original Message-----
From: CMarrone@cabq.gov [mailto:CMarrone@cabq.gov]
Sent: Friday, May 12, 2006 2:39 PM
To: claude.morelli@transnuevo.com; 4thStreet@integrity.com
Cc: SShumsky@cabq.gov
Subject: EPC Proposal

Claude, Steve,

This is to notify you that Wal-Mart Stores has submitted a request for approval of a site development plan for building permit for A Super Wal-Mart Store, located at the northeast corner of Osuna and Vista del Norte. The site is approximately 21 acres in size and is zoned SU-1 for C-2 Uses. The store is considered a "mid-size" store comprising a minimum of 184,000 square feet.

The request will be heard by the EPC on June 15, 2006. The planner for this case is

Stehphanie Shumsky (924-3933). If you are interested in reviewing the plans, you can come by the Planning Department, 3rd floor, anytime between 8 and 5.

Please consider this your official notice. The Alameda North Valley Association and the Vista Del Norte Alliance have been notified regarding this request. A facilitated meeting is being planned between the applicant and these affected neighborhoods. If you would like to be notified regarding the facilitated meeting, you can contact the facilitator, Phillip Crump at phcrump@newmexico.com

Carmen

Carmen M. Marrone/PLN/CABQ
06/19/2006 09:31 AM

To "C GARCIA" <GARCIA0323@msn.com>@PUBCABQ, Stephanie E. Shumsky/PLN/CABQ@COA
cc dnewton@cabq.gov, rgomez@cabq.gov, sybilhickie@yahoo.com, yjuliechavez@yahoo.com
bcc
Subject Re: Vista del Norte WalMart

I am not the staff person for this project, Stephanie Shumsky is. I will forward your memo to her at sshumsky@cabq.gov.
"C GARCIA" <GARCIA0323@msn.com>

"C GARCIA" <GARCIA0323@msn.com>
05/24/2006 01:45 AM

To <cmarrone@cabq.gov>
cc <sybilhickie@yahoo.com>, <yjuliechavez@yahoo.com>, <dnewton@cabq.gov>, <rgomez@cabq.gov>
Subject Vista del Norte WalMart

Carmen,

I met with Don Newton today and he said you were the staff person assigned to the proposed project. I would like to make it clear that I am against the project for various reasons:

Traffic concerns (Vista del Norte is a residential street, not a major thoroughfare and is already quite busy)
Once people learn you can exit the community through El Pueblo, Vista del Norte is going to be completely congested and dangerous. Currently, the walking path is full of evening walkers. I imagine that will change if it becomes congested.
With the traffic comes pollution and lots of it, not to mention WalMart's own delivery trucks
Studies have shown that there is increased crime in the area of 24 hour stores
Lighting issues (too bright for residential neighborhood)
Aesthetics (it won't match the neighborhood's Southwestern look)
Walking path and landscaping make this a nice pedestrian friendly community, but with increased traffic that may change and the asphalt garden won't be appealing at all
Investment value will decrease

Don assured me that the developer has done his homework and that it looks like the project will probably be approved. So, if that is the case, I thought I'd make a few recommendations for the conditions of approval.

Some conditions I've thought of are:
Restricting hours of operation so that it is not a 24 hour operation
Providing increased security officers
No semi trucks allowed on Vista del Norte
No deliveries after 10 p.m.
Lighting to fit a residential area, I.e., not so bright it upsets neighbors
Inserting gates at the entrance and exit of our community so that others can't get in
Restaurant at corner must be a sit down restaurant - No fast food; no bar
No parking of WalMart delivery trucks or other vehicles in the community ie, off WalMart site

Osuna must be expanded to 3 lanes each way
Façade of building must be made to look Southwestern like community, preferably with vigas
Increased landscaping, walking path must remain, wall height increased between it and condos

The best case scenario....a small Trader Joe type store with perhaps an ice cream shop, coffee shop, or something of the sort....

But, if that can't be, then I hope that you can at least take some of my concerns and suggestions into consideration when preparing your report.

Thank you for your time.

Sincerely,
Cyndy D. Garcia

"Taz Wilhite"
<tazwilhite@yahoo.com>

05/29/2006 08:02 PM

To <sshumsky@cabq.gov>
cc
bcc
Subject Proposed Wal Mart at Vista Del Norte

Ms. Shumsky,

I am writing this email as a concerned resident of the Vista Del Norte neighborhood. I attended the meeting with the developer on May 25th, and was very shocked and disappointed with his presentation regarding the impact a Wal-Mart Supercenter would have on our community. Especially troubling was his quote that approximately 11,000 cars per day would visit the proposed store; keep in mind the store will be located at the primary entrance for our neighborhood. I do not see how this amount of traffic cannot have a negative impact on our quality of life.

I work at Kirtland Air Force base; which is approximately 10 miles from my home. I commute by bicycle; so consider this: One of my coworkers lives in my neighborhood; we both leave work at the same time, she in her car and me on my bike. After 35 minutes, I am home; while she is stuck in traffic and does not arrive until 10 minutes later. To me, this proves there already is a problem with traffic congestion in our area. The proposed Wal-Mart will only exacerbate the situation.

I feel this project is a poor choice for our neighborhood and for Albuquerque, we already have 12 Wal-Mart stores in our city; and there are 5 large "box stores" within as many miles of the Vista Del Norte subdivision. As I stated at the meeting, when do we reach saturation? I feel my neighborhood would be better served by a small shopping center, perhaps one with a child care center and other truly family oriented merchants.

Thank you for your time,

Taz Wilhite
Albuquerque, NM
Cell:(505) 264-0560
Work: (505) 256-6903
tazwilhite@yahoo.com

"There is more to life than simply increasing its speed."
Gandhi

Julie Chavez
<yjuliechavez@yahoo.com>
06/01/2006 02:14 PM

To SShumsky@cabq.gov
cc
bcc
Subject VIsta Del Norte-Balloons

History: This message has been replied to.

Dear Stephanie,

I am writing in regards to the proposed Super Wal-Mart at the Vista del Norte subdivision, just west of I-25 on Osuna. I live in the subdivision. Although I am deeply opposed to the idea of building such a store at this location, there are issues that go much deeper for the City of Albuquerque and the State of New Mexico.

As you may or may not know, 72% of the balloons landed in that 22 acre lot during the 2005 Balloon Fiesta (according to Balloon Fiesta Park). According to the same source, 100 pilots backed out last year because "it was no longer safe to land due to the overdevelopment of Vista del Norte".

During the recent holiday weekend members of our homeowners association interviewed pilots. All of them are sounding voices of concern. The pilots have all consistently stated that once the 22 acre lot is developed, they will leave and not return!

The City has invested millions in the Balloon Fiesta Park but these are balloons not helicopters, they cannot return to the same place they lift off at. It seems logical to invest in the safe landing zone if and only if New Mexico wishes to remain the home of the International Balloon Fiesta.

It obvious that the State has a lot to lose if the EPC votes to allow Wal-Mart to occupy this lot. As we all know, Wal-Mart does not pay their corporate income tax (New Mexico Business Weekly, May 19-25, 2006, "State says Wal-Mart must pay NM's Corporate Income tax" by Jason Trenkle) AND now we will lose the largest event that we as a State host! It seems we could find a more appropriate site for yet another Supercenter.

We have a team of THOUSANDS from within the subdivision, HOA of the North Valley (a large shopping destination is not included in the master plans for the North Valley), Calvary Chapel, Desert Springs Church, Roadrunner Rail and Sandia Prep ALL of whom are looking for help on this very important issue!

Please let me know how the Ray Powell campain can help the State of New Mexico with this important issue.

Thank you for your time,
Julie Chavez
55-385-5713

Do You Yahoo!?
Tired of spam? Yahoo! Mail has the best spam protection around
http://mail.yahoo.com

"Stacy Sporing"
<stacy.sporing@citcomm.com
>

06/05/2006 05:04 PM

Please respond to
<stacy.sporing@citcomm.com
>

To <sshumsky@cabq.gov>

cc

bcc

Subject Proposed Wal-Mart at Osuna and Vista del Norte

Mr. Jeff Jesionowski - EPC Chair,

I am writing to express my opinion about the proposed Wal-Mart at Osuna and Vista del Norte. I feel that allowing Wal-Mart to build a 24-hour Super Center at that location would be detrimental to the area, more specifically the Vista del Norte (hereinafter "VDN") neighborhood. Below are the reasons that support my opinion:

*Increased traffic, will be at least 11,000 vehicles per day, VDN was not built for that kind of traffic and will be very congested.

*Negative impact on property values within the VDN neighborhood. I just bought my home 8 weeks ago and am very concerned about the impact on property values of building a Wal-Mart at the entrance to what is now, a very desirable neighborhood.

*Increased traffic through the neighborhood will in turn bring increased crime to the neighborhood.

*Wal-Mart does not "fit" in with the North Valley Area Plan, the request to build should be denied based on the plan.

Thank you for your time and for taking my opinion and that of others on this matter into serious consideration.

Stacy Sporing
Concerned VDN Resident
7643 Calle Comodo NE

NEW MEXICO
ECONOMIC DEVELOPMENT
Department

BILL RICHARDSON
GOVERNOR

RICK HOMANS
CABINET SECRETARY

June 6, 2006

Martin Chavez, Mayor
City of Albuquerque
Albuquerque, New Mexico

Dear Mayor Chavez:

Governor Bill Richardson and the State Economic Development Department are big supporters of the Annual Balloon Fiesta held in Albuquerque every year. It has become a great tourist attraction. People from all over the world visit New Mexico during the Fiesta.

We have heard from constituents in the Vista del Norte area who are concerned about the development in that area disrupting the Fiesta's success in the year's to come. While it is always difficult to balance development and growth within a city it is also imperative to preserve the institutions that are important to our people and our state's economy.

Thank you for taking the time to consider our perspective.

Sincerely,

Rick Homans
Cabinet Secretary

RH/jms

cc: Fred Mondragon, City of Alb. Economic Development
Julie Chavez, Constituent

Joseph M. Montoya Bldg. 1100 St. Francis Dr. Santa Fe, New Mexico 87505-4147
(800) 374-3061 (505) 827-0307 fax: (505) 827-0263 goNM.biz

Philip Crump
<phcrump@newmexico.com>
06/08/2006 12:26 PM

To dogsandhorses@bluebottle.com, Stephanie Shumsky ABQ <sshumsky@cabq.gov>
cc
bcc
Subject Re: WalMart-VDN May 06.doc

Hmmmm--I've not had a problem with the City email, with my provider in Santa Fe. Could be some incompatibility your provider and the City, but who knows??? Philip

Cris Weller wrote:

I wrote a note to Ms. Shumsky, sent it, and received this reply:
<sshumsky@cabq.gov>
Permanent Failure: 550_5.7.1_<sshumsky@cabq.gov>..._[RCPT_TO:_<sshumsky@cabq.gov>]_Please_see_http://www.openspf.org/why.html?sender=dogsandhorses@bluebottle.com&ip=204.127.192.81&receiver=correo
Delivery last attempted at Thu, 8 Jun 2006 18:05:51 -0000

I often have problems with city and county planning department e-mail and it's frustrating. I feel they are not meeting the standard to be answerable to citizen input.

Below is the message I sent. Perhaps you can forward it for me: (thank you)

Ms. Shumsky,

Please see my comments (Below Philip's response below) regarding the Wal-Mart meeting of June 7th.

I am a representative from the North Valley Coalition and will be working with Vista Del Norte Alliance on the Wal-Mart proposal. I have advocated before, (and will continue to address) the lack of parks and designated open space which can serve as balloon landing sites in the North Valley. This particular site is directly in the flight path and serves many balloonist each year. I feel it would be possible, if a smaller scale development were placed at this site, to allocate a small public park/open space grassland/dog walk area, etc...adjacent to the southern or western boundary of the site which could serve the needs of the balloonists for landing space.

Also, Wal-Mart, or any other developer who ends up building there, might be persuaded to include a plan to bury the electric wires in the /next to the sidewalk when constructing the street changes and parking areas. This is something that the city has so far failed to address in the North Valley area. Other cities began burying their electric wires 20 years ago!... and I don't understand, especially with the safety concerns of the Balloon Fiesta and the need for safe landing sites, why Albuquerque is not doing so. Perhaps you are in a position to explain (?)

Cris Weller, V.P. North Valley Coalition
305 Homeland Rd. NW
Alameda, NM 87114

phone: please call 890-5362 first , then 440-6293 cell
e-mail: dogsandhorses@bluebottle.com

From: Philip Crump [mailto:phcrump@newmexico.com]
Sent: Thursday, June 08, 2006 9:10 AM
To: dogsandhorses@bluebottle.com
Subject: Re: WalMart-VDN May 06.doc

Cris: Please note on p. 3 under Economic Impacts, it is mentioned.
If you want to emphasize this point, please send a note to planner Stephanie Shumsky at sshumsky@cabq.gov for inclusion in the packet.
Thanks.
Philip

Cris Weller wrote:
Philip,

The only thing which I noticed was omitted was, in the summary of concerns at the beginning of the document, you did not include "balloon landing" Although that issue was only brought up a few times, resident reaction to that topic was significant – so I think it should be included as an important point.

Thanks,
Cris Weller, V.P. North Valley Coalition
phone: please call 890-5362 first , then 440-6293 cell
e-mail: dogsandhorses@bluebottle.com

"Aspden, Cindy" <Cindy.Aspden@jetblue.com>
06/10/2006 05:07 AM

To <sshumsky@cabq.gov>
cc
bcc
Subject Walmart proposal at the Vista Del Norte Neighborhood

Hello Stephanie,

I've heard about the SuperWalmart going in at the corner of Vista Del Norte Drive NE and Osuna Road NE and I am very much opposed to the idea. I'm not sure if there is a petition going around to stop this construction, but if so I'd like to be part of it. A Walmart would destroy the property values of the surrounding areas AND cause enormous problems with traffic on Vista Del Norte. Since they refuse to have an entrance on Osuna Road, the traffic would have to come through Vista Del Norte which is a large subdivision with only ONE entrance. This is not to say that with the low-income personnel that will be hired at Walmart would cause an increase in crime in this nice established neighborhood. Please let me know if there is anything I can do to help prevent this Walmart from construction their building in this area.

Sincerely,

Cindy Aspden
7039 Casa Elena Dr., NE
Albuquerque, NM 87113
dlaspdens@earthlink.net

"F HARSANY"
<FHARSANY@comcast.net>

06/14/2006 09:41 PM

Please respond to
<fharsany@comcast.net>

To <sshumsky@cabq.gov>

cc

bcc

Subject 15 June 2006; Case: 06EPC-00624 and 00625 ; Project: 1001150 (Vista Del Norte Drive/Osuna Proposed Commercial development of 22+ Acre Lot

Ms. Shumsky:

I live in Vista Del Norte Subdivision and also a member of the VDN Neighborhood Alliance. After the "community" meeting at Desert Springs Church where most of the approximately 700 concerned residents signed a petition requesting a 90 day delay in the proposed development of the vacant lot on the corner of Osuna/Vista del Norte.

We have been told through emails that a request has been made by the developer to also grant a delay in the proposed hearing for 90 days. My concern is whether that will actually occur. We (as a neighborhood) were totally blindsided by the proposal and need more time to study/get neighbors involved in knowing what is possibly going to occur. I sincerely believe that a traffic study done by an independent agency to actually study the impact of a 24 hr food/beverage/retail operation in what is a 1300 family residential neighborhood area. Granted, Osuna is largely an industrial area, however, one only needs to look at the layout of the Vista Del Norte Subdivision to see that it was not designed to handle the additional traffic that a regional type operation would bring. I am also concerned that my tax dollars will have to pay for a premature lane upgrade (addition of lanes to east/west bound) to Osuna just to accommodate a 24hr operation. The ensuing noise, traffic, litter, air quality deterioration and safety of pedestrians has not been adequately addressed.

Case: 06EPC-00624 and 00625
Project: 1001150
Agent: Tierra West, LLC at 858-3100
Applicant: Vista Del Norte Development, LLC
Location: On or near north side of Osuna Road NE between Vista Del Norte Drive NE and Chappell Road NE.
Zone Map: E-16
City Planner: Stephanie Shumsky at 924-3933, email: The application is scheduled for a hearing before the EPC on June 15, 2006, 8:30 AM, in the Planning Hearing Room, Rm. 160, Plaza Del Sol Building, 600 Second St. NW.
A Pre-Hearing Discussion will be held on May 24, 2006 at 1:30 PM, in the Planning Department Large Conference Room, 3rd Floor, Plaza del Sol Building.

I cannot be present tomorrow to express my concern, but wish to convey it to you as the planning engineer. ***I strongly request a 90 day deferral of any action on the above case/project so that we (the surrounding neighborhood impacted by this massive proposal) can get more information on the proposal and even have time to explore alternative courses of action (such as neighborhood markets/shopping as "promised" by the developer when we moved in).*** Hopefully as we have heard, the developer will also agree to this and we can get the information that we as residents need to know to make sure a positive event occurs out of this proposal.

Thank you

//Signed// 14 June 2006

Ryan Turner
6800 Vista del Norte Drive #422
Albuquerque, NM 87113
rturner138@yahoo.com
505-453-7419

June 18, 2006

Mr. Jeffrey Jesionowski
Environmental Planning Commission
Albuquerque, NM

Dear Mr. Jesionowski:

I am an avid Walmart shopper. I love the low prices and I love the convenience. Judging by the crowds at my favorite Supercenter on Carlisle and Menaul, my fellow citizens mostly feel the same way. Albuquerque needs Walmart—but Albuquerque does *not* need a Walmart Supercenter on the corner of Osuna and Vista del Norte.

I understand that Walmarts have to go somewhere, and that compromises must be reached. But there is a place we can put Walmarts to minimize the impact on surrounding neighborhoods while maximizing convenience to shoppers: namely, strip malls. I notice that all the big box stores in the area are zoned according to this wisdom—for instance, at Cottonwood Mall, the Renaissance-Montano stretch, along Paseo del Norte, etc. Nobody wants to live next to a big box store, and few people have to when they are clustered together in a strip mall.

The proposed location on Osuna and Vista del Norte does not look like all the others. This plot of land is situated in a pleasant, quiet, up-and-coming middle class neighborhood, across from the Desert Springs church and backed up against the upscale Rancho Mirage condominiums. Children play in the grassy patches along Vista del Norte (and hopefully in the "imaginary" park at Vista Monte promised to us years ago), and weekends find the sidewalks filled with joggers and walkers enjoying their neighborhood. Neither road bordering the site is a major thoroughfare, and there are no other large shopping destinations in view. At a glance, it is obvious that this is truly a bizarre place for a Walmart: it is a distinctly residential, not commercial, area.

My gut reaction that this plot of land has been inappropriately zoned is corroborated by a collective assessment of the detriment a big box store will inflict on the neighborhood. The Walmart sign might as well be a banner reading "Don't Live Here": traffic—particularly on Vista del Norte—will inevitably multiply beyond capacity, property values will tumble, and the middle class (including myself) will abandon the neighborhood. At best, neighborhood residents who remain behind will see their pride in their community and their city damaged; at worst, a burgeoning Albuquerque asset will devolve into an eyesore.

The Environmental Planning Commission is in a unique position to understand that we need both beautiful neighborhoods like Vista del Norte and big box stores like Walmart Supercenters, and that collocating them simply won't work. Please vote against this unfortunate proposal. If we can put the Walmart on a more appropriate plot of land in the vicinity, everybody wins: Vista del Norte, the Walmart shoppers, and Albuquerque.

Thank you for your consideration,

Ryan Turner

bdmorales@comcast.net

06/19/2006 08:18 AM

To sshumsky@cabq.gov

cc

bcc

Subject Super Walmart proposal

Stephanie,

My name is Brian Morales. I am writing you in relation to case 06EPC-00624 and 00625, project 1001150. I have been a resident of the Vista Del Norte neighborhood for close to 6 years now. I am extremely concerned with the proposal to build a Super Walmart on the corner of Vista Del Norte and Osuna. From what I understand, Walmart currently has 12 stores in the Albuquerque area. I think that is extreme; and to build another...well, that's overkill. I have acquaintances that live in what used to be a well established neighborhood close to Coors & I-40. Ever since that store has been opened, their neighbor has gone down hill. The crime rate has risen, the traffic has gotten out of control and the value of their home has dropped considerably. I do not want to see that happen again...especially in my neighborhood. One of the things that make this neighborhood so special is the balloon fiesta. I have been told that a large percentage of the balloons that launch from Bal! loon Fi
esta Park, currently land on the site in question. The Balloon Fiesta brings tons of revenue to the state of New Mexico. This will surely damage the revenue. Traffic is another major concern. There is no way that Osuna can handle that type of traffic. Many people will take the short cut that runs through the Vista Del Norte neighborhood from El Pueblo, which is parallel to Paseo Del Norte if this Walmart is built. With that said, it is only a matter of time before speed increases through the neighborhood, which would eventually result in pedestrian accidents. Walmart has tried to convince us that this new store will bring the jobs and increased revenue. What isn't mentioned though is the impact to small businesses. What about those jobs? Walmart is not a friend of New Mexico!! Please do not allow this company to build another magnet for crime, increased traffic, and not to mention the destruction of the small businesses in the area.

Thank You

Brian Morales

From: Sybil M Hickie [mailto:sybilhickie@yahoo.com]
Sent: Tuesday, June 20, 2006 8:32 AM
To: prsmith@balloonfiesta.com
Subject: Vista Del Norte

Hello Paul,

My name is Sybil Hickie and I received your contact information from Craig Hoover and Steve Wentworth.

As you are probably aware Vista Del Norte has 22 acres of SAFE landing for the balloons. Walmart has filed for an application with the EPC to build a 184,000 square foot Super Center that is open 24 hours on the corner of Vista Del Norte and Osuna.
The neighborhood is very much against this. 800 people came to the meeting to converse their concerns.

My angle for the alliance is to find out as much information as possible from balloon fiesta and Quad A. We are looking for anything that is factual. Like how many balloons land there during fiesta? Where will they go if there is a super center there?
Has walmart already contacted balloon fiesta? We feel Walmart would be better suited somewhere else and that the 22 acres should be a neighborhood scale retail center. Ideally we want at least 11 acres left for balloon fiesta. We want to make sure the pilots are safe here in Albuquerque.

I would so appreciate any help on this matter.

Warm Regards,
Sybil Hickie

Sybil M Hickie
Assisted Living Solutions LLC
p. 1.800.941.6759
Fax 505.212.1153
www.assistedlivingsolutions.com

Sneak preview the all-new Yahoo.com. It's not radically different. Just radically better.

Sybil M Hickie
<sybilhickie@yahoo.com
>
06/22/2006 09:40 AM

To sshumsky@cabq.gov
cc
bcc
Subject Vista Del Norte - Balloon Fiesta Park

Dear Stephanie,

I'm sending you the email conversation I have started with Paul Smith of Balloon Fiesta park.
I want to have a lot of information for your report before we go to the EPC.
Regards,
Sybil Hickie

Note: forwarded message attached.

Sybil M Hickie
Assisted Living Solutions LLC
p. 1.800.941.6759
Fax 505.212.1153
www.assistedlivingsolutions.com

Do you Yahoo!?
Everyone is raving about the all-new Yahoo! Mail Beta.

----- Message from "Paul Smith" <prsmith@balloonfiesta.com> on Wed, 21 Jun 2006 22:44:42 -0600 -----

To: "'Sybil M Hickie'" <sybilhickie@yahoo.com>

Subject: Vista Del Norte

Ms. Hickie,

Thanks for your consideration of Balloon Fiesta. Of course, if Wal-Mart builds at the south end of Vista del Norte, our pilots will lose a possible landing site. If I had my "druthers" I'd rather see no development of any land south of Balloon Fiesta Park. However I realize that's not realistic and I'm not sure-*from a balloonist's point of view* - whether a large Wal-Mart would be any worse than a series of smaller buildings. Having written that, I do realize that a balloonist's view is not the only one, or even the most important one.

We have reviewed our flight weather records for the past several years and learned that 72% of our flights from the Park travel over the subject property towards Renaissance. However we have no way of knowing how many pilots landed there on any particular day or year.

I'm sending a copy of this email to Pat Brake, our Event Director. If there are any records concerning landing on the subject property, she'll have them.

Please contact me again if you have any other questions.

Paul Smith
Executive Director

"Orlando Osuna" <nanosuna@hotmail.com>
07/04/2006 08:59 AM

To sshumsky@cabq.gov
cc
bcc
Subject Wal-Mart Super-Center Proposal

History: This message has been replied to.

Hi Stephnie,

I am writing you this letter to give you my opinion (and most assuredly the opinion of most of Vista del Norte residents) in regards of the matter pertaining to the construction of a Walmart-supercenter for Lot M-1 @ Osuna and Vista del Norte (Vdn).

I would like to convey to you our gargantuan dissatisfaction with this project. As noted in Vdn Homeowner newsletter, there are many concerns in regards to the development of this magnitude of a project in this residency area. The problems stated in the Vdn Homeowners newsletter reflect the feeling of most of the residents of Vdn as it was expressed during the meeting that took place on May 25. We as residents of Vdn are greatly troubled by the idea of having a project of such magnitude in our neighborhood.

First of all, this store will create a traffic mess in this neighborhood. The traffic is pretty hectic in the osuna/Vdn intersection as it is today. The addition of a Walmart would greatly increase traffic and with it a lot of dissatisfaction of Vdn residents as well as other Albuquerque residents that drive on this intersection to go to work and or home.

Secondly, There is a lot of concern in regards of property values of our homes devaluation due to the construction of this store. The impact of such a huge store will make this beautiful residency area a lot less desirable for buying due to all the problems that the store brings with it, not counting the visual sore that it will create in our neighborhood. This is a very big problem for most of Vdn residents. After working so hard to have a nice peaceful neighborhood and nice housing, here comes a monster store that will create chaos and will pollute this nice community with traffic, noise pollution, and visual pollution.

Third, There is a huge concern about the safety of our children in this community. Adding a store of this magnitude will make the neighborhood less safe due to the increase of traffic, possible increase of thefts, etc.

In conclusion, we urge you to take the necessary measures to stop this nightmare from coming to fruition, and stop the construction of this Walmart store in our beautiful neighborhood. I assure you that what I have mentioned to you here is the feeling of the Vdn community as a whole. Also I would like to ask you for information regarding who we need to contact in the government to request that this project is stopped. Who should we contact in regards to this matter (representatives, city officials). Your prompt response will we appreciated.

Thank you very much,
Orlando Osuna
7627 Calle Comodo NE
Ph 505-363-4124

Ida Hernández Sedillo

[illegible]
[illegible]
[illegible]

July 10, 2006

MAYOR'S OFFICE
06 JUL 12 AM 8: 33

Mayor Martin J. Chávez
Office of the Mayor
PO Box 1293
Albuquerque, NM 87103

Dear Mayor Chávez:

I am a resident of the Vista del Norte subdivision and would like to express my opposition to the proposed Wal-Mart on Vista del Norte and Osuna. I understand that the Environmental Planning Commission will be meeting in September to discuss this issue. Please consider my (and many others in our community, some of whom have signed a Petition) thoughts and opinions on this matter.

When I purchased my home nearly four years ago in this subdivision, I was attracted to the quiet, friendly neighborhood feel of this area. I frequently walk my dogs or run solo along the walking path that begins at the corner of Vista del Norte and Osuna, and continues throughout the entire neighborhood. There are always others doing the same, either walking with their dogs, with their baby strollers, on bicycles, etc. Many children can be seen riding their bicycles along this same street and pathway. If a Wal-Mart Supercenter were to be allowed on this corner, the level of traffic would effectively eliminate the ability to walk, run, bicycle, etc. in our neighborhood. Not only will traffic increase due to customer visits, but the number of large delivery trucks and semi-trucks would eradicate the neighborhood feel of our community. Just watch the traffic around any Wal-Mart; you can see for yourself the number of speeding cars, semis etc. that go in and out of the parking lots all day and night. I do not want this sort of environment for my children, my neighborhood, or the children, families, runners, bicyclists, walkers, etc. in Vista del Norte. My concern not only relates to traffic but also to safety, crime, noise, lighting, and pollution that a Wal-Mart will bring to our community.

The original developer told residents of this neighborhood that the area on this corner (Vista del Norte and Osuna) was reserved for a small shopping center which would contain stores such as Wild Oats, John Brooks, etc. There was never any mention that a Wal-Mart Supercenter would be built there. If I had known this when I bought my home four years ago, I never would have built my home in this area. I can assure you that there are countless Vista del Norte residents who have this same sentiment.

I urge you to oppose Wal-Mart's plan to build a Supercenter in my backyard.

Thank you for your time and consideration to this matter.

Respectfully,

Ida Hernández Sedillo, Esq.

CITY OF ALBUQUERQUE
OFFICE OF THE MAYOR

TO: Richard Dineen

CRM TICKET # : 559929

Please respond to the attached letter and c.c. Barry Bitzer in Mayor Martin J. Chávez' office with your response.

MESSAGE: please respond by 7-27-06

DATE: 7-14-06

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

July 24, 2006

Ida Hernandez Sedillo
7616 Calle Meseta NE
Albuquerque, NM 87113

RE: Proposed Wal-Mart Super Center at Osuna/Vista del Norte (EPC Project 1001150)

Dear Ms. Hernandez Sedillo,

Thank you for your interest in this case. Your time and comments are appreciated. Your letter dated July 10, 2006 and addressed to Mayor Martin J. Chavez has been added to the file for this case. Your comments and concerns will be taken into consideration in the analysis of this project.

On June 15, 2006, the Environmental Planning Commission (EPC) deferred this case to the September 21, 2006 hearing date. EPC hearings begin at 8:30am and are held in the basement level hearing room at Plaza del Sol, located at 600 2nd St. NW. To review the file or if you have questions regarding this case please contact: Stephanie Shumsky, Staff Planner at 924-3933.

Respectfully,

Richard Dineen, AIA
Director, Planning Department

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Stephanie Shumsky
Staff Planner
600 2nd St/ 3rd Floor
Albuquerque, NM 87102

Dear Ms. Shumsky,

I am a homeowner at the Vista Del Norte Community and I am writing to give my overwhelming opposition to the request for the proposed Wal-Mart Super-Center development at the NE corner of Vista Del Norte and Osuna Road.

When I purchased my home our realtor informed us that the vacant lot indicated above was to be developed as a small neighborhood shopping strip mall. With a small grocery store, maybe a dry cleaners etc. That is what seems appropriate for this area in the North Valley. And that is what I am being told was adopted by the North Valley Area Plan in April of 1993. A big box store was not part of this plan.

If the proposed Wal-Mart Super-Center is allowed I see the following negative impacts:

1) Increased traffic flow through our feeder streets of Las Lomitas and Vista Del Norte with a volume of 11,000-14,000 vehicles per day
2) Current roadways cannot handle this volume
3) Light pollution
4) Noise pollution
5) Increased litter in and around our neighborhood
6) Increased crime in and around our neighborhood
7) Possible criminal presence because of the 24-hour store and liquor sales within this store

I do not oppose Wal-Mart per say but will accept only the appropriate size for the neighborhood community. A smaller scale would be more acceptable with daily hours and no liquor sales, such as a Wal-Mart Neighborhood Market.

Thank you for your time and consideration in preserving our small community atmosphere in the North Valley.

Luana Espinoza
6931 Calle Almeria NE
Albuquerque, NM 87113 (505) 410-8332

Luana Espinoza
7.14.06

Stephanie Shumsky
Staff Planner
600 2nd Street/3rd Floor
Albuquerque, NM 87102

Ms. Shumsky,

I am a homeowner in the Vista Del Norte Development and I wish to express my overwhelming opposition to the request for the proposed Big Box development on the property of the Northeast Corner of Vista Del Norte and Osuna Road. The implications of the size and intensity of the proposed development on the approximately 22 acre site will definitely ensure a long term negative economic and social impact for the entire North Valley region of Albuquerque. The proposal is in the direct conflict of the North Valley Area Plan adopted April 1993 and the Albuquerque/Bernalillo Comprehensive Plan.

I would appreciate your time in looking into the matter and preserving our small community atmosphere in the Vista Del Norte Development.

Joseph N. Johnson
6931 Calle Almeria NE
Albuquerque, NM 87113

7/14/06

Vista Del Norte Alliance
P.O. Box 36555
Albuquerque, NM 87176

July 25, 2006

Mr. Ron Bohannan
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113
Sent via E-Mail and Facsimile

RE: Vista Del Norte Wal-Mart Proposal

Mr. Bohannan:

At our last meeting, you requested a list of "concerns" with the proposed Wal-Mart Super Center.

Our concerns have been well documented at previous meetings, in the media and in the facilitated meeting report published May 30, 2006.

We were promised a "neighborhood" scale development on the site in question. The signage marketing the 22 acre parcel also supports this by advertising "Available 'Neighborhood Shopping Center'". Your current proposal does not meet the spirit and intent of the North Valley Area Plan. We do not see a Super Center Big Box anywhere in the definition of "neighborhood".

As you are well aware, the concerns include size, scale and the inappropriateness of the project, 24/7 operation, traffic, existing limited excess to VDN, complete gridlock, cut-through traffic from El Pueblo, safety for our pedestrians and pets, proximity to city park location, proximity to the neighborhood church location, excessive trash, balloon landing zones or lack there of, impediment of balloon chase vehicles, truck noise, truck deliveries, truck pollution, impediment of responding emergency vehicles to the neighborhood, noise, light pollution, air quality and other environmental concerns, water drainage issues, electrical demands, existing water pressure, increased crime, broken promises by the developer, depreciation of home values, bicyclist safety, negative economic impact, liquor sales, gun sales, other issues including the impact to the 4th street redevelopment project, the unknown affects of the commercial development under construction on our northern boundaries and the affects of the new Rail Runner Depot.

The "printed" site plan and marketing materials shown to potential homebuyers indicated a neighborhood scale mixed-use development. We were promised a grocery store and other mixed use retail/business offices that would compliment and enhance the community with convenience.

We were promised development that would ***encourage pedestrian and bicyclist traffic and ensure their safety.***

You have not provided alternative site plans to the original Super Center. We on the other hand have presented your team the Neighborhood Market alternative. The community believes a Wal-Mart Neighborhood Market of approximately 50,000 square feet in scale is consistent with the original promises of a neighborhood scale commercial development. This concept would be more consistent with the North Valley Area Plan.

The VDN Alliance will seek community support for a Neighborhood Scale Development for the proposed site with hours of operation from 6:00am to Midnight. We will insist on no variance to the liquor sale restrictions and no drive up services. If Wal-Mart will agree to this concept, we will support the development and work with you on the details of a Village Center to make this a profitable venture for Wal-Mart and a win/win for the North Valley region.

If the plan presented here is opposed by Wal-Mart, the VDN Alliance will move forward requesting complete denial of the site plan focusing all of our resources provided by the citizens of Albuquerque. Our support base has been expanded to include Neighborhood Associations from the entire of City of Albuquerque. The citywide neighborhood support is overwhelming. The meeting in May had the largest attendance of any facilitated meeting in the history of Albuquerque.

As a courtesy, this message will also be copied to the domestic business development team in Bentonville, Arkansas for their comments on the Neighborhood Market and adjoining Village Center.

We are looking forward to our meeting with you scheduled for Tuesday, July 25th. We encourage a discussion that is a win/win for all us that encourage quality ***neighborhood scaled*** growth.

/s/
Rod Crawley
President
Vista Del Norte Alliance

cc: Wal-Mart Corporate, Bentonville, AR.
VDN Board of Directors
Alameda North Valley Association
NE Valley Neighborhood Association
North Valley Coalition
VDN HOA
City of Albuquerque Planning Department
City of Albuquerque Office of Neighborhood Coordination

"Dianna Fierro"
<difierro@hotmail.com>
07/29/2006 07:20 AM

To sshumsky@cabq.gov
cc
bcc
Subject Proposed Walmart - Vista Del Norte Area

Ms. Shumsky,

I am extremely concerned about the proposed Walmart in our neighborhood. My concerns can be narrowed to 3 areas:

1) Traffic
2) Lighting and Other Disturbances
3) property values

The primarily residential area already has a significant traffic flow because of the number of residents that live in the area. I feel putting a Super Walmart will only increase that and make it extremely hard to ingress and egress from our neighborhood. As you know this is the only way out onto Osuna. Also traffic is extremely heavy on Wednesday evenings and Sunday mornings due to the services as Calvary Baptist. I don't think the City of Albuquerque or Walmart appreciate the large number of residents that use Osuna to get to and from I-25. Although I agree with some of the residents that a grocery store is necessary, considering the number of Walmarts that already exist in the city of Albuquerque, I don't think this is the appropriate solution. Why does a city that is smaller than the city of Phoenix have this many Walmarts? Not to mention, a regular Walmart already exists on Wyoming and Academy.

I am also concerned about the noise, lighting and other disturbances. Walmarts do not have a good reputation of keeping up their landscape or appearances. They don't necessary have a good reputation of attracting the best clientele. How safe will that make our neighborhoods? The lighting is a major issues since one of my bedrooms face towards that direction and I am concerned how that will that be dealt with?

Finally, property values. Anytime an person purchases a home/condo, they anticipate that should they ever sell, they will have a significant increase in equity. I have already built up equity in my home after only 2 years of ownership. I feel that should a Walmart be constructed, that will diminish the equity I have built up. I have no plans of selling my condo, but should that day come, I would like to have a large pool of potential buyers and I feel Walmart will only decrease that pool.

I really hope the City of Albuquerque, Walmart and others associated with this plan really take the residents comments into serious consideration. It would be sad if at the end of this, it can only be said the Corporate interests is more important than the residents of Albuquerque. I hope serious thought and research is conducted rather than just constructing the store because it is needed.

Thank you for your time.

Dianna Fierro
Vista Del Norte/Rancho Mirage
Condo #2021

Dear Mr. Jesnowski,

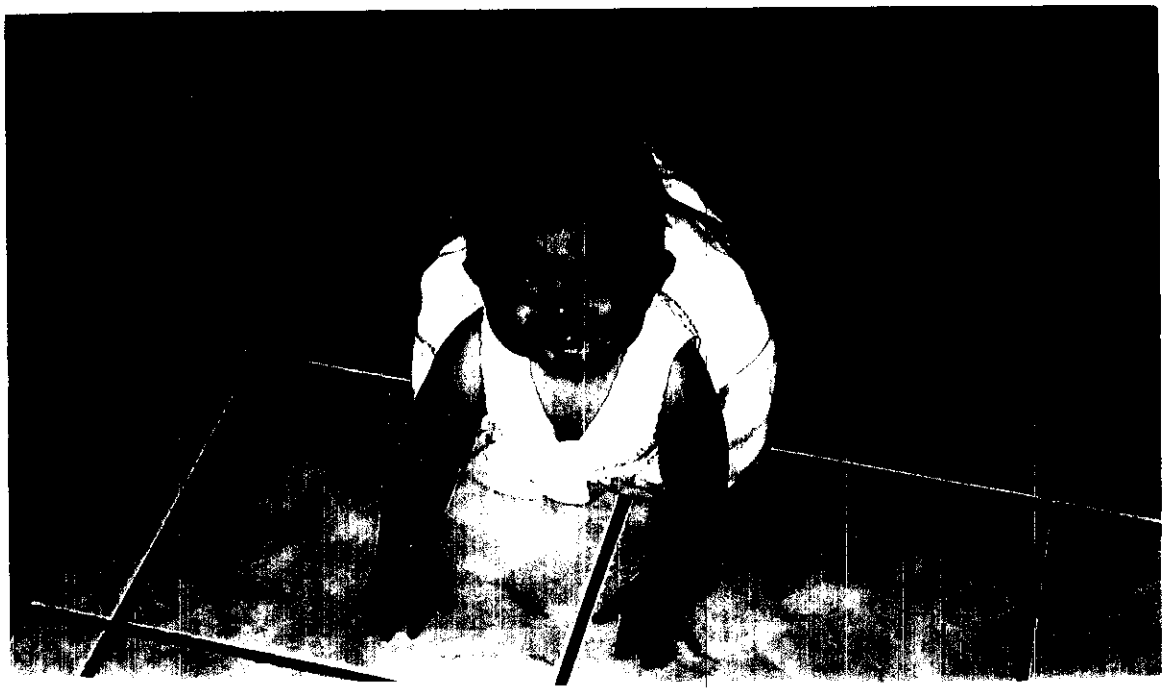
Enclosed is a picture of my daughter Haley. She is eleven months old and the inspiration for this letter. She is the main reason I am so vehemently opposed to the construction of a new Lowe's warehouse at the Entrance of our wonderful neighborhood. When we decided to have children I was scared of many things. I wondered if we would be good parents and if we would have the finances to raise a child. The only confidence I had was my home. I knew my neighborhood was a great place to raise a family. When we moved in it was quiet and peaceful. It was an oasis of tranquility which every home should be to its owner. Over five years of development things have changed a bit but life is still delightful. It is a clean place where Haley can have pride in her surroundings. It is a safe place where kids can play and not have to worry about excessive people or traffic which could threaten them. It is what it should be, a home.

Please look at Haley's picture. Please look at her eyes. Can you tell those eyes that their daily jogging through her neighborhood won't change a thing? Can you tell those eyes that it is not worth risking traffic and pollution to her safe and healthy environment? Can you tell those eyes that the increase in crime that comes with any new commercial is acceptable so long as this mega retail store makes its financial goals each day?

I know environmental fears and baby pictures don't

[illegible] I know [illegible] is a [illegible] person with a lot of money to throw around. It just seems that maybe once the hopes and dreams of the people should win [illegible] business some time. No one wants this [illegible] and you hold the fate of our way of life in your hands. Please for one minute put yourself in our shoes and consider how you would feel in the same situation.

This is a quiet neighborhood. If you were to walk the streets here you would see residents picking weeds in common areas or picking up trash in the gutters. You would see our citizens fighting graffiti the very hour it appears because we want stand for it in our neighborhood. You will see people shaking their heads at the thought of this New Development [illegible] traffic concerns because traffic is already so backed up at rush hour and lunch time. Police officers are already being paid overtime to direct traffic when [illegible] people are [illegible]. They say a traffic study [illegible] and that the extra cars will not affect traffic. Does that make any sense to you at all? Obviously these more cars a day will make a huge difference to the mom in traffic trying to get home during the holiday rush or back to school season. All these extra cars will make our area dangerous for our children for long times. As our parks are developed more children will be walking our streets and even 11 more cars will make a difference. These are terrifying numbers.



6 August 2006

Jonathan Siegel, Member, District 2
Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Mr. Jonathan Siegel and Jeffrey Jesionowski:

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of **Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision)** as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

One of the reasons the residents of our community choose to live in and near the North Valley is the sense of neighborhood we have here. We are not against commercial development, but we want it to be on a small scale that fits our neighborhood. **The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. Clearly, a Wal-Mart Supercenter does not conform to the spirit of the North Valley Area Plan.**

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. We have been told by the developer, Tierra West, that there would be an increase of **11,000 cars per day in our neighborhood**, raising safety and air-quality concerns for children and families. Also, the amount of garbage, waste and noise generated by this huge retail development would impact our homes and property values.

Vista del Norte Drive is not a main thoroughfare. All other "big box" retailers in Albuquerque are located in established commercial areas at the intersection of two major collector streets. **Vista del Norte Drive is not a major street; it leads only into the neighborhood itself, and many homes border directly along it.** The increased traffic along Vista del Norte Drive would create a severe noise and pollution burden for the homeowners whose property directly borders the roadway, as well as for residents of the entire neighborhood. These are factors we hope you will study seriously.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. **The size and scope of a Super Wal-Mart would completely destroy the attributes that attracted us to Vista del Norte.** My family and I carefully chose Vista del Norte due to being a quite, clean and attractive area to live. Please consider the collective desires of the members of our neighborhood, who long to maintain a sense of community living with small-scale commercial development. This is the reason we moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing of Sept. 21, 2006.

Sincerely,

Terry Jordon
808 Via Del Sueno NE
Albuquerque, NM 87113
505-342-1949

Dr. Jamie McLaughlin
7715 Calle Comodo N.E.
Albuquerque, NM 87113
August 7, 2006

Stephanie Shumsky, Staff Planner
Jeffrey Jesionowski, EPC Chair
600 2nd Street / 3rd Floor
Albuquerque, NM 87102

To Whom It May Concern:

I am writing to you in regards to the Wal-Mart Super-Center Proposal. I was quite surprised when I learned that it was a real possibility that Wal-Mart would even be considered for this lot. I bought my home at Vista Del Norte because it was presented to me as an "upscale" neighborhood with a serene, landscaped, peaceful entry with friendly neighbors and seemingly well-kept lots. Whenever I see a Wal-Mart, I immediately think "low socioeconomic area… noise, chaos, traffic, liquor sales, crowded parking lots, trash, increased potential for crime, etc." I would love a well-planned, smaller scale market place with some quaint shops, perhaps a couple of small café's or a café and coffee shop… something nice, simple, and serene… not a huge, space-eating building, and most especially not a monopolizing franchise like Wal-Mart.

Not to sound like a snob, but this is certainly not the scene I wish to see on my way to and from my home each day and not the type of consumers I want drawn to my neighborhood. I am appalled that with all of the families I see living here that have children and pets (often outside playing, riding their bikes and walking around the block on our sidewalks), that such a proposal would even be considered. Wal-Mart, open 24-hours, will bring about the necessity for night security officers, large volume traffic, noise, and to top it off… alcohol sales. We will be inviting this atmosphere into our homes, near our children, our families. We are a community and we should have the right to choose what sits at the entryway of our neighborhood. Let's keep it "upscale", serene, and safe for our families, pets, and most especially our children. There are plenty of large scale Wal-Marts, Targets, and K-Marts in this city… we are not lacking for these types of businesses. Please keep our neighborhood at Vista Del Norte serene and quaint, calm and clean, safe and tidy. If we can't have this in our city, can't we at least have it near our homes? I pray that this proposal is heavily considered, taken seriously, and well thought through. Please do not let this lot be taken over by Wal-Mart. I know they have a lot of money and a lot of power, but I believe we need to do whatever it takes to prevent this from happening. Thank you for your time.

Most Sincerely,

Jamie M McLaughlin

Dr. Jamie McLaughlin

New Mexico State Senate

State Capitol
Santa Fe

COMMITTEES:

MEMBER:
· Conservation
· Indian & Cultural Affairs

SENATOR JOHN C. RYAN
R-Bernalillo & Sandoval-10

1020 Salamanca NW
Albuquerque, NM 87107

Work: (505) 238-3733
Home: (505) 343-1400
Senate E-Mail: john.ryan@nmlegis.gov

August 15, 2006

Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87103

Dear Chairman Jesionowski:

I write to bring your attention to a matter of utmost importance to me and thousands of residents in State Senate District 10. As you are aware at a facilitated meeting on May 25th residents of the Vista Del Norte Subdivision and adjacent neighborhood association representatives expressed strong concerns about plans to build a Wal-Mart Supercenter at the corner of Osuna and Vista del Norte Blvd.

These neighborhood representatives made passionate arguments that a Supercenter at this location would cause numerous problems associated with increased traffic, crime, noise, and general safety. The placing of a Wal-Mart Supercenter so close to a neighborhood community subdivision and along the primary road access to that community raises legitimate safety and nuisance concerns, ultimately impacting their property values.

The negative impacts of increased traffic, noise and congestion at this intersection out weigh the positive aspects afforded by Wal-Mart Supercenter's convenience to customers.

Now the representatives and members of the Alameda North Valley Association, the Northeast Valley Neighborhood Association, the North Valley Coalition, Vista Del Norte Alliance, and the Vista Del Norte Homeowners Association are unifying and gearing up for a long fight. In fact, I believe that a long protracted and costly fight is imminent unless Wal-Mart is willing to address concerns of the community at large.

One suggested solution is to build a Wal-Mart Neighborhood Market, more like a grocery store, similar to the one that opened earlier this year on the west-side of Albuquerque on Golf Course Road. This option along with more neighborhood friendly conveniences like a restaurant, bike and walking trail, and possibly a park could accompany the neighborhood market. I have been approached by some of the neighborhood representatives that have asked me to consider requesting State of New Mexico funding

to purchase a portion of this property for open space purposes. This option should be seriously considered prior to the beginning of the 2007 Session.

In the past Wal-Mart's corporate culture has been responsive to addressing legitimate concerns, and their efforts to be a good corporate citizen by their charitable donations to non-profits and educational institutions should be commended.

I believe that a Wal-Mart Neighborhood Market is more conducive to this site and hope that the Wal-Mart development team gives this option strong consideration in order to build long-lasting community support. Unless and until the concerns of the community are addressed, I would urge you to oppose the building of a Wal-Mart Suppercenter at this location.

Thank you for your consideration.

Sincerely,

John C. Ryan
State Senator for District 10

cc:

- Jonathan Siegel, EPC Member, District 2
- Rod Crawley, President, VDN Alliance
- Steve Wentworth, President, Alameda North Valley Association

August 18, 2006

Mr. Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

Dear Mr. Jesionowski:

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

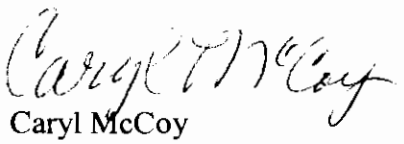
One of the reasons I chose to live in and near the North Valley is the sense of neighborhood we have here. I am not against commercial development, but want it to be on an appropriate scale that fits our neighborhood. The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. Clearly, a Wal-Mart Supercenter does not conform to the spirit of the North Valley Area Plan. This area is not suitable for a large retail outlet.

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. The developer, Tierra West, has told us that there would be an increase of 11,000 cars per day in our neighborhood, raising safety and air-quality concerns for children and families.

Vista del Norte Drive is not a main thoroughfare. All other "big box" retailers in Albuquerque are located in established commercial areas at the intersection of two major collector streets. Vista del Norte Drive is not a major street; it leads only into the neighborhood itself, and many homes border directly along it. The increased traffic along Vista del Norte Drive would create a severe noise and pollution burden for the homeowners whose property directly borders the roadway, as well as for residents of the entire neighborhood. These are factors I hope you will study seriously. There is already difficulty exiting the neighborhood at higher traffic times such as weekday mornings while going to work. The eastbound traffic on Osuna backs up on weekday mornings as well, sometimes blocking the intersection so that traffic has difficulty exiting Vista del Norte to eastbound Osuna.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider the collective desires of the members of our neighborhood, who wish to maintain a sense of community living with small-scale commercial development. This is the reason I moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing of Sept. 21, 2006.

Sincerely,



Caryl McCoy
7205 Villa Corrales, NE
Albuquerque, NM 87113
344-2189

"Craig Sinsabaugh"
<craigsin@gmail.com>
10/25/2006 06:57 PM

To amcandelaria@cabq.gov, dnason@cabq.gov
cc
bcc
Subject 06-EPC-00624 and 06-EPC-00625

Jonathan Siegel, Member, District 2
Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Dear Mr. Jesionowski:

Re: Project No. 1001150, **06-EPC-00624** and **06-EPC-00625**

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Sincerely,

Craig Sinsabaugh
7488 Sidewinder Dr NE
ABQ NM 87113
505-341-4434

"Kamm, Jennifer Lee"
<jlkamm@sandia.gov>
10/26/2006 10:12 AM

To amcandelaria@cabq.gov, dnason@cabq.gov
cc
bcc
Subject 06-EPC-00624 and 06-EPC-00625

Jonathan Siegel, Member, District 2
Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Dear Mr. Jesionowski:

Re: Project No. 1001150, **06-EPC-00624** and **06-EPC-00625**

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE(Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley

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Sincerely,

Jennifer Kamm-Sinsabaugh
7488 Sidewinder Dr NE
ABQ NM 87113

"Leigh Lewis"
<clewis2712@comcast.net>

09/02/2006 08:58 AM

To <sshumsky@cabq.gov>
cc
bcc
Subject Osuna Walmart

We own and live in the condo's behind the proposed walmart. When my husband and I purchased the condo we were told they were hoping a shopping center would go into the field behind us. Mentioning a grocery store and shops. We are not opposed to a shopping center in that spot. What we are opposed to is a 24/7 store going into a family neighborhood. Walmart has several (13 I think) stores in the Albuquerque area so I don't think they will be hurting if this one is not allowed to open. We would like to see a store that is closed during the night time hours on that spot. It is not fair to families already established in the area to be asked to accomodiate a new business. The business should accomodiate what the established families want. We hope that as a city you will consider the wants of the community and not allow a 24/7 store to open on the Osuna property.

Sincerely

Craig and Leigh Lewis
6800 Vista del Norte NE #2712
Albuquerque, NM 87113
505-342-1157

"Sonya"
<sewan26@comcast.net
>

09/04/2006 05:05 PM

To <sshumsky@cabq.gov>
cc
bcc
Subject Osuna Wal-Mart

Hi Stephanie,

Below is my letter for the Environmental Planning Commission.

To the EPC:

Adding to my knee-jerk rage against a Wal-Mart located at the end of my residential neighborhood street is the realization that there will soon be an abrupt end to pleasant, neighborhood evening walks and manageable neighborhood traffic. While I'm well-aware of my residence in the US, I'm experiencing a profound disappointment that soon I'm doomed to nothing even close to the atmosphere I experienced during a recent trip to Italy. There, smack-dab in the bustle of small cities, I was surrounded by an environment of pedestrian-friendly piazzas and small, quality vendors. In contrast, the impersonal and angry experience that is shopping at Wal-Mart and the people who accept it for the sake of saving a dollar, are deeply depressing. Wal-Mart represents the perpetuation of a struggling class of the population and the sabotaging of a certain quality of life and product in this country. Home should be a place to escape the loud, demanding, sensory intimidation of the city and workplace, a place to sit in the yard with relative peace and quite and enjoy "neighborhoodly" surroundings. The serenity of home can't be sacrificed for the bright lights, loud noises and extra traffic of a megabusiness without disconcerting consequences. It shouldn't have to be in a small city like Albuquerque, anyway.

When I moved into Vista del Norte, it was still mostly undeveloped. While I knew the filling of residential lots was inevitable, I took heart in the neighborhood association's promise that the space at the front of the new neighborhood (just up the street from my home) would be filled with smaller, "neighborhood" businesses and that my vote against something so atrocious and anti-residential neighborhood such as Wal-Mart would play a determining factor in assuring I wouldn't be forced to accept a Wal-Mart, or a nightclub....

In addition to the obvious issue of having one of the largest of businesses located on what I've been assuming was zoned a residential/small business street, an additional question is why we need another mega-business in an area already abundantly supplied. Target is located a couple miles up the road on Paseo del Norte. Wal-Mart is located just east on Academy. Sam's Club is just down the street on North Renaissance Blvd and I can travel just about any direction and hit a new or upgraded Walgreen's as well.

After speaking with Stephanie Shumsky in late July, I researched the available information online and began to suspect that it's all but a hopeless fight against the Wal-Mart scheduled to be built in my backyard off Osuna. While I have been extremely disheartened ever since, and would

do just about whatever it takes to put a halt to this, given the circumstances, perhaps the more effective action at this juncture of near eminence is to address issues of dramatic concern regarding how the Wal-Mart is designed.

There must be a huge, landscaped buffer between it and the surrounding residential buildings to effectively block out the sound and light pollution that will be butt-up against my residential street and the condos across from it (Vista del Norte).

If the traffic impact study indicates too much traffic, I'm expecting that Wal-Mart is paying for mitigation (road widenings, turn lanes, new signals, signal timing, etc.) and not my tax dollars?

Of course curb cuts and turn lanes should be configured in such a way to minimize the traffic impact. Traffic overall is a huge concern for myself and my neighbors, particularly in coping with the existing problem of Calvary traffic, which already requires city police (presumably my tax dollars to rectify a signification service degradation) to navigate. I imagine a large percentage of those same people (from Calvary) will stop at Wal-Mart after the service, which will make travel on Saturday and Wednesday evenings and Sunday mornings/early afternoons that much more unmanageable. And of course there will be inevitable, added traffic flow through the subdivision of non-residents traveling back and forth from the El Pueblo to Osuna neighborhoods.

The store should be placed on the street line with parking on the east or northeast sides, making it look more like a traditional downtown commercial-type building rather than the usual stripmall with an ocean of parking in front. And what is the basis for the parking plan – real numbers demonstrating parking demand equal to what they are providing or way more parking than they might need?

Presumably, Wal-Mart's proposed sign will not be the eyesore of the huge, internally-lit plastic kind but something of a scale more appropriate to a residential area and placed on a section of the site farthest from residential areas.

Storm water should be retained on site rather than compromising the nearby arroyo.

Given their recent, minor efforts to make major "impact" changes (vacuumed toy packaging, etc.), it's worth suggesting that Wal-Mart fund the purchase of additional, nearby greenspace/open space in exchange for development of their site.

For now, I'm gripping a glimmer of hope that the petition, the negative traffic and environmental impact on what was promising to be the development of a quality neighborhood (ideal for morning jogs and evening strolls with children and dogs), the lack of a justifiable need of a mega, non-local style business, and other actions taken by Vista del Norte committees are enough to discourage the approval of an Osuna Wal-Mart and its inevitable degradation of the quality of life (real quality - not to be mistaken for "convenience") in Vista del Norte.

Thank you so much for allowing me to voice my concern.

Sonya Ewan
6808 Calle Elena NE
505.453.5418
sewan26@comcast.net

"Osuna, Orlando J"
<ojosuna@sandia.gov>
09/11/2006 02:42 PM

To amcandelaria@cabq.gov, dnason@cabq.gov
cc
bcc
Subject

To Whom it corresponds,

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

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Sincerely,

_____

Orlando J. Osuna
Sandia National Laboratories
Dept.4521
Ph: 284-4272
Email: ojosuna@sandia.gov

Dr. Suzanne House Ebel + William Ebel
5312 Eakes Road NW
Los Ranchos, NM 87107

November 1, 2006

Mr. Jeffrey Jesionowski, Chairperson
Environmental Planning Commission
City of Albuquerque Planning Department
602 2d Street NW
Albuquerque, NM 87103

Dear Mr. Jesionowski:

This letter is being written to passionately urge the EPC to deny the request of Wal Mart Corporation to develop the commercial site on the corner of Osuna and Vista del Norte in the North Valley of our city (Project No. 1001150, 06 EPC-00624 and 06-EPC-00625) with a proposed "Super-Center."

One of the reasons the residents of our community choose to live in and near the North Valley is the sense of neighborhood we have here. We are not against all commercial development, but we want it to be in good taste and on a small friendly scale that fits our neighborhood, with an emphasis on the concept of a "village center" as described and recommended in the North Valley Plan that has been accepted as normative for the North Valley. A "Super Center" violates all the ideals of pedestrian-friendly small scale neighborhood shopping we look forward to having.

It is anticipated that there will be significant traffic flow problems. We are told by a representative of the developer Tierra West that there would be an 11,000 car-per-day *increase* in the neighborhood, causing concern for children and families. Air quality will no doubt be compromised, and there will be drainage issues. Not only these things, I and many of our neighbors and friends have an intense concern for the kinds of structures that blight our beautiful city landscape. Why can't we show some good sense, good taste, and awareness of our unique environment as an historic city with the buildings we allow to occupy space here. Of all the structures that are permitted to be built here, WalMart is the worst in terms of attractiveness and awareness of its surroundings. Why would we permit someone to build here that looks as though they deliberately designed the ugliest structure they could possibly come up with. These are factors we hope you will consider seriously.

William Ebel (see next page)

Above all, however, please consider the collective desires of our whole local community who long to maintain a sense of rural living with limited commercial development on a small scale. We want a neighborhood, not a destination shopping center! This is the reason we moved here, live here, and love our community.

Sincerely,

Suzanne Ebel

Dr. Suzanne House Ebel

November 25, 2006

Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Dear Mr. Jesionowski:

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Super Center. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

I grew up in the North Valley and I purchased my first home in the Vista del Norte neighborhood in 2001. One of the reasons the residents of our community choose to live in and near the North Valley is the sense of neighborhood we have here. We are not against commercial development, but we want it to be on a small scale that fits our neighborhood. The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. Clearly, a Wal-Mart Super Center does not conform to the spirit of the North Valley Area Plan.

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. We have been told by the developer, Tierra West, that there would be an increase of 11,000 cars per day in our neighborhood, raising safety and air-quality concerns for children and families.

Vista del Norte Drive is not a main thoroughfare. All other "big box" retailers in Albuquerque are located in established commercial areas at the intersection of two major collector streets. Vista del Norte Drive is a local street; it leads only into the neighborhood itself, and many homes border directly along it. The increased traffic along Vista del Norte Drive would create a severe noise and pollution burden for the homeowners whose property directly borders the roadway, as well as for residents of the entire neighborhood. These are factors we hope you will study seriously.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborbood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider tbe collective desires of the members of our neigbborhood, who long to maintain a sense of community living with small-scale commercial development. This is the reason we moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625.

Sincerely,

Lauri Ebel
6901 Calle Almeria NE
Albuquerque, NM 87113

Northeast Valley Neighborhood Association
508 Bear Canyon Ln. NE
Albuquerque, NM 87113

Environmental Planning Commission
600 2nd St. NW
Albuquerque, NM 87102

December 27, 2006

Re: Project #1001150

Dear Mr. Chairman and Commissioners,

On November 16, 1995 the Environmental Planning Commission (EPC) voted to approve Z-95-73. The applicant was the Sundt Corporation. This case was described as a zone map amendment from SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permissive in the M-1 zone to SU-1 for Limited Mixed Uses on an unplatted tract of land located between Osuna Rd. NE and Paseo Del Norte NE and between Edith Blvd. NE and the North Diversion Channel, containing approximately 353.5 acres. The site was divided into 16 parcels. Each parcel, or tract, was assigned one or more zoning categories. The current proposal designated Project #1001150 (with the Application #06EPC-00624 and Site Development Plan and Building Permit #06EPC-00625) being presented by Tierra West, LLC on behalf of the applicant Vista Del Norte Development, LLC involves a site that was designated asTract M by Z-95-73.

To enable you to make a decision to approve or deny Project 1001150, Mr. Chairman and members of the Commission, it is important that you be informed of the action that the EPC took when they approved Z-95-73. The EPC at that time did much more than to simply approve a change to the zone map. They approved a development plan. That plan was drawn up by Consensus Planning, Inc. and was presented at the November 1995 EPC hearing by Herb Denish & Associates. The plan is a 25 page document dated October 5, 1995 and is here attached. (Attachment 1) This document does exist in the file for Z-95-73, however it only exists in the form of microfiche so you may not have seen it before. The necessity of understanding this plan in order to reach a decision concerning the current case cannot be emphasized strongly enough.

In early 1995 Jerry Sundt, on behalf of the Sundt Corp., contacted the Northeast Valley Neighborhood Association (NEVNA). He asked the NEVNA Board of Directors as well as the Alameda North Valley Association and other individuals to participate in the process of putting together the plan that became Z-95-73. The Northeast Valley Neighborhood Association was the only neighborhood association bordering the Sundt property. About one half of the western edge of what is now known as Vista del Norte is the entire eastern boundary of the NEVNA. See map attached. (Attachment 2)

That border was also the line between the Sundt property and privately owned land much of which was (and of course still is) residential property in the Bear Canyon neighborhood and homes in the Las Colinas Sub-Division. Between these two small neighborhood areas the land adjacent to the Sundt property was open space owned by individuals of whom at least one was planning on future residential development. So, as you can see, at that time the Sundt Corp. realized any zone changes made to their property would have a very great effect on the area and particularly impact the adjoining property owners. The NEVNA Board of Directors and several of the adjacent property owners were more than willing to devote numerous hours of their time to work with the Sundt Corp. representatives to achieve a common goal. That goal was to ensure that the new development would **not** impact the area and existing property owners negatively. The final version of the plan received support from the adjoining property owners, area residents, the NEVNA, the Alameda North Valley Association and the North Valley Coalition. Without community support, the Sundt Corp. and their agents knew that they would have a difficult time getting EPC approval of their development plan and zone change request. This support for the request was based largely on the fact that the planning document and the presentation at the zone change request hearing emphasized in no uncertain terms that all future development within Vista Del Norte would comply with the Comprehensive Plan and with the North Valley Area Plan. The last page of the planning document is a letter from the North Valley Coalition. This quote from that letter, dated September 7, 1995, sums up the various neighborhood associations' point of view very well. "The North Valley Coalition (NVC) is a coalition composed of diverse individuals, neighborhoods, their associations and businesses in the North Valley. The common thread which binds the NVC is the desire to continue the unique atmosphere of this area which is described in the North Valley Area Plan. We co-exist with progress and ask to continue our existing quality of life."

Project 1001150 is a proposal for a large retail outlet to be built on Tract M within Vista del Norte. This site is zoned SU-1 for C2. Condition #3 from Z-95-73 requires "site development plan review with a public hearing at EPC" for Tract M which is why this case is coming up before you now. The subject site is zoned for C2 uses however there are restrictions in place in regard to the type and scale of those uses due to the fact that this site is in a Developing Urban Area of the North Valley. The North Valley Area Plan is very specific. The type of new commercial development to be allowed on this site is clearly delineated. As part of their justification for approval of Z-95-73 Consensus Planning, in the Vista del Norte Zone Map Amendment planning document, quoted goals and policies from both the Albuquerque/ Bernalillo County Comprehensive Plan and from the North Valley Area Plan (NVAP). The policies quoted that pertain to C2 zoning development within Vista del Norte and the statements made concerning them can only lead to one conclusion. Project 1001150 must be denied.

Pages 20-22 of the Vista del Norte Zone Map Amendment cover goals and policies from the Comprehensive Plan that deal with Developing Urban Areas. Policy J reads "Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows: in small neighborhood-oriented centers provided with pedestrian and bicycle access; and, in larger area-wide shopping centers located at the intersections of arterial streets and provided with access via mass transit." Osuna is an arterial street, Vista del Norte Drive is not. This proposal must be considered in the

category of a "larger area-wide shopping center" not a "small neighborhood-oriented center" as specified in the plans. Policy D reads "The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern." After quoting this policy the planning document goes on to state "New development associated with Vista del Norte will respect all of the above....An important goal of Vista del Norte is to be accepted as part of the larger community and complement existing neighborhoods." The location, the intensity and design of this proposal is not only a project that does not respect the North Valley neighborhoods' values but is damaging to the character and value of the adjoining neighborhoods.

Pages 22-24 of the Vista del Norte Zone Map Amendment cover goals and policies from the NVAP. The following quotes from those pages are reasons for the denial of Project 1001150:

Transportation Policy 3: "The City and County shall limit industrial and heavy commercial traffic through residential areas in order to enhance residential stability and preserve area history and character."

"Village Centers Policy 1: The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including pedestrian attraction and accessibility, mixed use development, and Valley scale and character. Policy 1a: Evaluate proposed development and redevelopment projects using Village Center Principles."

"Community Design Policy 1c: Consider North Valley character and potential neighborhood impacts in new development within the North I-25 subarea." Project 1001150 or any so-called "big box" retail outlet at the entrance to the Vista del Norte Sub-Division would destroy the rural feel of the neighborhood and of the whole area. The traffic created by such a large area-wide shopping destination would be devastating to residents of the area. The north-south traffic along Vista del Norte would be so greatly increased that residential stability would be undermined. The area's character would change tremendously. North Valley character and Valley scale are not characteristics represented by this project. Development incorporating Village Center Principals is what complies with the NVAP and is what area residents desire.

A brochure that was put together in late 1999 or early in 2000 and given out to prospective home buyers describes how commercial uses were to be developed in the area. (Attachment 3) The brochure reads "Vista del Norte Your Community, Your Family, Your Life". "Vista del Norte offers an unparalleled opportunity for your family to live in a planned community nestled in the quaint near North Valley". "At Vista del Norte you'll find the best Albuquerque has to offer...the tranquillity of the North Valley". "Vista del Norte is ideally located for shopping...We expect shopping will become even more convenient in the future - Vista del Norte has reserved land for a **neighborhood retail center** near the Osuna entrance." How does one define "neighborhood retail center"? What defines neighborhood scale as opposed to an area-wide or regional destination? This is a very difficult question to answer and the cause of on-going debate. One answer has been provided by Wal-Mart itself. Wal-Mart has a design for what they call a

Neighborhood Market that is approximately 40,000 square feet in size, a much smaller scale than most of it's other stores.

In the concluding comments on page 25 of the Vista del Norte Zone Map Amendment it is restated that the zone changes requested will "help implement" the North Valley Area Plan and that "the neighborhoods in the North Valley (west of the site) are strongly supportive". This last statement could not have been made had the land use now proposed by this project been part of the original development plan. The Northeast Valley Neighborhood Association, the North Valley Coalition and the Alameda North Valley Association are opposed to Project 1001150. The proposed project does not comply with either the Albuquerque/Bernalillo County Comprehensive or with the North Valley Area Plan. Therefore, we urge the EPC to deny this request.

Respecfully,

Linda Trujillo

Linda Trujillo, President NEVNA

cc: Steve Wentwoth
Rod ~~Grumley~~ Crowley

Vista del Norte
Zone Map Amendment

Prepared for:
Sundt Corporation
4101 E. Irvington Road
Tucson, Arizona 85714

Prepared by:
Consensus Planning, Inc.
718 Central Avenue SW
Albuquerque, New Mexico 87102

October 5, 1995

Vista del Norte Zone Map Amendment
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INTRODUCTION

The Vista del Norte Development Plan is an infill project that covers 404 acres of land between the North Valley and the North Interstate 25 Corridor. The property is owned by the Sundt Corporation and is currently leased by CalMat, Inc. for the purposes of gravel mining and extraction. As the gravel reserves get depleted, the mining use will be phased out and the land will be reclaimed for future development. The property is bordered by the AMAFCA North Diversion Channel to the east, Osuna Road to the south, the Paseo del Norte frontage road to the north, and the residential areas along Edith Boulevard to the west. The mixed rural and urban characteristics of the adjacent areas offer an exciting and challenging opportunity to create a quality infill development in the Metropolitan area that meets all applicable plans and policies.

The Vista del Norte Development Plan submittal will consist of two parts. The first part of the development process consists of rezoning the property from SU-1 for Sand and Gravel Extraction and related industrial activities to SU-1 for Limited Mixed Uses. The original May 26, 1995 submittal assumed resolution of non-conforming use issues through the variance procedure, and therefore, proposed elimination of the sand and gravel extraction zoning and replaced it with standard residential and commercial zone categories. Five months later, it is apparent that the non-conforming use issue is not easily resolved with the City under its current policies and procedures. There has been reluctance to change these existing procedures because of fear about other community-wide impacts that could occur through "precedence-setting". Rather than globally change the existing procedures to fit the Sundt site, the applicant has decided to change the Sundt site zoning proposal in a way that only affects this site.

SU-I zoning is now proposed for the site as a realistic method for creating a customized zone category suitable for the phasing needs of Vista del Norte. While SU-1 zoning was not seen as the first preference initially, it appears to be the only method the City has for accommodating long-term development without making precedent-setting changes to existing codes and procedures related to non-conforming uses. The SU-1 zoning will serve as an overall blanket zone for all of the underlying land uses of Vista del Norte, which remain predominantly the same as in the May 26, 1995 submittal. Additional clarification on the purpose and restrictions of the proposed SU-1 zoning are included on page 7.

The second part of the submittal will be a bulk land plat that will be consistent with the zone tract boundaries. This application will be submitted at a later date. It is acknowledged that subsequent development applications after the bulk land plat will require subdivision review and approval for residential development, as well as site plan review and approval for commercial development. The parameters of this review under the special circumstances of this zone map amendment request are outlined on page 8. Note that the conditions and restrictions of the SU-1 zoning, combined with the bulk plat and subdivision improvement agreement and the land use plan, shall serve as the site plan for subdivision purposes for Vista del Norte.

The process of first amending the zoning and then bulk platting the property was discussed and agreed upon with the City of Albuquerque Planning Director and Case Planner. A subsequent briefing to the Environmental Planning Commission was held to introduce the project and ask for direction and feedback on the proposed development process. Due to

the need to phase out one land use over a period of years while planning, designing, and platting for a different land use in the future, it was agreed that a piecemeal approach to planning for the property should be avoided and that a flexible and standard process that meets City requirements should be followed. A sector plan was considered to be inappropriate for this site due to:

- Sector Plans' inflexibility for phasing;
- Current mining and the remaining few years of mining horizon;
- CalMat's reclamation schedule;
- The property is already zoned and annexed; and,
- The property is under single ownership and can be planned cohesively using other City procedures.

The last stages of mining and the reclamation process will be completed prior to the issuance of the first residential building permit. However, in order to provide an orderly and efficient transition between land uses, the owner of the property would be allowed to process subdivisions, design and construct infrastructure, construct grading and drainage improvements, or install landscaping prior to the cessation of all mining activities.

ZONING JUSTIFICATION

Since the site will reach the end of its mining horizon in the next few years and large areas of the site have already been mined out, it is necessary that appropriate plans for developing the property be created now and coordinated with the reclamation schedule and process to be undertaken by CalMat.

In addition to changed conditions at the site resulting from the cessation of mining, there are numerous other changed conditions in the area which impact the future land uses of this site. These include:

- The development of additional business park and office uses at Journal Center to the east instead of the historical heavy manufacturing uses;
- The increase of commercial (hotel and gas station) activities in the area;
- The change from a previous sand and gravel operation to the City's new Balloon Fiesta Park to the north of this site;
- The expiration of the batch plant lease within a year at the northeast corner of the site;
- Additional commercial development (restaurants, suppliers, storage facilities) at Edith and Osuna; and,
- The physical change in the topography of the site after mining such that it is no longer on the mesa with the other industrial uses, but is now at the same elevation as the Valley with the other residential uses.

A highest and best land use analysis prepared for the site in late 1994 concluded that mixed-use residential and limited amounts of community commercial are the highest and best uses (Figure 1 - Land Use and Zoning Plan). The largest lot residential developments (3 du/ac) will occur in the southwest portion of the property in order to be compatible with the adjacent North Valley neighborhoods. Vacant residentially-zoned property in the northern

quadrants of the City has become increasingly scarce while demand remains strong. This demand justifies moderate density residential (4 du/ac) units to comprise the majority of residential development in the Plan area. Higher density residential development (12 du/ac) is viable in small amounts near Osuna and the North Diversion Channel. The Vista del Norte site is not in one of the prime apartment market areas and lacks the concentration of commercial services most apartment developers find desirable. Some limited commercial development (less than 30 acres total) to service all density ranges of the new residential development is necessary in order to reduce vehicular trips and promote alternative modes of transportation.

The North Valley Area Plan Preferred Scenario specifically recommends that vacant industrial land should be targeted for mixed use housing and commercial projects. Retaining large amounts of industrial acreage is not well suited for the Vista del Norte site since the North Valley has the most industrial space square footage available of all the market areas in Albuquerque. Further, the shortage of structures and permanent industrial buildings on the site would require new and costly construction. However, the North Valley remains a primary target area for new industrial development and has one of the highest selling and leasing rates of all the Albuquerque market areas, so the northernmost portion of the site with existing industrial zoning (35 acres) will be maintained (although the zoning will change from M-2 to I-P to promote business park uses that are more compatible with adjacent residential uses) and should be sufficient to satisfy long-term demand. Elimination of the industrial zoning over most of the Sundt site will not create a shortage of industrial land in either the North Valley or the metropolitan area. Table 1 shows that halfway through 1994, there was over 2,000,000 square feet of industrial space available, half of which was in the North Valley.

Table 1 - Industrial Market Statistics by Albuquerque Sub-Area, 1994 (Q2)

Market Area	No.	Net Rentable Square Footage*	Available Square Footage	Vacant Square Footage	Vacancy Rate	Total Net Rentable Square Footage	Net Absorption (Square Footage)
Downtown	199	4,244,128	365,760	323,056	7.6%	4,244,128	84,632
So. Valley	161	2,831,883	90,675	28,725	1.0%	2,840,883	(1,655)
West Side	21	877,085	226,780	226,780	25.9%	877,085	36,400
Rio Rancho	47	1,935,491	20,800	800	0.0%	2,955,491	8,000
No. Valley	680	13,729,992	810,465	401,340	2.9%	13,938,272	134,864
NE Heights	436	5,368,672	182,554	97,314	1.8%	5,368,672	33,777
SE Heights	206	374,972	374,972	307,279	12.2%	2,528,918	21,140
TOTAL	1,750	31,512,969	2,072,006	1,385,294	4.4%	32,753,449	317,158

*Includes buildings with greater than 1,000 square feet.
Source: CB Commercial

- The North Valley has the highest number of industrial buildings, net rentable space, and available space of any of Albuquerque's market areas. Space near the railroad, along the North I-25 Corridor, and in the Journal Center comprise the majority of industrial facilities.

- The North Valley has a 2.9% industrial vacancy rate, behind Rio Rancho (0%), the South Valley (1.0%), and the Northeast Heights (1.8%).

Proposed Zoning

The land uses proposed for the site are shown on the revised October 6, 1995 Land Use and Zoning Plan, and on the revised Existing and Proposed Zoning exhibit. The proposed zone category is SU-1 for Limited Mixed Uses (see Table 2 below). This zoning shall include the following land uses: RA-2 uses, R-1 uses, R-LT uses, R-T uses, C-2 uses, I-P and Community Park uses, Neighborhood Parks, Landscaping and Drainage uses, and Restricted Sand and Gravel Extraction (which must be completed prior to residential building permits being issued). There are a number of restrictions and conditions associated with the SU-1 zoning with respect to the change in the land uses, the site plan review requirements, how liquor sales will be restricted in response to neighborhood concerns, and with regard to sideyard setbacks in the R-1 zone. These are described in more detail on page 8.

Table 2 - Proposed Zoning and Land Uses Under SU-1 for Limited Mixed Uses

Zone	Densities	Acres
RA-2	3 du/ac	20.0
R-1	4 du/ac	221.0
R-1 (Neighborhood Park)	N/A	6.5
R-LT	4 du/ac	28.0
R-T	12 du/ac	49.0
C-2 uses with full service liquor*	N/A	29.0
IP (Drainage Pond)	N/A	10.0
IP and Community Park with Related Facilities	N/A	25.0
Roads, setback areas, and landscape easements	N/A	15.5
TOTAL	**N/A**	**404**

*Commercial C-2 uses shall allow full service liquor except for the following restrictions:

1. No drive-up liquor sales shall be allowed at Vista del Norte
2. No liquor sales from gas stations or convenience stores are allowed
3. All other standard rules and regulations governing liquor sales shall apply.

Land Use and Zoning Plan

Vista del Norte

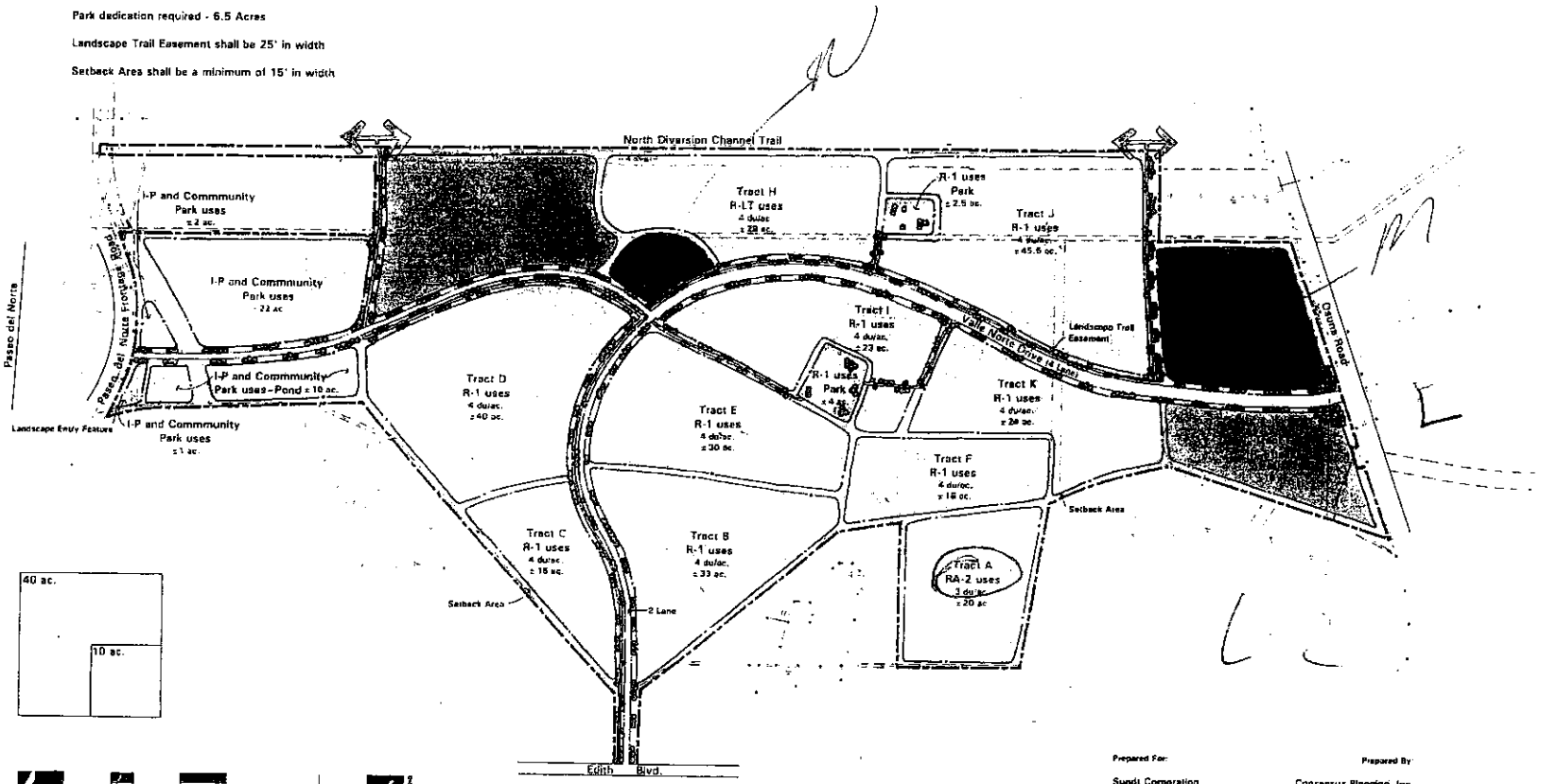
LAND USE	ACRES*	DWELLING UNITS
RA-2 uses (3 du/ac)	20.0	60
R-1 uses (4 du/ac)	227.5	910
R-LT uses (4 du/ac)	28.0	112
R-T uses (12 du/ac)	49.0	588
C-2 uses	29.0	
I-P and Community Park uses	25.0	
Neighborhood Park	6.5	
Landscape Trail Easement	7.0	
Setback Area	3.0	
Drainage Pond (I-P and Community Park uses)	10.0	
TOTAL ACRES/DU'S	405.0	1,670

Zoning of the entire 405.0 acre site is "SU-1 for Limited Mixed Uses" to include sand and gravel extraction under specific restrictions, followed by the phasing-in of other land uses as shown on this Plan. Certain restrictions apply to this zoning. See the attached October 6, 1995 Vista del Norte zone amendment text.

Park dedication required - 6.5 Acres

Landscape Trail Easement shall be 25' in width

Setback Area shall be a minimum of 15' in width



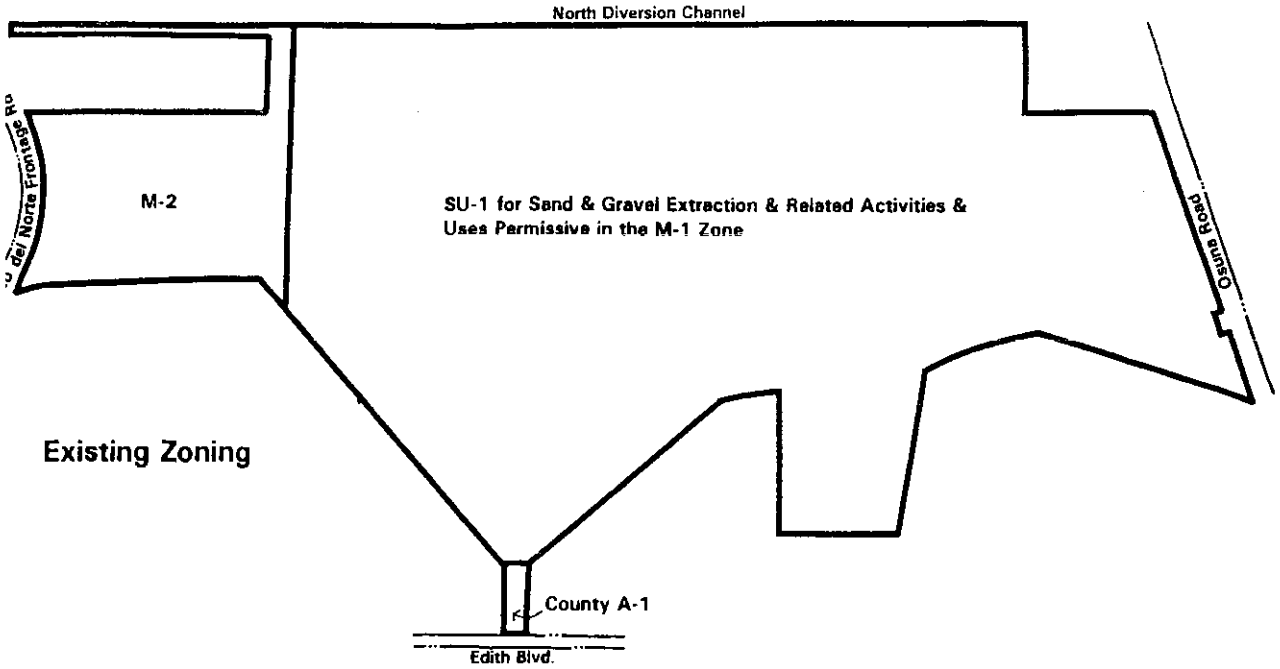
Prepared For:

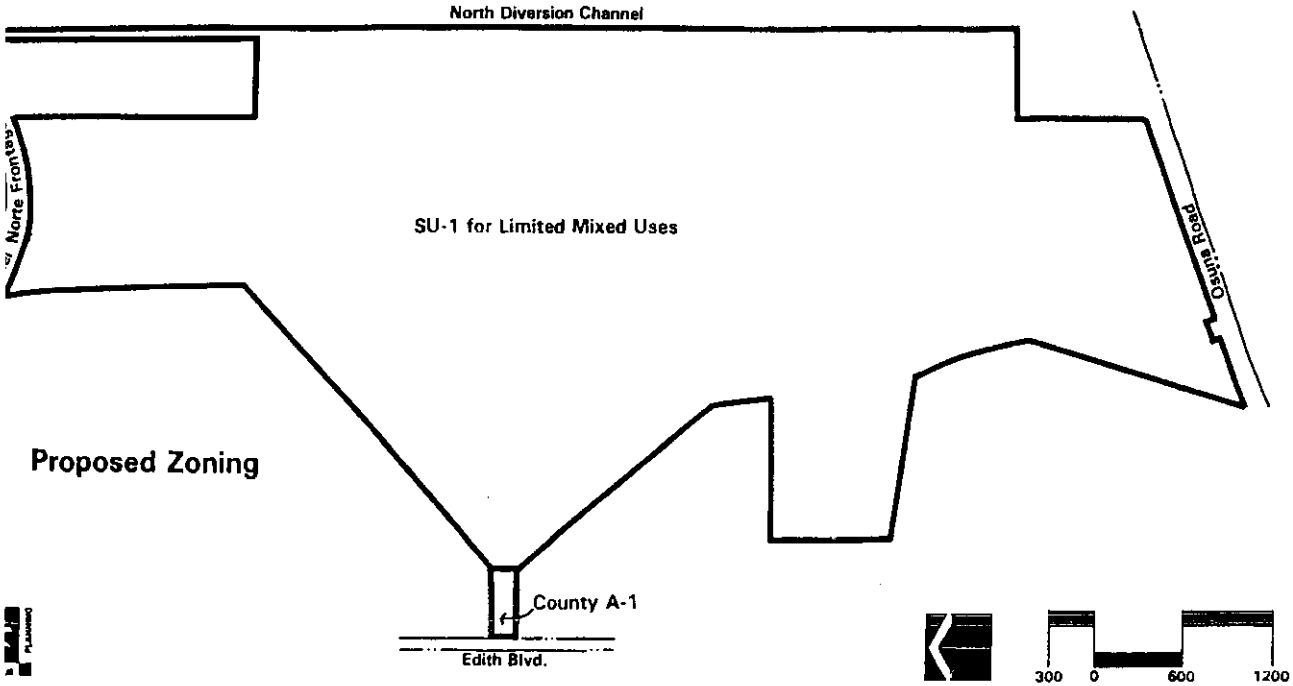
Sundt Corporation
4101 East Irvington Road
Tucson, Arizona 85714

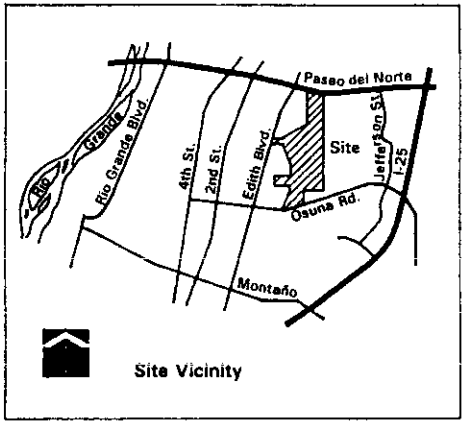
Prepared By:

Consensus Planning, Inc.
718 Central Avenue SW
Albuquerque, NM 87102

October 6, 1995







SU-1 for Limited Mixed Uses

RA-2 uses (20 acres)
R-1 uses (227.5 acres)
R-LT uses (28 acres)
R-T uses (49 acres)
C-2 uses (29 acres)
I-P and Community Park Uses (25 acres)
Parks, Landscaping, Drainage, Setback Uses (26.5 acres)
Restricted Sand and Gravel Extraction (405 acres)

Note: Restrictions apply to the uses listed above. See the attached Vista del Norte amendment text dated October 6, 1995. The land uses are distributed in accordance with the Land Use and Zoning Plan attached (also dated October 6, 1995).

ZONE MAP AMENDMENT

Vista del Norte

300 0 600 1200

Prepared For:

Sundt Corporation
4101 East Irvington Road
Tucson, Arizona 85714

Prepared By:

Consensus Planning, Inc.
718 Central Avenue SW
Albuquerque, NM 87102

October 6, 1995

The primary need for the proposed zone change is the changed conditions resulting from the impending termination of a 20 year mining operation, and the changed conditions of the area surrounding the site (increasing commercial, office, and recreational uses) which have made heavy industrial/manufacturing zoning less desirable for the area. These conditions necessitate a redevelopment scenario for the property which can transition between the industrial park areas of the North I-25 corridor and the primarily residential development along Edith Boulevard to the west.

Purpose and Conditions of the SU-1 for Limited Mixed Use Zone

The purpose and intent of the SU-1 for Limited Mixed Uses zone is to allow for a long-term transition from an industrially based sand and gravel extraction land use to the gradual conversion to other limited mixed land uses, of which, residential is the predominant category. Vista del Norte is a 400+ acre site that has been mined in excess of 20 years. As the mining horizon draws to a close, there is a need to begin planning, zoning, platting, and designing for redevelopment of the property in a timely fashion, such that reclamation and grading of the mining site can be coordinated with the reclamation and grading needs of the new development. The time requirements of the non-conforming use provisions of the City's zone code preclude the use of standard zone categories for redevelopment of this site. Therefore, a customized zone category which recognizes the unique requirements of a long-term redevelopment project has been established to allow for efficient planning and predictability of future land uses. This ability to predict the future redevelopment of Albuquerque's largest infill project is seen as desirable for the City, the neighborhoods, and the property owner.

The SU-1 for Limited Mixed Uses zone shall include the following permissive uses:

A. Sand and gravel extraction and related activities, including reclamation, for a period up to 7 years from time of approval of the zone change within the 404 acre site. All sand and gravel extraction activities shall be concluded prior to the issuance of any residential building permits on the property. See Conditions section below.

B. Once the sand and gravel activities have ceased, development may occur in accordance with the Vista del Norte Land Use Plan and as described below:

   1. RA-2 uses for 20 acres

   2. R-1 uses for 227.5 acres

   3. R-LT uses for 28.0 acres

   4. R-T uses for 49.0 acres

   5. C-2 uses with full service liquor for 29.0 acres (subject to the restrictions noted under Conditions section below)

   6. Neighborhood Park and related facilities for a total of 6.5 acres (within the R-1 zone)

7. I-P uses and Community Park with Related Facilities for 25 acres at the northern end of the site (previously zoned M-2)

8. Drainage pond for 10.0 acres (I-P zone)

9. Landscaped Trail, Setback/Buffer areas, and Roadways for 15.5 acres (adjacent zone category, whichever applies)

The conditions of SU-1 for Limited Mixed Uses Zone shall include the following:

A. Sand and gravel extraction and related activities shall not be allowed concurrently with any residential land use on the site. No residential building permits shall be issued within Vista del Norte until all sand and gravel extraction and related activities have ceased. The owner of the property may process subdivision plans, and design and construct public and/or private infrastructure prior to the cessation of the mining use. Other pre-development activities such as grading and drainage actions, road construction, utility extensions, installation of landscaping, and other similar actions preceding residential building permits are allowable prior to mining cessation.

   Once the sand and gravel activities have ceased and other land uses have begun to develop (defined as anytime after the first residential building permit has been issued), no further sand and gravel extraction activities shall be allowed to recommence or continue within Vista del Norte. Once the sand and gravel extraction activities have ceased, the limited mixed uses of this zone shall consist of those outlined above and as shown on the Vista del Norte Land Use and Zoning Plan dated October 6, 1995.

B. Site plan review with public hearing at EPC shall be required for any I-P or C-2 uses at Vista del Norte.

C. The site development plan for the RA-2, R-1, R-LT, and R-T uses are delegated to the Development Review Board.

D. The site development plan for the RA-2, R-1, R-LT, and R-T uses shall consist only of a subdivision plat with associated infrastructure commitments or fees. No landscape plan, building elevations, or building siting plans shall be required for these uses.

E. Provisions of the zone categories underlying the SU-1 designation (i.e., the R-1, R-T, R-LT, RA-2, C-2, or I-P zones) shall apply to each parcel designated with that land use with regards to height, setbacks, lot size, etc. The only exception to the standard provisions of the underlying zone shall be in the R-1 zone, where an exception to the solar setback requirement is hereby allowed, wherein a 5 foot sideyard setback (or 10 foot minimum between structures) is the required minimum setback regardless of the directional orientation of the R-1 lot. Nothing in this condition precludes a property owner from voluntarily utilizing larger sideyard setbacks, or from building an effective solar home product on any lot of adequate size at Vista del Norte.

F. Commercial C-2 uses shall allow full-service liquor except for the following restrictions:

1. No drive-up liquor sales shall be allowed at Vista del Norte, and
2. No liquor sales from gas stations or convenience stores are allowed.
3. All other standard rules and regulations governing liquor sales shall apply.

Resolution 270-1980

In addition to the zoning justification described above, the zone categories proposed for Vista del Norte meet all the criteria outlined in City Resolution 270-1980.

A. The proposed zone changes are consistent with the health, safety, morals, and general welfare of the City by removing industrial and mining activities that are incompatible with adjacent neighborhoods, while also providing land for residential development that is in short supply in Albuquerque's northern quadrants.

The health, safety, and welfare of the approximate 6,000 existing residents in the area west of the site (between the North Diversion Channel, 4th Street, Paseo del Norte, and Montaño) will be improved through the elimination of over 400 acres of a heavy industrial activity which has the potential to produce dust and other pollutants. Additionally, a non-renewable extractive use of this site will cease and the land will be reclaimed for long-term use and development. As an infill site in the center of the metropolitan area, locating residential uses near existing infrastructure and employment centers will also enhance air quality by reducing auto emissions associated with work-related trips from the edge of the City.

B. The proposed zoning promotes stability of land use and zoning in the area by providing needed residential and commercial development opportunities that are far different from the non-renewable mining land use that is currently taking place.

These new residential uses are compatible with the long-term, stable residential uses of the North Valley, and recognize the changing conditions of the industrial areas to the east (transitioning from heavy manufacturing uses to more recently developed office, commercial, recreation, and business park uses). The primary residential uses proposed recognize the site's altered topography after mining which has left it at the same elevation as the residential Valley rather than the mesa-top industrial area.

C. The proposed zone changes are not in conflict with the Comprehensive Plan nor the North Valley Area Plan. In fact, land use and zoning proposals in the Vista del Norte Development Plan comply with the Preferred Scenario described in the North Valley Area Plan (see Applicable Plans and Policies section). Redevelopment of this property also complies with goals for infill development and the promotion of residential uses being located near employment centers.

D. The continuation of the existing heavy manufacturing and mining zoning is inappropriate because of changed conditions associated with the imminent end of gravel mining at the site, and the mixed-use evolution occurring within the North I-25 Corridor (see listing of changed conditions on page 2). The proposed residential and

commercial zoning is clearly more advantageous to the surrounding community than the existing zoning, which could allow uses such as a feedlot, junkyard, bottling plant, etc. The Vista del Norte site must be reclaimed for appropriate uses that are consistent with the residential North Valley character to the west, the established and growing employment centers to the east, and are sensitive to new recreational uses in the area and the desires of North Valley residents.

Note that other future land use changes are planned for the area which will continue to alter the existing character. These include the expiration of the batch plant lease in one year, the development of a new 85 acre office distribution and warehousing business park within the Journal Center, and future development of the Balloon Museum and Balloon Fiesta Park.

E. The proposed zoning and land uses will not be harmful to adjacent property, the neighborhood, or the community. The zoning and land uses are primarily residential, which will complement adjacent residential areas to the west along Edith Boulevard and the employment and commercial areas to the south and east. By including residential land uses within Vista del Norte, the boundary between residential and business park uses becomes the North Diversion Channel rather than the back lot lines of Las Colinas residents and other neighbors living on the east side of Edith. The site is well-buffered from adjacent employment uses by virtue of Paseo del Norte, Osuna Boulevard, and the North Diversion Channel serving as distinct boundaries. If the zoning of the site does not change, the new heavy industrial uses allowable on the Sundt site could very well be harmful to the adjacent properties and adjacent residences. They could also become detrimental to the City's attempt to create a premiere recreational facility for the entire region at the Balloon Fiesta Park if left as heavy industrial.

F. The zone map amendment is predicated upon a subsequent bulk land plat, which in turn will be predicated upon a customized Subdivision Improvements Agreement for the property that will be entered into between the Sundt Corporation and the City. It will create obligations for construction and phasing of infrastructure, most of which will be designed and built by the developers. A letter of service availability from water utilities has been secured and is enclosed with this submittal. A TIS has also been prepared and approved by the City Transportation Division for this property.

G. The cost of land or other economic considerations are not the determining factor for the requested zone map amendment. The primary consideration is wise use of the land following its reclamation after mining.

Predictability in the phasing of a large scale redevelopment project such as Vista del Norte does have economic benefit to the City and its residents, through the ability to plan and program infrastructure and through efficiencies of scale realized by the orderly phasing of a project instead of a piecemeal or incremental development process. In addition, the property developer will provide direct economic benefit to the local area by:

- building a drainage pump station and solving an existing downstream capacity problem;

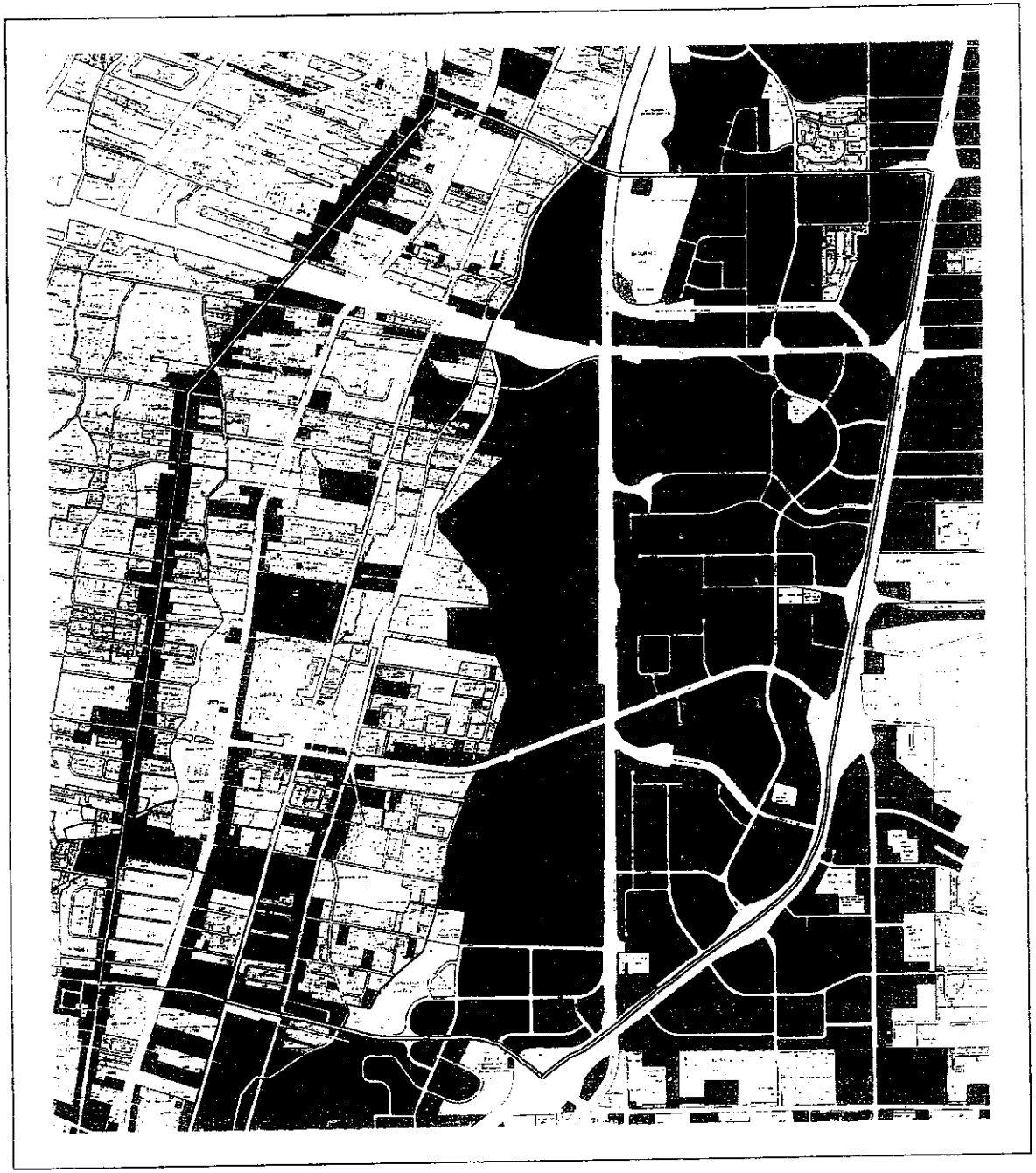
- constructing new roads to serve local residents;
- dedicating land for public park uses;
- cooperating with the City on a potential long-term purchase agreement for Community Park land at the site; and
- constructing and maintaining a landscaped trail system that links the existing neighborhoods to the west and future Vista del Norte residents with a planned City regional trail system to the east.

H. The proposed higher density residential and commercial zoning are not requested solely because of their location along Osuna. Higher density housing is more appropriate along Osuna or near the North Diversion Channel than in lower density areas internal to Vista del Norte, due to adjacent land uses east and south of the site. Another reason for the proposed rezoning is the need for a variety of housing densities and types that are integral to the overall residential component of the Vista del Norte Development Plan. Commercial zoning is proposed in two locations; a 23 acre parcel along Osuna and a six acre parcel internal to the site. Commercial development at these parcels will serve future residents of the Plan area as well as existing residents living near the Edith corridor.

I. This zone change request does not constitute a "spot zone". By converting industrial zoning and land uses to residential zoning and land uses, the implementation of the North Valley Area Plan will be greatly facilitated. This 404 acre site is considerably larger than the Journal Center or many other identifiable sub-areas of Albuquerque. It will, through virtue of its size alone, affect the character of the surrounding area upon its redevelopment so it cannot be called a "spot zone" in any sense of the word. The proposed land uses integrate very well with the adjacent land uses as noted previously.

J. This zone change request does not constitute a "strip zone" since the configuration of the land is not a strip along a major arterial. Further, the zone change will complement existing residential communities in the area by allowing compatible residential development.

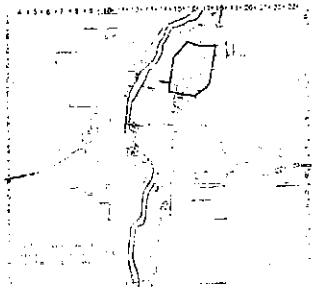
Figures 3 and 4 show the general zoning and land uses in the immediate vicinity of Vista del Norte and confirm compliance with applicable policies contained in Resolution 270-1980.



GENERALIZED ZONING

ZONING KEY	ACRES
NOT CLASSIFIED	194.0
OPEN SPACE, REC. & AGRI.	90.3
RESIDENTIAL	1081.8
RESIDENTIAL/AGRICULTURAL	905.0
OFFICE	8.6
COMMERCIAL	365.6
INDUST. , WHOLESALE & MFG.	2733.1
INSTITUTIONAL	48.9
UTILITIES & TRANSPORTATION	10.6

Note: Acreage totals only include the area within the boundary.



LOCATION MAP

A G I S

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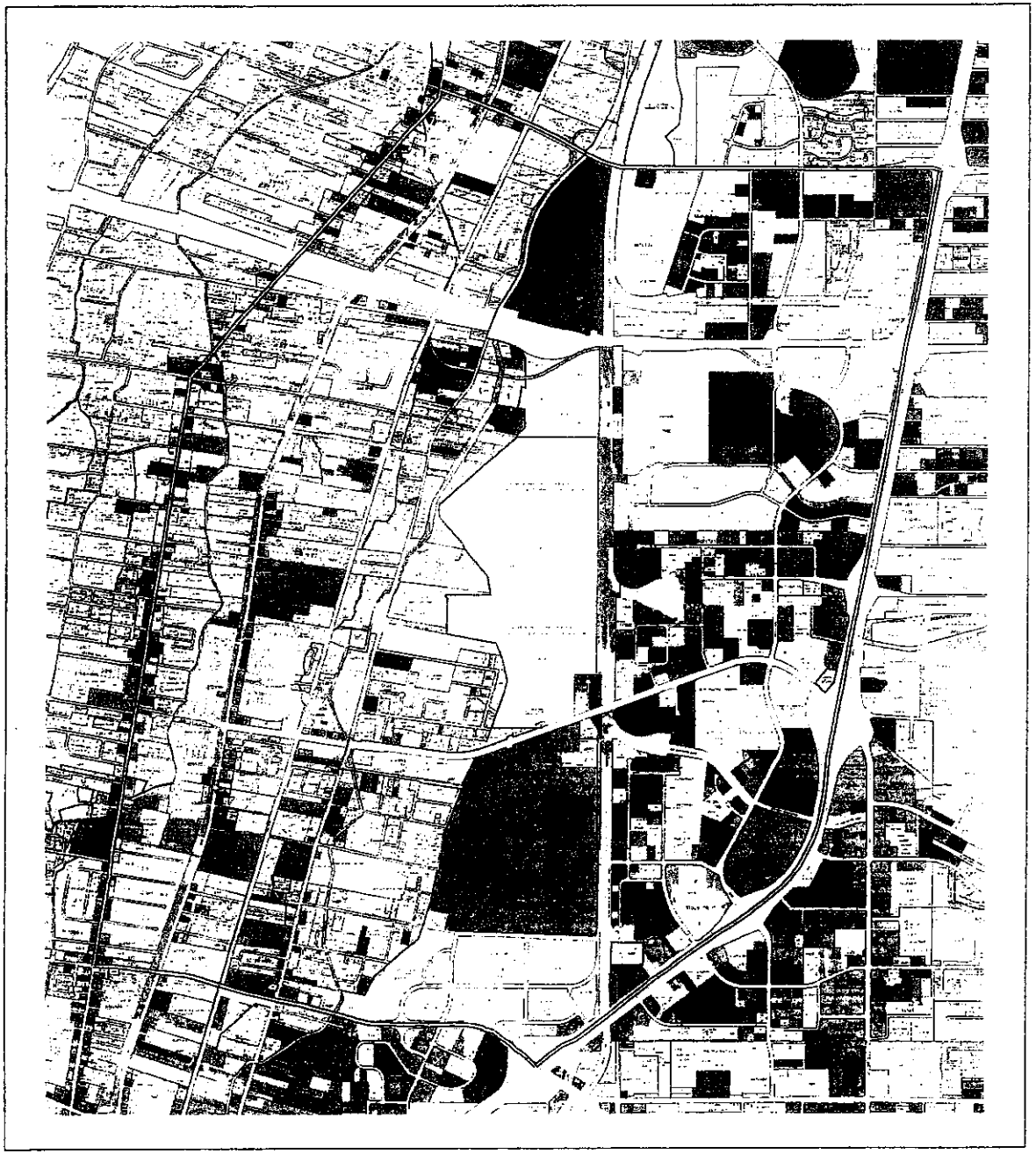

GENERALIZED LAND USE

LAND USE KEY	ACRES
SINGLE FAMILY	1140.0
MULTI FAMILY	32.0
COMMERCIAL RETAIL	132.4
COMMERCIAL SERVICE	445.7
WHOLESALE AND WAREHOUSING	189.0
INDUSTRIAL AND MANUFACTURING	850.9
PUBLIC AND INSTITUTIONAL	84.9
PARKS AND RECREATION	125.4
PARKING LOTS AND STRUCTURES	23.2
TRANSPORTATION AND UTILITIES	95.3
DRAINAGE AND FLOOD CONTROL	324.9
AGRICULTURE	181.3
VACANT	1525.7

Note: Acreage totals only include the area within the boundary.

LOCATION MAP

A G I S

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September 28, 1994

Adjacent Land Uses and Zoning

Table 3 - Adjacent Land Uses and Zoning

	Land Uses	Zoning
North	Vacant industrial parcels are immediately north of the site and have been included in the Vista del Norte Development Plan for the purposes of providing infrastructure and utilities. The General Mills Plant and other assorted manufacturing and warehouse uses are across Paseo del Norte.	M-2 SU-2 IP, EP (Earth Products) and SU-2 for M-1
East	PNM's Reeves Generating Station is across the AMAFCA North Diversion Channel at the northeast corner of the site. Land across the Diversion Channel is comprised mostly of the Journal Center Business Park and includes small warehouses, office, hotel, restaurant uses, and several vacant parcels. Cibola National Forest Headquarters and other small, light, manufacturing businesses and offices are at the southeast corner of Vista del Norte.	City M-1 and IP
South	Additional gravel mining and heavy equipment facilities are directly across Osuna Road. The gravel supply at these locations is also dwindling, so eventual redevelopment of the site will be needed.	City SU-1 for M-1 permissive uses, including sand and gravel extraction and related activities.
West	Residential land uses typical of the North Valley predominate along Edith Boulevard. The majority of this land is not incorporated into the City of Albuquerque. Many homes have been identified as historical landmarks while others are newer upscale homes or mobile homes.	County M-H and A-1. County C-1 is adjacent to the extreme southwest corner of the site. Two parcels at the corner of Edith Boulevard and Tyler Road are zoned A-1 for RV Campground and A-1 with a special use permit for feed store and livestock auction.

City Agency and Public Input

In addition to the discussion on the zoning and bulk land plat process that was initially agreed upon with the Planning Department, considerable community and agency input on the plan content was solicited well before the submittal of the original zone change request in May, 1995. The purposes were to inform agencies and neighborhoods of the end of the mining activities, share preliminary land use concepts for Vista del Norte, and discuss pertinent concerns and issues associated with developing the site. Meetings were held with the following agencies and neighborhoods between November 1994 and May 1995 before the initial submittal:

- City Planning Department: Discussions were held regarding appropriate land uses, impacts of internal road design on land uses, and appropriate phasing and zoning strategies.

- Traffic Division of the Public Works Department: Several meetings have taken place to discuss the scope of the traffic study and the on-site and off-site road network as they relate to the proposed land use concepts.

- Parks and General Services Department: Three meetings have taken place. These discussions centered around park dedication requirements and proposed Vista del Norte open space connections to regional trail facilities as identified in the Trails and Bikeways Facilities Plan.

- Hydrology Division and AMAFCA: Several discussions have occurred in order to develop an acceptable drainage master plan that complies with existing policies and to coordinate maintenance responsibilities for drainage facilities.

- Albuquerque Public Schools: A meeting was held to introduce the project and determine how the proposed residential land uses would impact the enrollment in area schools. Additional discussion took place to see if the District was interested in acquiring property within the plan area for future school facilities.

- Representatives of Area Neighborhood Associations: Meetings were held in early March, 1995, late April, 1995, and again in May, 1995 with representatives of several North Valley neighborhood associations to present land use concepts, discuss residents' concerns, and brief them on the proposed zone map amendment process.

The following meetings have occurred since May, 1995 in response to specific department and neighborhood concerns:

a. Parks and General Services Department: Several meetings have resulted in splitting the former 6.5 acre neighborhood park into two separate parks (one 4 acres and one 2.5 acres) in order to comply with staff requests that one park be located on each side of Valle Norte Drive. Additionally, Parks and General Services has requested that the property owner consider entering into a long-term purchase agreement with the City to allow the City to buy an additional 30-40 acres for a Community Park. The preferred location for this

new Community Park is at the northern end of the site, which is why the zoning is being amended to I-P and Community Park and Related Facilities (parks are not allowed under standard industrial zoning).

b. Planning Department: Several meetings have occurred between Planning Department staff, zoning enforcement, and the Zoning Hearing Examiner in order to try to resolve the non-conforming use issue. To date, the City has resisted "global" changes to its existing policies on variances and zone code text amendments, and has also been unsupportive of piecemeal/incremental development. There appears to be no clear existing way to accommodate a large scale, long-term development within the City's boundaries other than through the establishment of a customized special zone. Meetings with the Planning Department predominantly focused on these procedural issues, although early support for the proposed land uses was also verbally expressed by staff at meetings.

c. Environmental Health Department: There have been a series of meetings with the EHD staff which have resulted in the modification of this zoning proposal to clearly acknowledge that concurrent mining and residential development would not be allowed and that site reclamation will occur (although the City currently has no reclamation requirements). EHD has also commented on the appropriateness of the land uses, and has briefed the Air Quality Control Board and the Planning Department on environmental issues related to this site. The property owner has attempted to respond to EHD concerns by discussing phasing and reclamation, eliminating concurrent mining and residential uses, and allowing access to mining and geotechnical documents for their review.

d. Utilities Division: A formal letter of utility availability was acquired in August, 1995.

e. Transportation Division: The required TIS was completed and approved by the City.

f. Neighborhood Associations: Several additional meetings have occurred with local neighborhood associations. The proposed restrictions regarding liquor sales are in response to neighborhood concerns. The neighborhoods have also been wary of densities higher than those proposed for the site. They have been and remain highly supportive of the change in land uses from heavy industrial to predominantly residential. A letter of support from the North Valley Coalition (which represents 32 North Valley neighborhood associations, along with local businesses and individuals) for the zone change is included in this amendment package.

Need for Customized Zoning

Current City non-conforming use policies allow only one year for a non-conforming use to be eliminated after rezoning of the property. The Cal-Mat lease of the Sundt site and the current completion schedule for the mining activities requires that sand and gravel extraction activities be allowed for a maximum of seven years and a minimum of two years.

Therefore, rezoning the property will create a legal problem for the property owner under the non-conforming use requirement of the zone code. The following approaches to dealing with the requirements of a large redevelopment project have been considered:

a. Proceed with standard rezoning and knowingly create a legal problem with non-conforming use (legally inadvisable);

b. Seek a variance to the period of time in which to bring the mining activity to a halt after new zoning has been established (the ZHE and Board of Appeals have both anguished over this and decided they do not have the authority to grant a variance of "time").

c. Seek a text amendment to the zone code to allow a specific exemption to the non-conforming time requirements (An application was filed for this and set aside by the City due to worries about the "global" and potentially precedent-setting consequences of allowing time variances).

d. Delay any zoning or planning of the property until the site is completely mined out and reclaimed, thereby delaying the planning, platting, and infrastructure actions necessary prior to development for an additional couple of years AFTER the two or more years of continued mining (Both the City and neighborhoods see the desirability of being able to predict the future land uses and infrastructure needed for this site, which are lost through waiting. Additionally, the property owners cannot legally market the property for anything other than heavy industrial uses during that waiting timeframe, and redevelopment opportunities for other uses may be lost due to industrial sale in the interim).

e. Piecemeal the project through incremental 50+ acre zone changes over a period of years (which will not provide for the sitewide infrastructure planning, development predictability, or assurances to neighborhoods about the future of the site, and continuing "incompatibility" questions will be raised as each new residential area develops next to a gravel mine).

f. Request a customized zoning which would permit the completion of the mining uses with a transition to new redevelopment uses over a period greater than one year, such as "SU-1 for Limited Mixed Uses" as proposed. While initially seen as less desirable than solving the non-conforming use problem, the City does not have any other procedure by which a large-scale and long-term development proposal can be handled.

The property owner supports Option F as the only feasible option available for rezoning of the entire property with the conditions and restrictions included on page 7.

BENEFITS AND CONSTRAINTS SUMMARY

- Site Location: The site is located between the North Diversion Channel and Edith Boulevard and extends from the Paseo del Norte frontage road to the north to Osuna Road to the south.

- Existing Zoning: The site is currently zoned SU-1 for sand and gravel extraction and related activities and uses permissive in the M-1 zone, as well as 35 acres of M-2 zoning at the northern end of the site. Potential permissive land uses include heavy commercial and light manufacturing and range from a junkyard to feedlots to food processing to an emergency shelter.

- City Utilities: Vista del Norte is within the City of Albuquerque and will receive City services. A letter of service availability is included with the zone map amendment application. Water lines are located along Paseo del Norte and portions of Osuna Road as well as in the southern half of the Journal Center to the east. Sewer lines are concentrated along the western boundary of the site.

- Storm Drainage: All stormwater runoff is currently retained on-site, percolating into the ground. The site is sparsely vegetated, relatively flat, and has earth berms along the western boundary. No off-site flows affect the property.

  The storm drainage plan for the majority of the property involves grading the site to drain from south to north to a detention pond near the railroad tracks at the northern end. Stormwater runoff will be collected in storm sewers and conveyed to the detention pond. It will then be discharged through a pump station to the North Diversion Channel. The detention pond will be sized to hold the 100-year, 24-hour storm runoff and the pump station will be designed to City of Albuquerque specifications. For Tract A which is at a low density (3 du/ac), the streets and finished floor elevations of the houses will be elevated so that all runoff will pond within each lot.

  As the project develops, the construction of the stormwater pump station would be delayed and the detention pond would act as an interim retention pond where the stormwater either evaporates or percolates into the ground. The retention pond would be large enough to hold the runoff from a 100-year 10-day storm of the developed areas of the site. Prior to development, the property owner and the Hydrology Section of the City of Albuquerque Public Works Department will agree to a timeframe for the construction of the stormwater pump station.

- Electric and Gas: Available near the site.

- Transportation Network: The off-site road network is served by Osuna Road (principal arterial), the Paseo del Norte frontage road (limited access arterial),

and Edith Boulevard (minor arterial). Entry points at Osuna and Paseo del Norte are approximately 1.5 miles to Interstate 25.

The on-site road network consists of two roads that will provide access to and from internal subdivisions. Las Lomitas Drive will be two lanes extending south from the Paseo del Norte frontage road to the Village Center of Vista del Norte. Valle Norte Drive will be four lanes from Osuna Road north to the Vista del Norte Village Center, where it will then be reduced to two lanes and curve westward to the secondary Vista del Norte entrance on Edith Boulevard. See Figure 1 (Land Use and Zoning Plan) for the transportation network as it relates to proposed land uses.

The required TIS and AQIS have been completed by the owners' engineers and approved by the City of Albuquerque.

- Landscaped Trail Easement: A unique open space feature of Vista del Norte is the adjacent North Diversion Channel Trail at the eastern edge of the site. This trail is identified in the Trails and Bikeways Facility Plan as a Planned Trail that will connect with already constructed trail facilities further south along the Diversion Channel. Bids for constructing this trail were opened in late 1994.

  Two access points through landscaped/trail easements to this regional Diversion Channel trail from internal residential developments are provided in the Vista del Norte Land Use Plan. Connections will be made to another trail within the right-of-way of the main road, Valle Norte Drive, that will service Vista del Norte. Trail connections will also be made to the two neighborhood parks on either side of Valle Norte Drive. These on-site trails will be constructed by the developer and privately maintained by a Vista del Norte neighborhood association, but will allow public access. Future Vista del Norte residents, as well as other North Valley area residents, will be able to access the Diversion Channel trail and the on-site trails for recreational and commuting purposes.

- Views: Vista del Norte offers excellent views of the volcanoes west of the Rio Grande as well as the Sandia Mountains east of Albuquerque. Views to the north, west, and east of industrial and drainage uses will be well-buffered through landscaping, a linear buffer, and berms. The site has no serious visual development constraints.

- Geotechnical/Soils Conditions: A geotechnical study has been conducted for all previously mined areas of the site. These studies will continue as each area gets reclaimed in the future. Preliminary results indicate the mined-out areas are very solid and highly compacted. No extraordinary building techniques are expected.

  Copies of mining reclamation plans and grading plans for the site will continue to be provided for review to the City Environmental Health Department as a courtesy. It is acknowledged that the City has no mining reclamation standards, but that adequate reclamation must occur to allow for long-term

successful development. The Sundt Corporation is experienced with the redevelopment of previously mined sites (the Renaissance development in Albuquerque, and other sites in the southwest).

- Topography: The site has been extensively altered through mining. After reclamation it will be over 20 feet lower than the North Diversion Channel, such that it will relate geographically more to the Valley than the mesa. A berm forms the western edge of the property and provides additional buffering/separation from the existing development to the west of the site.

APPLICABLE PLANS AND POLICIES

Albuquerque/Bernalillo County Comprehensive Plan

The site is designated as Developing Urban in the 1988 Albuquerque/Bernalillo County Comprehensive Plan. The following goals and policies pertain to Developing Urban Areas. Items in *italics* are direct responses to these goals and policies and are addressed in the Vista del Norte Development Plan.

Goals:

- Create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area.

- Offer variety and maximum choice in housing, transportation, work areas, and lifestyles while creating a visually pleasing built environment.

  A variety of housing types can be accommodated within the zone categories proposed.

Policies:

A Developing Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The overall gross density within the Vista del Norte Development Plan area will be 4.12 dwelling units per acre. A range of urban land uses has been proposed.

B Developing Urban Areas shall be subject to special requirements for low density holding zones to allow for sector planning, special design treatments, and phasing of infrastructure in keeping with capital improvement priorities.

A customized Subdivision Improvements Agreement for the property will be entered into between the Sundt Corporation and the City. It will create obligations for construction and phasing of infrastructure.

D The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

New development associated with Vista del Norte will respect all of the above. The applicant has solicited comments from area neighborhood associations and has kept them abreast of developments throughout the planning process. An important goal of Vista del Norte is to be accepted as part of the larger community and complement existing neighborhoods. New development will also be an improvement over the existing sand and gravel mining that has occurred at the site for nearly 20 years. Items of recreational concern have been included from the very beginning of the planning process and are evidenced by public access through Vista del Norte to the Diversion Channel trail at the eastern edge of the site.

E New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

As the largest infill project in the City, Vista del Norte represents the best intentions of this policy. It is contiguous to existing urban facilities and is poised to receive City services. The integrity of existing neighborhoods is ensured through the proposed land uses and densities, street network, trail accessibility, open space buffering, and effort made from the beginning of the planning process to keep area neighborhood associations informed of the project's status.

G Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Since the site has been intensively mined for gravel, the original topography has been altered. The reclamation plan and geotechnical studies note that topography can be restored close to original conditions but at a lower elevation in order to meet stormwater and drainage requirements while also providing topographical variety. Trail corridors have been included in the plan and will be built at the developers expense.

H Higher density housing is most appropriate in the following situations:

- in areas with excellent access to the major street network;
- in areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;
- in areas not predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; and,
- in areas where a transition is needed between single-family homes and much more intensive development.

As seen in Figure 1 (Land Use and Zoning Plan), higher density housing is planned in two tracts near Osuna Road and along the North Diversion Channel. Both of these tracts will have excellent street access, an overall mixed density pattern will be

provided, and a transition from industrial uses at the northern end (and east of the site) of the site to residential uses farther south and west will be achieved.

I Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed commercial tracts have been located to complement the residential development. Their scale is appropriate for their respective locations along Osuna Road and at the intersection of the two internal roads within Vista del Norte.

J Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access; and,
- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit.

A six acre Village Center will be located within Vista del Norte for small-scale neighborhood commercial uses to service the surrounding residential areas. This village center will have pedestrian/bicycle trail access. The larger, 23 acre commercial parcel along Osuna has been located there because of:

- *its proximity to and visibility from this facility;*
- *associated mass transit opportunities;*
- *the need to provide commercial services to the area; and,*
- *its compatibility to the office and industrial uses adjacent to it.*

North Valley Area Plan

The North Valley Area Plan is a Rank II Plan that received both County and City approval in 1993. Its primary goal is to maintain the rural character of the North Valley by preventing additional agricultural land from being rezoned to higher density residential or non-residential uses. Community-building and stabilization of land uses and zoning are identified as arguably the two most important issues addressed in this Plan. Several policies in the North Valley Area Plan are relevant to Vista del Norte and the ways in which they will be achieved are *italicized*.

Zoning and Land Use

- Policy 2: The City and County shall stabilize zoning and land use in the North Valley Area.
- Policy 2b: Cancel discontinued Special Use Permits, permits granted where existing conditions of approval are not met, and permits that are otherwise in violation of the Zoning Ordinance.

- Policy 2d: Require landscape buffering and other measures necessary to limit potential impacts of non-residential uses on residential areas.

Zoning and land use in this portion of the North Valley will be stabilized by establishing the area as a primarily single-family residential area. Unpredictable and undesirable land uses associated with the current light industrial and heavy commercial zoning can be avoided in the future since mining activity will soon end and development will be comprised of appropriate single family residential and auxiliary commercial land uses. Buffering between the residential areas and the industrial and drainage areas to the north and east will be provided through a landscaped/trail easement. An additional setback between new development in Vista del Norte and the existing neighborhoods to the west has been provided along the entire western edge of the site.

Wastewater

- Policy 6: The presence or absence of sanitary sewer in the North Valley shall not be the sole factor in determining appropriate housing densities.

A letter of service availability has been obtained from the City of Albuquerque. This site is already annexed into the City. Overall housing densities are below the gross 5 du/ac standard specified in the Comprehensive Plan for Developing Urban areas and are appropriate in the community.

Transportation

- Policy 3: The City and County shall limit industrial and heavy commercial traffic through residential areas in order to enhance residential stability and preserve area history and character.

- Policy 3c: Limit the future number of lanes on Edith Boulevard north of Osuna Road by changing the classification of Edith Boulevard on the Long Range Major Street Plan from a minor arterial to a collector, or maintain the existing classification and add an exception for Edith Boulevard to limit the right-of-way to 68 feet.

Development associated with Vista del Norte will not require Edith Boulevard north of Osuna Road to be widened. Industrial traffic will be required to enter and leave the industrial parcels at the northern portion of the site via Las Lomitas Road for direct access to the Paseo del Norte frontage road. The largest amount of daily trips in and out of Vista del Norte will occur at Osuna Road. The internal road system will be designed to limit the amount of trips on to Edith Boulevard. However, the site will maintain access on to Edith Boulevard in order to provide a multi-modal connection between the Valley and the regional trail systems east of Vista del Norte.

Housing

- Policy 2: The County and City shall encourage mixed use development and redevelopment which incorporates housing.

- Policy 2a: Encourage rezoning land in the Edith Corridor subarea for residential and mixed uses.

The proposed residential development at Vista del Norte has varying densities and satisfies both of these policies.

Village Centers

- Policy 1: The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including pedestrian attraction and accessibility, mixed use development, and Valley scale and character.

- Policy 1a: Evaluate proposed development and redevelopment projects using Village Center Principles.

Village Center principles such as small-scale neighborhood commercial services, pedestrian and bicycle accessibility, central location, and mixed land uses are well-represented in Vista del Norte.

Community Design

- Policy 1: The City and County shall recognize and maintain the land use pattern along the mesa edge which separates non-residential uses in the North I-25 subarea from residential uses in the Edith Corridor subarea.

- Policy 1c: Consider North Valley character and potential neighborhood impacts in new development within the North I-25 subarea.

After mining and reclamation, Vista del Norte will be over 20 feet lower than the mesa edge and at the same elevation as the Valley floor. This is another reason why residential uses are appropriate at this location.

The mixed use development proposed at Vista del Norte is appropriate for its location between the Edith Corridor and the North I-25 subareas and has been conceived with these policies in mind. The transportation network, residential densities, commercial land uses, and recreational amenities and opportunities have been combined and specifically tailored for the infill challenges that this site offers.

NO

It should also be noted that of the three future scenarios (Existing, Comprehensive Plan, and Preferred) presented in the North Valley Area Plan, the proposed zoning and land uses of Vista del Norte are most closely associated with the Preferred Scenario. This scenario calls for vacant manufacturing zoned parcels in the Edith Corridor subarea to be targeted for housing and mixed use projects. Buffering between residences and industrial properties along the mesa edge is also an integral part of this Preferred Scenario and is provided for by the land use changes proposed in the Vista del Norte Development Plan. Finally, this scenario calls for efforts to enhance the appearance of Edith Boulevard and recognize the history of the roadway. The secondary entry to Vista del Norte located along Edith Boulevard will contribute to achieving the goals of the Preferred Scenario.

CONCLUSION

The proposed zone map amendment from SU-1 for Sand and Gravel Extraction and Related M-1 uses, and the M-2 zoning at the northern end of the site, to the proposed SU-1 for Limited Mixed Uses with Conditions as noted is appropriate for the following reasons:

- The existing zoning is inappropriate for retention due to changed conditions associated with the imminent end of gravel mining and the changed elevation and topography of the site, the new business park, office, commercial, and recreational uses moving into the area. The proposed residential and commercial zoning is clearly more advantageous to the surrounding community than the existing zoning, which could allow uses such as a feedlot, junkyard, bottling plant, etc. The land must be reclaimed for developable and appropriate uses that are consistent with the residential North Valley character to the west and employment centers to the east.

- The North Valley Area Plan Preferred Scenario specifically recommends that vacant industrial land should be targeted for mixed use housing and commercial projects. The proposed zoning and land uses will help implement this Rank II plan.

- It is necessary that appropriate plans for developing the property be created now and coordinated with the reclamation schedule and process to be undertaken by CalMat. The zone map amendment and bulk land plat process was discussed and agreed upon with the City of Albuquerque Planning Director and Case Planner, and a briefing to the Environmental Planning Commission was held to introduce the project and ask for direction and feedback on the proposed development process.

- A customized Subdivision Improvements Agreement for the property will be entered into between the Sundt Corporation and the City. It will create obligations for construction and phasing of infrastructure.

- General support for the land use concepts and associated technical studies have been obtained from most City departments. The neighborhoods in the North Valley (west of the site) are strongly supportive of converting the industrial zoning of this site to a residential/commercial mix of land uses.

- The overall gross density within the Vista del Norte Development Plan area will be 4.12 dwelling units per acre, well under the density of 5.0 permitted in Developing Urban areas. Additionally, the Vista del Norte plan achieves many of the goals of the Comprehensive Plan.

- As the largest infill site in the City and during a time when the City elected officials are promoting infill projects, this type of project should be actively supported and encouraged. This site will provide significant acreage for infill development which would otherwise be built at the fringe of the developed area.

Thank you for considering this request.

2400 RIO GRANDE BLVD. NW #1-255
ALBUQUERQUE, NM 87104

SEPTEMBER 7, 1995

TO: ENVIRONMENTAL PLANNING COMMISSION

FROM: THE NORTH VALLEY COALITION

RE: Z-95-73 SUNDT CORPORATION ZONE MAP AMENDMENT REQUEST

THE NORTH VALLEY COALITION (NVC) IS A COALITION COMPOSED OF DIVERSE INDIVIDUALS, NEIGHBORHOODS, THEIR ASSOCIATIONS AND BUSINESSES IN THE NORTH VALLEY. THE COMMON THREAD WHICH BINDS THE NVC IS THE DESIRE TO CONTINUE THE UNIQUE ATMOSPHERE OF THIS AREA WHICH IS DESCRIBED IN THE NORTH VALLEY AREA PLAN (NVAP). WE CO-EXIST WITH PROGRESS AND ASK TO CONTINUE OUR EXISTING QUALITY OF LIFE.

THE SUNDT CORPORATION CAME TO US WITH A PRELIMINARY PLAN OF ALMOST 400 ACRES OF PLANNED RESIDENTIAL USES. THIS RESIDENTIAL USE WILL HAVE A MUCH LOWER IMPACT THAN SU-1 AND M-2 WHICH IS THE EXISTING ZONING.

THE NVAP ENCOURAGES RESIDENTIAL USE. THE SUNDT CORPORATION'S REQUEST FOR A ZONE CHANGE FROM SU-1 AND M-2 TO RESIDENTIAL IS SEEN BY THE NORTH VALLEY COALITION AS A STEP IN THE RIGHT DIRECTION FOR FOLLOWING THE NVAP. THE NVC SUPPORTS THIS DOWN ZONING TO RESIDENTIAL USE THAT THE SUNDT CORPORATION IS PROPOSING.

SINCERELY,
Linda Trujillo, Executive Board Member
LINDA TRUJILLO
NORTH VALLEY COALITION

CC: SUSAN CONNORS, CASE PLANNER
JIM BARR, ENVIRONMENTAL HEALTH
KAREN MARCOTTE, CONSENSUS PLANNING

Albuquerque Neighborhood Associations

Legend

- Single Associations
- Overlapping Associations
- Municipal Limits

1 inch equals 832 feet

For information regarding associations not shown on this map, please contact the Office of Neighborhood Coordination at 924-3914.

9/2/2005

VISTA DEL NORTE ALLIANCE

Vista del Norte

Planned Neighborhood Park

Landscaped Trail

Vista del Norte is more than just a development — it's a vision of community. We've created a haven where families can walk or bike together ... where children play safely ... where neighbors greet one another warmly.

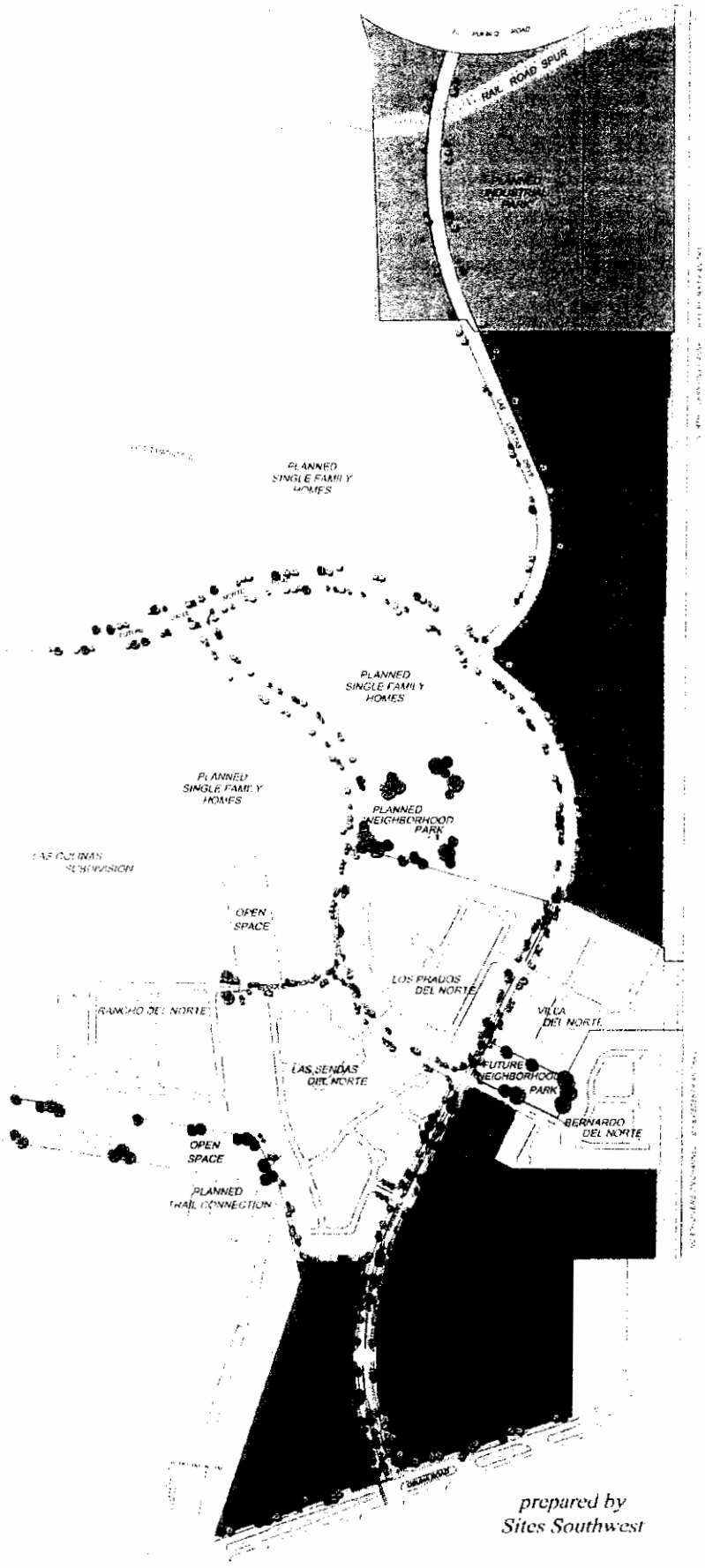
We offer the perfect balance of city life and planned community. Because our residents share an interest in the finer things in life, we've chosen a central location near I-25 and Paseo del Norte. You'll find ample employment and shopping opportunities nearby, as well as choice restaurants, movie theaters, medical facilities and places of worship. You'll have easy access to every

sector of the city — including Downtown and university-area attractions.

What's more, we've created a community that will grow with our residents' needs. In addition to setting aside 6.5 acres for several planned parks, we've reserved land near the Osuna entrance for retail development to support your shopping needs.

To preserve the unique qualities of Vista del Norte, we've established a Homeowners' Association that will help ensure your investment and quality of life remain secure over the years.

At Vista del Norte you'll find the best Albuquerque has to offer — the satisfaction of home ownership, the comfort of community, the tranquility of the North Valley and the convenience of the city. It's a place you'll be proud to call "home."



Plat map accurate as of December 1, 1999. This map is subject to change.

Welcome

Vista del Norte; Albuquerque's newest planned community, has set a new benchmark for planned communities. From day o it has been the goal of every person involv with the project to exceed the expectations residents who will one day call Vista del Norte home.

We began by selecting a prime location n I-25 and Paseo del Norte — simply one of the best in Albuquerque. The interstate of easy access to employment, entertainment, shopping, Downtown attractions and place worship. You'll have all the city's amenities your fingertips and still enjoy life in the peaceful North Valley.

You will notice on the site map how carefi the streets have been laid out, keeping traf to a minimum and making the streets sale children to ride bicycles and families to tak evening walks.

There are several planned parks that will sprout up as the community grows — perfec places for a picnic or a game of football, b ball or soccer. To the east, Vista del Nort adjoins the city's bicycle trail which is idea for walking, bicycling or roller blading.

Community planners have taken special ca to design Vista del Norte with residents' needs in mind — making it a community a special as the people who will live in it.

Ultimately, as Vista del Norte matures, t addition of retail and office space is plann for the southernmost end of the property b dering Osuna, to assist your shopping neec

With its community feel and city convenience, Vista del Norte is one of the most desirable neighborhood locations in all of Albuquerque. We hope you and your fa ly will spend many happy years living an growing in Vista del Norte.

Vista del Norte

CONTACT
Vista del Norte Development, L.L.C.
3411 Candelaria Road NE
P.O. Box 3671
Albuquerque, NM 87190-3671
505-883-1674
FAX 505-883-0746

Covenants

When you purchase your home at Vista del Norte, you're not just buying a house -- you're becoming part of a unique community. The Vista del Norte Homeowners Association has been established to help ensure that your investment and quality of life will remain secure over the years.

What is the Vista del Norte Homeowners Association?

The Vista del Norte Homeowners Association is a non-profit association of Vista del Norte property owners to assist in maintaining the quality environment of the community.

Who belongs to the Vista del Norte Homeowners Association?
When you purchase a home in Vista del Norte, you automatically become a member.

What are the Vista del Norte Homeowners Association fees?
Fees are limited to $10 a month through 2002, with a possible moderate increase after that date.

Who directs the Vista del Norte Homeowners Association?
The association is directed by a Board of Directors who are guided by a Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation and By-laws.

What are the responsibilities of the Association?
The Vista del Norte Homeowners Association is responsible for the maintenance of designated common areas, oversees the Architectural Control Committee, plus handles community and policy issues.

What are the Declaration of Covenants, Conditions and Restrictions?
Each property owner is subject to the Declaration of Covenant and Design Guidelines, which were established as a development plan. Design Guidelines address issues such as construction of any type, landscaping, animals, storage sheds, noise, inoperable vehicles, campers and RV storage, etc. These rules are not meant to restrict, but rather to enhance the lifestyle of all Vista del Norte residents.

What are the responsibilities of the Architectural Control Committee?
The Architectural Control Committee must approve the design, construction and landscaping of every home built in Vista del Norte as well as any exterior remodeling to existing homes in an effort to maintain architectural consistency.

Where can I find out more information about the Vista del Norte Homeowners Association?
For a more detailed explanation of the operation and responsibilities of the Vista del Norte Homeowners Association, please read the Declaration of Covenants, Articles of Incorporation and By-laws of Vista del Norte. Copies of these documents are available through each homebuilder's representative.

Vista del Norte

Your Community, Your Family, Your Life

Community

Welcome, we're the largest central community in the city, and one of the finest in the Albuquerque area. You'll love our location near I-25 and Paseo del Norte, within easy reach of the nearly 20,000 jobs along the I-25 corridor, not to mention shopping, fine dining, entertainment, medical facilities, churches and community attractions. We're only a short drive from Downtown, and our proximity to The Balloon Fiesta Park brings colorful balloons our way each fall. Put simply, Vista Del Norte is a fantastic location.

Vista del Norte is a planned community that will consist of a variety of housing opportunities, provided by a hand-picked team of homebuilders. This mix will make Vista del Norte a premier neighborhood in the heart of Albuquerque — a place you're proud to call home.

Here are just a few of the nearby amenities:

Shopping

Vista del Norte is ideally located for shopping. If you're looking for a shopping center, Cottonwood, Winrock and Coronado malls are all just minutes away. Major grocery stores and a wide variety of national and local retail stores and restaurants are very conveniently located to the community.

We expect shopping will become even more convenient in the future — Vista del Norte has reserved land for a neighborhood retail center near the Osuna entrance.

Medical

Presbyterian Northside Hospital, offering emergency treatment and routine healthcare, is less than 5 minutes east of Vista del Norte. The state's three largest hospitals are a short drive down I-25.

Activities

Vista del Norte residents have easy access to the finer things in life — from sports to movies, theatre to fine dining. We're located just minutes from Arroyo Del Oso municipal golf course, the Century Rio 24 movie theaters, Popejoy Hall, University of New Mexico sports facilities and many of Albuquerque's finest restaurants. If personal fitness and recreation is more your style, you can always run, walk, bike, or hike the trails adjoining Vista Del Norte to the east.

Every October the skies over Vista del Norte glow with the vibrant colors and dazzling shapes of The Albuquerque International Balloon Fiesta. For one week, hundreds upon hundreds of balloons launch from Balloon Fiesta park located a mile and a half due north of Vista del Norte. The prevailing winds often gently push the balloons south over our community. The beauty and majesty of this event is truly one of the great benefits of living in Vista del Norte.

Churches

No matter what your religious preference, you'll find a place of worship nearby. Vista del Norte is centrally located to many of Albuquerque's largest congregations, as well as smaller, more intimate churches and temples.

Vista del Norte

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Wednesday, February 07, 2007 10:45 AM
To: Shumsky, Stephanie E.
Subject: Fw: NO to Super Walmart

S - here you go. Please copy me on the response in case he gets back to me.

Thanks. D

Deborah A. Nason
Public Information Officer
City of Albuquerque
Planning Department/ONC Division
505-924-3911
dnason@cabq.gov
http://www.cabq.gov

----- Forwarded by Deborah A Nason/PLN/CABQ on 02/07/2007 10:43 AM -----

"RALPH ERIN CHAVEZ" <ERINC69 @msn.com>
02/06/2007 07:47 PM

To <dnason@cabq.gov>
cc
Subject NO to Super Walmart

I Bought into a Master Planned community that was to have a small grocery store. That is what I bought into. Now, they are looking to put in a Super Wal-mart.

They say it won't affect traffic, but traffic is already bad at times. The other day I waited 5 turns of the light to get out of Vista Del Norte, but Wal-Mart Argues that 11,000+ more cars per day wont matter. They say that the Traffic won't affect us, but exits turn it right down our community streets. Most Super Wal-Mart's have two major streets nearby. We have one, and it is very backed up as is.

This is a major Balloon landing site. Although Wal-Mart may earn you money, it will eventually cost you the Balloon Fiesta which brings in MILLIONS into the economy. Just Because you can shove a Super Wal-Mart into a location, doesn't mean it fits with the community. keep the balloon fiesta and their treasured landing areas. Ditch Wal-Mart, we have enough of them.

They say it won't raise crime. You just have to look around other Wal-Mart to know that this is not true. I go around other Wal-Mart and there is trash galore, drunks, vagrants, petty thieves... How many times do we here on the news about another shooting at wal-mart. This is not what we bought into as a community. THIS IS NOT WHAT WE WANT.

There is a church right across the street and the highschool down the way. They want to sell Liquor.

THIS IS NOT WHAT WE WANT.

It has been proven that Property values fall when Super Wal-Mart moves in. We bought into a planned master community and paid good price for our homes. We did not buy our homes with the hopes and dreams of having it all go to pieces because Super Wal-Mart wants to shove a store into our community.

You are in public office and I hope you look at what people of New Mexico Want, What the people of this community want. We have overwhelmingly expressed that we do not want this. The balloonists do not want this. the neighboring communities do not want this. DON'T LET GREED get the best of you. WE DO NOT WANT OR NEED a super walmart. Make a stand for the people that you represent. follow their wishes and oppose Super Wal-Mart. Save the Balloon Fiesta.

Erin Foxx-Chavez
1604 Vista Monte Drive NE

William and Chris Robertson
7608 Calle Paraiso NE
Albuquerque, NM 87113
Home phone: 505-833-7042

February 7, 2007

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Subject: Wal-Mart Development – Vista Del Norte Subdivision

Dear Ms. Shumsky:

We are homeowners in the Vista Del Norte subdivision and strongly oppose the proposed Wal-Mart "Big Box" development at the intersection of Vista Del Norte and Osuna.

The latest proposal to make the main vehicle entrance on Vista Del Norte is totally absurd. It will only make vehicle traffic into and out of our homes in the subdivision a complete nightmare. This, combined with the other issues of 24/7 operation, local safety, noise, litter, etc. will only reduce our quality of life and home values.

We join with other homeowners in our subdivision to strongly oppose this development.

Sincerely,

William Robertson

Chris Robertson

823 Via del Sue
Albuquerque, NM
February

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Environmental Planning Commission:

My husband and I are residents of the Vista del Norte Community. We are writing to you with concerns of the proposed project at the corner of Osuna and Vista del Norte. A Super Wal-Mart is in the works without regard to our community.

When we bought our house four years ago, we were promised a small grocery store and possibly a small scale strip mall to house boutiques, mom/pop restaurants, coffee shops, etc. Had we known that a Wal-Mart was being planned we never would have entertained the idea of buying a home in this area. We were attracted to this area because it was free from traffic - no sirens. Now we face a giant bully that will provide just that – noise, traffic, safety concerns, crime, litter - the list goes on.

Currently, traffic is a problem as it gets backed up between Vista del Norte and Chappell. How will bringing a giant business such as Wal-Mart alleviate this problem? It won't ... will cause more problems! Giant chain stores need to be located where the infrastructures such as streets are in place. Osuna is not equipped to support this amount of traffic. Is the city prepared pay for and start another project to reorganize streets to meet the traffic needs of this area because a Wal-Mart moved in? Once again we pay because our taxes go up to make those repairs.

Please note our concerns. We are not anti Wal-Mart, but this is not the location to house such a giant. They are bullying their way through this project and we, the residents, lose at the end. Who wants to buy our homes after a giant is sitting at the corner? Would you buy one of our homes?

Please support our efforts to secure a safe community with quality of life for our children in the Vista del Norte Sub-division.

Sincerely,

Benjamin Garcia

Benjamin Garcia

Frances Garcia

David Sweetkind
7700 Calle Paraiso NE
Albuquerque, NM 87113

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque NM 87102

February 8, 2007

Ms. Shumsky:

As a homeowner in Vista del Norte I strongly object to construction of a Big Box store at the entrance to our subdivision. This was not the intention for that plot of land.

The present residential construction has greatly enhanced this area. If Big Box plans go forward we can look forward to congestion and many many cars cutting through our subdivision from Vista del Norte. "There goes the neighborhood" describes the result.

I am a retiree. I live comfortably on a pension, but have no savings. Like so many others, my money is tied up in my residence. Don't allow that to be devaluated so that a huge corporation can accrue even greater profits. It is really one more instance of the "little guy" being ignored so big business can profit.

I plead with you to help protect our neighborhood, our investment and our quality of life by refusing to allow the construction of a business which would damage all three.

Sincerely,

David Sweetkind

Matthew Barone, Ph.D.
7212 Calle Montana NE
Albuquerque, NM 87113

Albuquerque Environmental Planning Commission
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Dear Members of the Environmental Planning Commission,

I am writing to you regarding the proposed Big Box development of Tract M-1 at the corner of Osuna Rd. and Vista Del Norte. Walmart is proposing to build a Supercenter at this location and will submit Phase 1 to the EPC on March 15. I am a resident of the Vista Del Norte community, and have owned a home there for 2 ½ years. I would like to voice several comments and concerns about this proposed development. You will find that these concerns and others are shared by the vast majority of residents of our community of some 1500 homes.

- The road infrastructure and location are simply not suitable for a Big Box style store. Other such stores in the Albuquerque area are located in predominantly commercial zones, which do not *directly* abut on residential areas. The entrance to the store parking lot would coincide with the *only* major entrance/exit to the Vista Del Norte subdivision. This intersection is already very busy during commute hours in the morning and evening; the traffic with a Big Box store would be unimaginable. Osuna Road can not handle the traffic associated with such a large store. There are no shoulders and few dedicated turning lanes, a situation which already makes this a dangerous road. When Calvary Church lets out on Sunday mornings, a police presence is necessary to direct traffic; I would imagine a similar situation in front of Walmart, only all day, every day.
- The construction and operation of a Big Box store at this location would result in an immediate and significant deterioration in the quality of life of the several thousand residents of Vista Del Norte. Truck traffic, noise, 24/7 operation, continuous lighting, and liquor sales will be delivered to our back yards.
- I have lived in Albuquerque for four years now, and have been pleased to see various improvements come to our city. Even the addition of various large Walmarts in recent years has been welcome, since most of them are *appropriately located.* The addition of the proposed Big Box development would represent a step backwards in your efforts to make this city an enjoyable place to live.

I hope that you will sincerely consider these comments and other points that our residents are making. I hope that you will weigh the economic factors against the safety and quality of life of the residents of Albuquerque. People should not need blackout shades and earplugs in order to sleep in their homes. And I hope that you will come to the conclusion that not only are there better places to put a Walmart Supercenter in town, but also that there are few worse places one could put a Walmart Supercenter than in our back yard.

Thank you for your consideration of my concerns.

Sincerely,

Matthew Barone

Matthew Barone

From: Sherm & Stephanie Haworth
904 Paseo Verde Rd NE
Albuquerque, NM 87113
505 255 2287

Feb 9, 2007

To: Environmental Planning Commission

Dear All,

Regarding the development of Tract M-1 at Vista del Norte. The current proposal is unacceptable. That location is not suitable for a supercenter. We need the Commission's help to put a suitable development in place. We are not anti-WalMart. A WalMart Neighborhood Market grocery store sized less than 75,000 sq feet would be fine. Speaking for my wife & I here are some quick facts:

1. We like WalMart & we shop at WalMart Supercenter
2. WalMarts low prices help put $ back into local ~~economies~~ economies.
3. Doing the speed limit, with normal traffic, we can be at one of two WalMart Supercenters inside of 14 minutes. How many Supercenters do we need? We have enough!

Thanks for your time, M Haworth Haw

February 9, 2007

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87113

Dear Environmental Planning,

I am writing to express my firm opposition to plans to establish a Walmart Super Center on the NE corner of Osuna and Vista del Norte. I believe the current plans will have a very negative effect on our community and our safety and quality of life at Vista del Norte Subdivision.

Specifically, I am opposed to: (a) the size of the store (122,00 sq ft), (b) having the main vehicle entrance be on Vista del Norte at the existing curb cut, and (c) having the store open for 24 hour operations with liquor and firearms sales.

I would support a smaller Wal Mart store at this location (75,000 sq feet) with operating hours from 6 AM to 12 am.

Sincerely,

Stephen Deeb
7719 Calle Paraiso NE
Vista del Norte Subdivision
Albuquerque, NM 87113

Environmental Planning
c/o Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Dear Ms. Shumsky,

I am writing in regards to the big box project scheduled to go in the entrance to Vista Del Norte and Osuna. I am a three year resident in this community and am very opposed to this development! This area can not support the traffic, nor do we want to. This is not an appropriate location for the Wal-Mart superstore and it is not what was promised when we bought our property. We were told a smaller scale neighborhood development would go into this space. I can assure you that if we were told it would be possible for a "Big Box" store to go in this space, we would never have moved here! If this development is allowed to continue, our home values will decrease, crime will increase, traffic will be out of control, not to mention the safety of children, cyclists, etc… A park is being developed right now just blocks from this location. How can this be safe? The majority of residents that live here DO NOT want this development. Please do not allow the "BIG BOX" stores to use their money to influence the decision here. There are two Target stores within three miles of this location. This is just Wal-Mart trying to put themselves in the middle of them to steal business. Let them find another location, PLEASE! I appreciate your consideration.

Caroline Smatana

Caroline Smatana
816 Via Elegante NE
Albuquerque, NM 87113

To: Environmental Planning (C/O Stephanie Shumsky)
Date: 2/9/2007
RE: The development of Tract M-1 in Vista Del Norte (VDN)
From: TARIQ KHRAISHI and ELSA CASTILLO (residents in 7601 Calle Meseta NE, Albuquerque, NM 87113)

This letter is to express that we are 100% **against** putting a Wal-Mart Super Center in this area. Such a Wal-Mart will make the traffic situation much worse, as well as lower property values around it (something that we would HATE to see happen). Wal-marts, as you know are not known to be up-scale stores but rather downscale type of stores.

There are already ENOUGH Wal-marts in Albuquerque. Geez!!!

We are 100% in support of the Vista del Norte Alliance in wanting to see a Neighborhood Center with a grocery store in this area.

There has been media (especially TV) talk about this area being targeted by the city to make an open park with grass so that balloonist can use it to land on during Balloon Fiesta (especially after public complaints by hot air balloonist about the recent growth in Albuquerque that is making their landing hazardous). We also support this option, as it would make this area a *great* city park

Environmental Planning
C/o Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Tara Kehoe
1401 Bridle Wood Rd NE
Albuquerque NM 87113

Re: Proposed Development of Tract M-1 Vista del Norte

To Whom It May Concern:

I have learned that Wal-Mart will move forward and submit Phase 1 to the planning department for the EPC approval of a 122,000 square foot Big Box.

I would like to express my concerns for the approval of such a project, these are concerns that to my understanding have been presented but to date has not been addressed. I am concerned about a store with 24 hour a day seven day a week operations in my neighborhood. With those hours an increased difficulty in identifying people that may be a concern to safety of residents and therefore and increase in crime. The neighborhood only has two entrance/exits. With the increased traffic that the Big Box would bring I have concerns that the traffic in the neighborhood would be severely impacted having an effect on the residents commute, the quality of our roads and increased litter (maintained by our association fees), and the safety of children and adults alike who enjoy walking, biking and running on the paths through the community. Truck traffic will be expected to stock a store like Wal-Mart and the community was not set up to maintain that type of traffic on a regular basis. Another concern of mine is the sale of liquor and firearms in the community.

I feel that such a development would have a negative economic impact that would show itself in lowered property values and higher crime rates. The quality of life of the residents would certainly suffer. Residents chose this neighborhood away from such businesses and moved in with the understanding that a grocery store would be put in that lot. I for one can definitively say that had the possibility of a Wal-Mart in my neighborhood been disclosed it would have resulted in my not even looking at homes in the area.

I strongly believe that this site does not have the infrastructure to support a development of this size and scale and urge you to decline the approval of such a monstrosity in my community.

Thank you,

Tara M. Kehoe

2-10-07

Orlando + Maria Nellie Martinez
7628 Calle Comodo NE
Albuquerque, NM 87113

Yes - we do agree on a Neighborhood Center with a grocery store less than 75,000 sq ft. with hrs of 6 Am – 12 PM.

NO we do not agree on a Walmart or Super Walmart anywhere on Vista Del Norte.

We are proud to live here at Vista Del Norte – and in no way we want a Big Box here.

We will support a NO on that and would like to attended the meetings.
We do not have E mail -

505-344-4148

February 10, 2007

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

To Whom it May Concern:

We are opposed to the development of a Super Wal-Mart at the entrance of the Vista Del Norte Subdivision on Osuna and Vista Del Norte NE. The area cannot support a "Big Box" store. It now appears that there would be no entrance/exit on Osuna. Vista Del Norte cannot support the traffic that would come from a store of this size. The existing entrance/exit is not far from the Osuna exit and the traffic would only cause accidents. Traffic at peak times is now very heavy and with construction of a large store we would have a difficult time getting onto Vista Del Norte from the side streets. Many do not keep the speed limit of 30 mph on Vista Del Norte as it is and this would become a main thoroughfare from Osuna to Paseo Del Norte frontage road and the traffic would only increase. Store hours from 6:00 A.M. to midnight would also encourage crime in the area. A small neighborhood grocery store is acceptable with entrance/exit on Osuna.

We ask that the EPC consider that this is a residential neighborhood and that we are very concerned that we would not have a good neighbor with a Big Box Store and that they vote against the construction of the Wal-Mart or any other large store in this area.

Sincerely,

John Grapp

John Grapp

Eleanor Grapp

Eleanor Grapp

1315 Villa Campo NE
Albuquerque, NM 87113

Candelaria, April M.

From: Stihel, Gregory C [gcstihe@sandia.gov]
Sent: Monday, February 12, 2007 12:21 PM
To: Candelaria, April M.; Nason, Deborah A.
Subject: Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

February 11, 2007

Jonathan Siegel, Member, District 2
Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Dear Mr. Jesionowski and Mr. Seigel:

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

My family and I were looking for a home for several months before discovering Vista Del Norte. The layout of the neighborhood, curved streets, sidewalks and overall look of the neighborhood were key factors in our decision to purchase a home in this area. We wanted a neighborhood that was pedestrian-friendly, and felt like a community. We found this in Vista Del Norte.

Sadly though, the proposed Wal-Mart Supercenter threatens to destroy the feel of the neighborhood. We are certainly not against commercial development, but we want it to be on a small scale that fits our neighborhood. The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. A Wal-Mart Supercenter does not conform to the spirit of the North Valley Area Plan and is not in keeping with the spirit of what makes Vista Del Norte a wonderful place to live.

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. We have been told by the developer, Tierra West, that there would be an increase of 11,000 cars per day in our neighborhood, raising safety and air-quality concerns for children and families.

Vista del Norte Drive is not a main thoroughfare. All other "big box" retailers in Albuquerque are located in established commercial areas at the intersection of two major collector streets. Vista del Norte Drive is not a major street; it leads only into the neighborhood itself, and many homes border directly along it. The increased traffic along Vista del Norte Drive would create a severe noise and pollution burden for the homeowners whose property directly borders the roadway, as well as for residents of the

entire neighborhood. These are factors we hope you will study seriously.

First, the residents and homeowners of Vista Del Norte were promised in good faith that the tract of land proposed for the big box development would be a neighborhood scale commercial space. To that end, there existed for over two years a sign offering the property for sale as "22 Acre Neighborhood Market Available." A Wal-Mart Supercenter is in no way "neighborhood" scale.

Second, traffic within the neighborhood and along the major roads (Osuna, Jefferson, Edith, Chappell, 2nd and El Pueblo would be greatly affected by a project of this size. There is already heavy traffic into and out of Vista Del Norte and the proposed plan to have the primary entrance into the proposed big box site off of Vista Del Norte Road is ridiculous. The infrastructure into the neighborhood and throughout is a two lane road. The neighborhood received a significant amount of traffic "cutting through" from El Pueblo to Osuna. With the additional of a Big Box, the traffic through the neighborhood would increase exponentially.

Third, the noise and light pollution from a project of this size will adversely affect the residents in the adjacent condominium complex and the homeowners across the street. Since a store of this size is expected to draw business from a large radius, there are also significant concerns for trash and air quality from people and vehicles coming to this location from up to several miles away.

Fourth, crime rates in the Vista Del Norte neighborhood are currently low. With the addition of a 24-hour a day business and given the increase in traffic volume and people into area and through the neighborhood, the crime rates are likely to increase a great deal. All other Wal-Mart Supercenters are in high commercial areas (for example, Eubank at I-40, Cottonwood Mall Area, Carlisle at Menaul, San Mateo at Central, and Coors at I-40). Osuna is nothing like these areas. It has light commercial and nearby light industrial. It is not near a major crossroads; therefore, a regional scale development should not be permitted in this area.

Fifth, property values will be adversely affected by any Big Box development at this location. There are established covenants to protect the "look and feel" of the neighborhood. Homeowners are expected to maintain properties within these guidelines because we share a common interest in protecting our neighborhood and property values. A Big Box in this area will discourage potential buyers and will have a negative impact of the home prices I the area. This can be clearly seen by the overwhelming negative support by the Vista Del Norte Alliance, other homeowner associations, and the individual homeowners.

The following position statement is found on the Vista Del Norte Alliance website at http://www.vdnalliance.org/bb_update.htm .

"The Vista Del Norte Alliance maintains the majority of residences of VDN will support a grocery store less than 75,000 square feet with hours of operation 6:00 am to 12:00 PM. We were promised a neighborhood scale mixed use development, not a regional scale Big Box. The current proposal is unacceptable and we shall seek complete denial of the project."

I fully agree with this position and on a personal note, I have discussed the proposed Big Box with many of my neighbors and we all share the same concerns. If this project had been proposed as a grocery store, with limited hours of operation (i.e. 0600 – 2400) and some other light commercial storefronts, the

neighborhood would have welcomed and embraced the project.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider the collective desires of the members of our neighborhood, who long to maintain a sense of community living with small-scale commercial development. This is the reason we moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing.

Sincerely,

Gregory Stihel
1205 Diamondback Dr. NE
Albuquerque, NM 87113
stihelg@hotmail.com
(505) 798-1781

<<Letter to Environmental Planning Commission.doc>>

John and Jeanne Gill
800 Calle Encina NE
Albuquerque, NM 87113-1359
5050342-1965

February 11, 2007

Environmental Planning
C/O Stephanie Shumsky
600 Second Street
3rd Floor
Albuquerque, NM 87102

Dear Ms. Shumsky and Associates at Environmental Planning:

First, thank you for reading this request and considering it when making your decision regarding the proposed Wal-Mart development at the corner of Osuna and Vista del Norte. We realize that this is a highly contested issue and one frought with many issues.

We are against a Big Box Wal-Mart Superstore for a number of reasons. First, please consider the fact the we moved over 2,000 miles from the Philadelphia area to build a house and make Albuquerque our home. Never would we have built in the Vista del Norte location if we knew a Wal-Mart Superstore would be built nearby. Never!

We have nothing against Wal-Mart and, in fact, shop the existing local stores, as well as the two Sam's Clubs, with whom we are card-carrying members. Already, there exists an abundance of Wal-Mart properties close and convenient to our home.

Here are other issues that cause us considerable anxiety:

- The store traffic will be routed onto Vista Del Norte. This street is not built to handle the daily 20,000 visitors to the store predicted by the developer. It already backs up in the morning because traffic on Osuna is too heavy to flow through the multiple lights between Vista Del Norte and Jefferson. The added traffic will just exacerbate this problem which is getting worse as more houses are built in the area.

- The Vista Del Norte sub-division is a limited access development with only two entrances/exits. The Osuna exit is the only viable exit if you wish to go to the east. The exit east onto El Pueblo goes to Jefferson; this intersection is impossible to use during the day due to the high volume of traffic turning onto Jefferson from Paseo Del Norte and the number of business located on this road. You are forced to go towards Edith and miles out of the way if you actually want to go towards the east. In addition, there is business development underway and planned for this other exit so the volume of traffic at that entrance is sure to go up too.

- Because this development has limited access, it is difficult for non-residents to wend their way to the other exit. We already have problems with flow-through traffic when services at Calvary Chapel let out. Because of the volume of traffic exiting from this church, numerous attendees go west on Osuna and enter our development looking for a cut through to go another direction. They speed down Vista Del Norte. When they are unable to find another exit or decide they have gone too far, they make a u-turn in the middle of the road, causing backups and dangerous traffic for those of us who make our home here. Having traffic from a large retail development, like a Wal-Mart superstore will only add to this problem.

- The entry at Osuna already has a large church that generates a volume of traffic on Sundays and other times when they have meetings/services. This church is not a problem but having a facility that also has large traffic volumes exiting on the opposite side of the road will cause severe congestion.

- The volume of traffic from a large facility like a Wal-Mart superstore is sure to cause accidents near the Osuna entrance. As mentioned previously, the other access is already limited due to traffic on Jefferson. Having to use this entrance in the event Osuna is blocked will cause residents to go miles out of the way and make it difficult for emergency vehicles, like fire trucks and ambulances, to reach residents in a timely manner.

- We do not want a 24 hour, 7 day store of any type at the proposed site. We moved to this neighborhood to have a quiet location for our home. Having a 24 hour facility will raise traffic volumes round the clock. We are also concerned about the increase in crime likely to follow when such a facility exists.

- We do not want any facility selling liquor at this site. When we moved here, we were told that Albuquerque prohibits liquor sales around churches and that the location of Desert Springs directly across from this site would mean that whatever was built there could not sell liquor. At the meeting regarding the proposed Wal-Mart, we were told that Wal-Mart was planning alcohol sales at the facility. We don't understand how they will get around the existing ordinance and would vehemently oppose any variance to allow this to occur.

- The primary argument from Wal-Mart for placing the store in this area is that we "need" a Wal-Mart here. The nearest Wal-Mart superstore is 3.7 miles (Academy site) and the Wal-Mart on Carlisle is even closer. Another Wal-Mart clearly unnecessary given that the Sam's and Costco are less than 2 miles away. Personally, we only visit Wal-Mart a few times a year. We would really prefer to have a local supermarket here since we visit this type of store at least once a week and travel about 4 miles one-way.

- We realize that the ability of the lot to support a large store can be deceiving when the lot is empty. The lot seems small for a Wal-Mart superstore alone, yet the proposal is for additional facilities too! When I look at the size of this lot vs. the size of the lot holding the Wal-Mart on Carlisle, I cannot imagine both a superstore and some additional stores.

We moved to Vista Del Norte to get a safe, quiet neighborhood where we could safely walk and bike and could live relatively free of crime. This was the type of community promised in the marketing of the development. A large commercial development at the proposed Wal-Mart site will destroy this environment. We were promised a neighborhood retail facility at this site. This is what we want, not a facility that will bring noise, trash, traffic, and crime to our neighborhood.

When you consider this decision, please look at it from the perspective of how you would feel about such a large development abutting your neighborhood and exiting it's traffic onto your residential street. We think if you look at it from this perspective you will agree that this development is way too much for this site. Please let us retain our safe, quiet neighborhood!

Thank you,

John Gill & Jeanne Gill

cc: Mayor Martin Chavez

Mr. & Mrs. Wayne F. King
1415 Elk Ridge Rd NE
Albuquerque, NM 87113
(505) 341 3778
king1w@msn.com

February 11, 2007

Environmental Planning
Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM

Dear Stephanie Shumsky,

This letter is in reference to the proposed Wal-Mart Super Center to be built at the intersection of Vista Del Norte and Osuna Blvd.

- A twenty-four hour seven day a week operation as proposed by Wal-Mart may create a noise level that may violate a city noise or a nuisance ordinance for a residential area, and have a negative environmental impact upon the residential community.
- The increase traffic flow may contribute vehicle emissions resulting in poor air quality for the residents living in close proximity to the Wal-Mart development.
- Vista Del Norte boulevard is a residential street with bicycle and jogging paths along with a planned city park for the community. Increased traffic of the magnitude projected for a development the size of Wal-Mart would create a dangerous situation for residents using these facilities. Vista Del Norte is a school bus route with several stops along the way. The increased traffic would cause a hazardous situation for the children of the community.
- The intersection at Vista Del Norte and Osuna is the main egress for commuters leaving and entering the community. The traffic increase as a result of a super center would be intolerable.
- The influx of such a diverse population into the area may bring with it problems for the community that may have deleterious effect on the neighborhood, and have a negative economic impact on its residents.

Sincerely,

Dorothy King

Dorothy King

Wayne King

Wayne King

Shumsky, Stephanie E.

From: Candelaria, April M.
Sent: Tuesday, February 13, 2007 8:08 AM
To: Shumsky, Stephanie E.
Subject: FW: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

From: Stihel, Gregory C [mailto:gcstihe@sandia.gov]
Sent: Monday, February 12, 2007 12:21 PM
To: Candelaria, April M.; Nason, Deborah A.
Subject: Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

February 11, 2007

Jonathan Siegel, Member, District 2
Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Dear Mr. Jesionowski and Mr. Seigel:

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

My family and I were looking for a home for several months before discovering Vista Del Norte. The layout of the neighborhood, curved streets, sidewalks and overall look of the neighborhood were key factors in our decision to purchase a home in this area. We wanted a neighborhood that was pedestrian-friendly, and felt like a community. We found this in Vista Del Norte.

Sadly though, the proposed Wal-Mart Supercenter threatens to destroy the feel of the neighborhood. We are certainly not against commercial development, but we want it to be on a small scale that fits our neighborhood. The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. A Wal-Mart Supercenter does not conform to the spirit of the North Valley Area Plan and is not in keeping with the spirit of what makes Vista Del Norte a wonderful place to live.

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. We have been told by the developer, Tierra West, that there would be

an increase of 11,000 cars per day in our neighborhood, raising safety and air-quality concerns for children and families.

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First, the residents and homeowners of Vista Del Norte were promised in good faith that the tract of land proposed for the big box development would be a neighborhood scale commercial space. To that end, there existed for over two years a sign offering the property for sale as "22 Acre Neighborhood Market Available." A Wal-Mart Supercenter is in no way "neighborhood" scale.

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Fifth, property values will be adversely affected by any Big Box development at this location. There are established covenants to protect the "look and feel" of the neighborhood. Homeowners are expected to maintain properties within these guidelines because we share a common interest in protecting our neighborhood and property values. A Big Box in this area will discourage potential buyers and will have a negative impact of the home prices I the area. This can be clearly seen by the overwhelming negative support by the Vista Del Norte Alliance, other homeowner associations, and the individual homeowners.

The following position statement is found on the Vista Del Norte Alliance website at http://www.vdnalliance.org/bb_update.htm .

"The Vista Del Norte Alliance maintains the majority of residences of VDN will support a grocery store less than 75,000 square feet with hours of operation 6:00 am to 12:00 PM. We were promised a neighborhood scale mixed use development, not a regional scale Big Box. The current proposal is unacceptable and we shall seek complete denial of the project."

I fully agree with this position and on a personal note, I have discussed the proposed Big Box with many of my neighbors and we all share the same concerns. If this project had been proposed as a grocery store, with limited hours of operation (i.e. 0600 – 2400) and some other light commercial storefronts, the neighborhood would have welcomed and embraced the project.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider the collective desires of the members of our neighborhood, who long to maintain a sense of community living with small-scale commercial development. This is the reason we moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing.

Sincerely,

Gregory Stihel
1205 Diamondback Dr. NE
Albuquerque, NM 87113
stihelg@hotmail.com
(505) 798-1781

<<Letter to Environmental Planning Commission.doc>>

1415 Elk Ridge Rd. N
Albuquerque, NM 87
Feb. 11, 2007

Environmental Planning
c/o Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM

Dear Sirs:

I am writing on behalf of my husband and myself regarding having Wal-mart at the end of the Vista Del Norte Housing Development on Osuna and Vista del Norte. We are both against it. We have great concerns because our area is not developed to have that big of a store. Crime, traffic, litter, and in general, the quality of life we expected when we moved here, would be ruined. If they did construction on the roads, that would make it hard to get out to go to work for along time, when we will soon have to go through problems on I-40 and San Mateo also.

We want a store that is smaller and closes by midnight. Another suggestion

is that all or part of the land be bought by the city for balloons to land in during the balloon fiesta.

In conclusion, we hope that you will turn down Walmart's request to build their Super-Wal-Mart at Osuna and Vista del Norte.

Sincerely,

Dorothy King

Wayne King

To:Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Re: Proposed Big Box Walmart, north east corner of Vista del Norte and Osuma

Dear Ms. Shumsky,

Our Vista Del Norte community was promised a neighborhood-scale, mixed use development, and not a regional scale Big Box for the tract of land on the north east corner of Vista del Norte and Osuna. The current proposal for a 122,200 square foot Walmart with access from Vista Del Norte is not acceptable for safety reasons. Vista Del Norte is the prime entrance/exit for most of the community. Establishing a Walmart size traffic flow onto this street is a safety hazard for local drivers and pedestrians. Please check out the Walmart traffic flow and parking lots at the Walmart on Wyoming Blvd. to see what would be is store for our neighborhood. Wyoming Blvd. can barely sustain the large number of right and left turns into Walmart, and very few would hazard to walk along the street in that area. Please ask your commission to consider how this traffic flow could possibly be supported safely by a small street like Vista Del Norte; (just imagine the line of folks trying to make left hand turns from Walmart onto Vista del Norte)!

Sincerely,
Timothy Schneeberger
7617 Calle Armonia NE
Albuquerque, NM 87113

quality of life you are responsible for

February 12, 2007

To: Environmental Planning

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W
de
the
an

the fact that this site does not have the infrastructure to support a development of this size and scale.

Thank you for your consideration.

Sincerely,

Cristina K. Melgado
7600 California N.E.
Albuq. 87113

- The size of this store will lead to increase litter in the area. I would invite the Commission members to visit the Super Walmart locate on Carlisle and view first hand the condition of the parking lot at the end of the day. It has excessive liter which is not confined to their parking lot depending on weather conditions.

- Commissioner O'Malley through a broad based representation study group on this type of development concluded this site was not appropriate for this type of development and their views should be considered. I assume it was a well thought out examination of the related issues and/or concerns.

- Placing this proposed store at this location will potentially negatively affect the property values of the home owners and their ability to market their properties in the future.

I would urge the Planning Commission to reject this proposed use of this property for the stated purpose. Again the neighborhood is not opposed to developing the property but would ask for developed as was represented when we brought our property. I feel confident that if a regional Super Walmart is required that this major corporation can locate a more appropriate site for it's development. Thank-you for considering my concerns.

Sincerely,

Douglas E, Mitchell
7619 Via De Calma NE
Albuquerque, New Mexico 87113
(505) 821-5199

Jerry & Stacey Mayo

7524 Via Desierto NE
Albuquerque, NM 87113
(505) 344-1857

February 12, 2007

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Ref: Proposed Wal-Mart Super center

Dear Ms. Shumsky,

My family and I live in the Vista del Norte subdivision located at Osuna and Vista Del Norte. We are very concerned about the proposed Wal-Mart development on the NE corner of Osuna and Vista del Norte intersection for multiple reasons. Some of our reasons are:

- The proposed site does not have the infrastructure to support a development of the size and scale that has been proposed by Wal-Mart.
- The intersection does not support the current traffic. The traffic that will be generated by a Wal-Mart Super Center would cause gridlock and unwanted "cut-through" traffic from El Pueblo.
- The increased and "cut-through" traffic will create safety hazards for individuals who bought homes in this neighborhood for the pedestrian and bicycle pathways.

There are many other concerns, but suffice it to say a Wal-Mart Super Center is not the best use for the vacant land located at the NE corner of Osuna and Vista del Norte and we urge you to not allow the project to move forward.

Sincerely,

Jerry Mayo

Luann Wolfe

1431 Silver Saddle Road Northeast, Albuquerque, NM 87113

February 13, 2007

Dear Ms. Shumsky,

Please do not allow Wal-mart to build a Super Center at the northeast corner of Vista Del Norte and Osuna.

I believe that this site does not have the infrastructure to support a development of this size and scale.

What our neighborhood needs at this location is a 75,000 square foot mixed-use retail center that includes a grocery store.

Thank you for your help in this matter.

Yours Truly,

Luann Wolfe

February 14, 2007

Environmental Planning
c/o Stephanie Shumsky
600 Second Street, N.W.
3rd Floor
Albuquerque, NM 87102

Dear Stephanie.

We are residents in the Vista del Norte Subdivision. When we looked at the possibility of purchasing a home in VDN, we were a little bit leery of the idea of belonging to an association where we would have to pay dues and submit to architectural standards and guidelines. We were sold on the idea that it would make the neighborhood a much nicer place to live, and it has. There are no broken down cars in yards, no trash or bins littering the landscape. It has become a very secured delightful place to live.

We were told that there would be a small scale retail center at some future time at the corner of Osuna and Vista del Norte. Now that the plan is to put in a 122,000 square foot Wal-Mart, we feel that we have been robbed. Our neighborhood roads cannot support the traffic that a large scale Wal-Mart will draw. The entrance and exits are already very busy during rush hours. Please consider the traffic increase from the construction of the Wal-Mart that is at Academy and Wyoming. Both of those streets are 3 lanes each direction, and the intersection has become one of the busiest in the city since the Wal-Mart has gone up. The Wyoming location can take that sort of traffic increase, but Vista del Norte is a little neighborhood street that feeds into residential neighborhoods. Please consider what you will be doing to one of the nicest little new neighborhoods in Albuquerque.

Aside from the location problem, Albuquerque is becoming Anytown USA with our warehouse style shopping at every corner. I can be at either of TWO Wal-Marts in less than fifteen minutes of driving time. Do we ***really*** need ***another*** Wal-Mart? Albuquerque is losing it's beautiful Southwestern cultural appeal with every Big Box that is being allowed to take over our landscapes.

Please do the RIGHT thing and stand for the people of Vista del Norte and Albuquerque by denying the proposal of putting a 122,000 square foot Wal-Mart at Osuna and Vista del Norte.

Sincerely,

Nancy Dart

Greg and Nancy Dart
Homeowners,
Vista del Norte

February 14, 2007

Stefanie Shumsky
Environmental Planning
600 Second St. NW
Albuquerque, NM 87102

RE: Vista Del Norte/ Osuna as the proposed Wal-mart site.

Dear Stephanie Shumsky,

These are our concerns;

1. We do not agree with Wal-mart's statement that a regional big box operation is what people want for the corner of Osuna and Vista Del Norte.

2. We are not in favor of an out of state operation deciding what they want and then disregarding prior alliances and neighborhood input.

3. We will not allow a bully influence, based on greed, be the position taken by our local government. We would not permit the bully boy to rule in our schools. If Wal-mart gets its way, then this message would counter our dictum that; 'adults don't act that way.' We make decisions based on doing what is fair and right and not by force.

4. This area is not designed for an increase in traffic. The East and West flow for daily commutes will bottle neck traffic. Safety issues will abound.

These are our choices;

1. Use the corner lot as a neighborhood center that would offer a quality of life that promotes this area with pride and Albuquerque in general.

2. Have it accommodate landings for balloons during the Balloon Fiesta, a gathering place for people to meet casually, and a beautification concept to offsite the warehouse atmosphere in general.

Sandy and I want this decision to be based on what is best for the people of Vista Del Norte and Albuquerque, not what Wal-marts wants.

Sandy & Spencer Sielschott
815 Calle Fuerte NE
Albuquerque, NM 87113

To whom it may concern,

As a member of the Neighborhood Association my family is opposed to the proposed Wal-Mart development on the N.E. corner of Vista Del Monte and Osuna.

It is my belief that there are several Wal-Mart stores located near enough to our area that another is not necessary. The traffic in our area is such that a building of that nature would do irreparable damage to our now comfortable situation, and I'm of the opinion that anymore traffic in the area would not be in the best interest of the Neighborhood Assoc. members.

Please be considerate of our interests.

Mr. & Mrs. Robert & Louise Sorrells
1315 Villa Chanisa N.E.
Albuquerque, N.M. 87113

To whom it may concern:

I am witting in regards to this Walmart Super center that is to be built at Vista del Norte and Osuna.

Unacceptable! We were promised a grocery store when we purchased our home in Vista del Norte. We do not need another Walmart Super store in Albuquerque, especially not one at Osuna and Vista del Norte.

We have three of these Walmarts near us now, why do they think we need another one? We just want a grocery store like we were told we would have when we purchased our home.

The problems it would cause, to much traffic, Osuna cannot handle the traffic it has now. And this is a neighborhood, not a commercial site.

If a Walmart is to be built there we will move out of Vista del Norte. We were promised a store, parks, etc and nothing has been done. We have been very patient, but it seems that this Walmart deal is totally taking up all the time that could have been used putting in the store, parks etc that we were told would be here 3 years ago.

Thank you for listening.

Robert & Pamela Nelson
7723 Calle Comodo

February 15, 2007

Environmental Planning Commission
c/o Stephanie Shumsky
City of Albuquerque Planning Department
600 2nd Street NW – 3rd Floor
Albuquerque, NM 87103

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

One of the reasons I chose to live in and near the North Valley is the sense of neighborhood we have here. I am not against commercial development, but want it to be on an appropriate scale that fits our neighborhood. The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. Clearly, a Wal-Mart Supercenter does not conform to the spirit of the North Valley Area Plan. This area is not suitable for a large retail outlet.

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. The developer, Tierra West, has told us that there would be an increase of more than 11,000 cars per day in our neighborhood, raising safety and air-quality concerns for children and families.

Vista del Norte Drive is not a main thoroughfare. All other "big box" retailers in Albuquerque are located in established commercial areas at the intersection of two major collector streets. Vista del Norte Drive is not a major street; it leads only into the neighborhood itself, and many homes border directly along it. The increased traffic along Vista del Norte Drive would create a severe noise and pollution burden for the homeowners whose property directly borders the roadway, as well as for residents of the entire neighborhood. These are factors I hope you will study seriously. There is already difficulty exiting the neighborhood at higher traffic times such as weekday mornings while going to work. The eastbound traffic on Osuna backs up on weekday mornings as well, sometimes blocking the intersection so that traffic has difficulty exiting Vista del Norte to eastbound Osuna.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider the collective desires of the members of our neighborhood, who wish to maintain a sense of community living with small-scale commercial development. This is the reason I moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing of Sept. 21, 2006.

Sincerely,

Caryl McCoy
7205 Villa Corrales, NE
Albuquerque, NM 87113
344-2189

To The Environmental Planning Commission,
Attention: Stephaine Shumsky

I am writing on behalf of my family and hopefully hundreds of families that reside in the Vista Del Norte Community whom disapprove of the proposed Wal Mart development on the NE Corner of Vista Del Norte and Osuna. My family has been living happily in this community for 4 years without distraction or stress. This community is looked upon by many who live in it as one where comfort and peace of mind are just some of the characteristics that make this community special. These characteristics are the same reasons families and single folk alike look here to move to begin their families or find solitude within.

Many neighbors and citizens outside the Vista Del Norte community have stressed their displeasure in bringing in a "Big Box" to this quiet and family oriented community. Personally, there is nothing positive for "us" to continue the communication in the building of a Wal Mart in our neighborhood. As city council and the architects behind this process have heard, the negative aspects far outweigh the positives, which I truly don't know if there are any to speak of. The concerns of many within the community know that with a Wal Mart in our neighborhood comes noise, traffic, litter, crime, and what I feel so strongly about is our quality of life will decrease.

One important aspect citizens with the decision making ability on this issue should be aware of is the fact that it is indeed a community. Super Wal Marts throughout town are located on a major intersection; ie. Carlisle and Menaul, Coors and Coors by Pass, Southern and Unser, etc., and NOT entering a residential community! This is their plan to place a Super Wal Mart as you enter a neighborhood that is established, as mentioned earlier, family oriented and peaceful. It is not uncommon to see dozens of neighbors running/walking along Vista Del Norte, families pushing their children in strollers enjoying the sunshine after a long days work, walking their dogs and knowing the streets are free from heavy traffic and out of harms way. You may or not know this but there is an arroyo with a bike path on the east side of Vista Del Norte where I, along with many others use as part of our exercise routine. Accessing this involves running, biking along Vista Del Norte south to Osuna, crossing the proposed entrance to the Super Wal Mart. If you see where I am going with this, constant heavy traffic is eliminating a lot of the privileges and freedoms me and my neighbors bought into and loved when purchasing our homes/condos.

I anticipate and hope you will be reading 10's of 1,000's of this exact letter and you will read the emotion and the sincere concern we as a community have. I hope you understand the distress many within the community, and those with ties to this community posess relating to this proposed build. Vista Del Norte and the adjoining streets are meant for the owners of the homes, not for the heavy traffic a Super Wal Mart would sure to bring. Please read every letter you get and know that I believe we as a community thoroughly enjoy our neighborhood and made the decision to reside here for all the positives and pleasures it brings. Building a Super Wal Mart would only invalidate those positives to negatives we do not deserve!

Thank you for your time and attention to this serious and life changing matter.

Diego Robert Armijo

February 17, 2007

Stephanie Shumsky
City of Albuquerque
Environmental Planning
600 Second Street NW, 3rd Floor
Albuquerque, NM 87102

Subject: Commercial Development, Tract M-1, Vista del Norte Subdivision

Dear Ms. Shumsky,

My wife and I own a home at 7300 Sidewinder Dr. NE in the Vista del Norte subdivision. Tract M-1 on the NE corner of Vista del Norte and Osuna is under consideration for a proposed Wal-Mart development. **The current proposal before the EPC for a 122,000 square foot 24/7 Big Box Supercenter is completely unacceptable for this location.** The site in question does not have the necessary infrastructure to support a development of this size and scale without significantly and negatively impacting the adjoining residential area.

The primary concerns of the residents and homeowners in the subdivision have not been addressed. These concerns include traffic congestion, 24/7 operations, safety issues to pedestrians and bicyclists, litter, noise, and overall negative impact to the home values and quality of life of the residents in the Vista del Norte subdivision.

My wife and I urge the Environmental Planning Commission to reject the proposed Wal-Mart development. We would reluctantly support a smaller Neighborhood Center with a grocery store less than 75,000 square feet with hours of operation between 6:00 AM to 12:00 PM.

Sincerely,

Gary & Lorraine Lasswell
7300 Sidewinder Drive NE
Albuquerque, NM 87109

February 19, 2007

To: Environmental Planning Commission
Attn: Stephanie Shumsky
600 2nd Street, Third Floor
Albuquerque, NM 87102

From: Neslihan Chandler, PhD
1309 Bridle Wood Rd NE
Albuquerque, NM 87113
505-344-4088

Dear Mrs. Shumsky-

I am writing you in regards to the proposed Super Wal-Mart on the corner of Osuna and Vista Del Norte. I am a resident of Vista Del Norte and have some very serious concerns about this development. First and foremost, the intersection of Osuna and Vista is not designed to accommodate traffic that a super center needs. There is only ONE lane into the development that Wal-Mart plans to use to access their main entrance. The light off of Osuna is also not set up to accommodate a big influx of vehicles that is needed for a super center to function. This will cause a disaster traffic situation for the residents of Vista Del Norte and also for Wal-Mart customers if Wal-Mart does get the go ahead with this location. Additionally, this light is the ONLY, I repeat ONLY light into the neighborhood so residents will be forced to sit in Wal-Mart traffic even when they are not trying to shop there due to the lack of other alternatives. This is a HUGE concern.

Second, the quality of life in our neighborhood is severely threatened if Wal-Mart is allowed to build a super center in our neighborhood. Our community is so wonderful, peaceful and safe. I truly love living there. We have lots of little children on bicycles, families with strollers and individuals walking their dogs along our nice bike trail. I believe that the traffic a super center will inevitably bring will decrease the safety of our streets and increase crime in our neighborhood. Wal-mart does not seem concerned with the residents safety since they are still planning to sell alcohol and be a 24 hour store despite our repeated requests they not do so. There is no doubt that this will increase crime and attract undesirable persons to our neighborhood at all hours. This, obviously, is a MAJOR concern as well.

Third, the concern over property values is also present. I have spoken with several real estate agents and land developers who share that our property value will decrease due to the proposed super center. This is a huge concern due to the financial burden it will place on many young families who are starting out (like myself) and retirees that live in Vista Del Norte who obviously cannot afford to lose value in their homes. (but who can, really?) So, I hope you can understand these concerns and the level of disappointment, anger and sadness the residents of Vista Del Norte would have over this development. I do not personally have anything against Wal-Mart, in fact I and other residents would love a smaller version of Wal-Mart, like a Neighborhood Market, to be built. Actually, we were promised a grocery store from the developers when we bought our property, so a Neighborhood Market would be wonderful. However, Wal-Mart insists that this area needs a Super Center and will not take our concerns or desires into their decision. I just do not want to see the place I love to live lose what makes it so wonderful- its safety, its sense of community and its value. Wal-Mart is a big, wealthy corporation that can afford to build anywhere. The residents of Vista Del Norte feel like we are powerless over this decision and feel as if we are being pushed around by the "big dog" of corporate America. We need a voice. Mrs. Shumsky, you can help our voice be heard. Please, please take our concerns to heart and help us preserve our homes and our lovely community. Thank you.

Sincerely,

Neslihan Chandler, PhD

Shumsky, Stephanie E.

From: JODY MARTINEZ [jodymartinez@msn.com]
Sent: Monday, February 19, 2007 3:17 AM
To: vistadelnortealliance@yahoo.com; Shumsky, Stephanie E.
Cc: sarahjmartinez@msn.com
Subject: proposed Walmart at Vista Del Norte Subdivision

PROPOSED Wal-Mart Super Center at VISTA DEL NORTE Subdivision

Please let us know if you support the following position-
Yes or No.

The Vista Del Norte Alliance maintains the majority of residences of VDN will support a grocery store less than 75,000 square feet with hours of operation 6:00 am to 12:00 PM. We were promised a neighborhood scale mixed use development, not a regional scale Big Box. The current proposal is unacceptable and we shall seek complete denial of the project.
Your opinion is important to us. Please e-mail vistadelnortealliance@yahoo.com with your response.

Do you agree? YES:

- **Grocery Store, less than 75,000 square feet, not to exceed hours of operation 6:00 am to 12:00 PM.**
- If I would have known that any type of Super center was to be built in the Vicinity this would have deterred my reason to purchase in this subdivision.
- **No Liquor sales;** This should not occur as to City ordinance within Distance to a church?
- **Traffic Congestion;** This area is not built to handle the amount of traffic that a Wal-Mart Super center would bring.
- A lot of vehicles would use Las Lomitas as a thorough fare causing more traffic through the Vista Del Norte Subdivision.

Vista Del Norte Resident
Jody Martinez
1023 Diamondback DR NE
Albuquerque, NM 87113

February 20, 2007

To: Environmental Planning
From: Jonathan A. Kexel
Subject: Vista del Norte WalMart Proposal

To Whom It May Concern:

I am writing to express my complete opposition to the proposed WalMart "big-box" plan that is currently being looked at on the corner of Osuna and Vista del Norte. My primary concern is traffic. Currently, there are only two entry/exit points to the entire neighborhood which are already very busy. The proposed entrance for WalMart is located on the Osuna entrance where traffic is already at its heaviest. Adding this WalMart will severely affect everyone's quality of life due to the increase in traffic.

I have already endured the APD speed traps, the parks that aren't there although they were promised long ago, and the choice of a bad initial landscaper by the VdN builders that caused a flood in my front yard. Please do not make me endure yet another inconvenience. Thank you.

Sincerely,

Jonathan A. Kexel

7371 Sidewinder Dr. NE

Albuquerque, NM 87113

Environmental Planning
c/o Stephanie Shumsky
600 Second Street NW
3rd Floor, Albuquerque, NM 87102

Wal-Mart should not be built on Vista del Norte for many pratical reasons: the residents living in Vista del Norte will be exposed to crime, congestion, and many other factors for an unsafe environment.

Our neighborhood does not deserve all of the negative aspects of a Wal-Mart, and we do not need to shop or intend to shop at Wal-Mart.

The infrastructure is not in place to accommodate a store of that size open 24 hours a day. Please re-consider another location for Wal-Mart!

Duane Bornstein

Environmental Planning
C/o Stephanie Shumsky
600 Second Street
3rd Floor
Albuquerque, NM 87102

To whom it may concern,

Please, if you would, reconsider your decision to allow a Wal Mart to be built at the corner of Osuna and Vista Del Norte. We do not have the infrastructure to handle that size business at that location. I have nothing against Wal Mart as a business but this will impact me and my fellow residents to a great degree. Currently I have to wait at that light 2 cycles when I come home in the evening.

For just a moment forget about the tax dollars you will get from Wal Mart and **think about the residents who are already living in the community and who have to deal with this issue!**

Sincerely,

Richard Bornstein
1008 Calle Corvo NE
Albuquerque, NM 87113

916 Copperhead Ct. NE
Albuquerque, NM 87113
February 21, 2007

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Dear Environmental Planning Committee:

I am opposed to the development of a Walmart Supercenter on the northeast corner of Vista Del Norte and Osuna. I am greatly concerned with the 24/7 operation, traffic, and air pollution problems this Supercenter would cause.

This site does not have the infrastructure to support a development of this size and scale. Traffic would become a nightmare for everybody including two large churches and school that would be in close proximity to the store. It is already documented that we have the worse air quality in the city because of the Industrial Plants. A Supercenter would make this much worse. Does no one care about this issue at all? How can these issues be ignored just because Walmart says they want a supercenter in the region. If a supercenter is truly needed in the region then Walmart should find a site that has the infrastructure to support their store. Big Box store regulations will soon be passed through legislation soon. These regulations should be heeded now! Don't let our area become a nightmare! If these concerns are not truly addressed, then my trust in city officials will truly be shaken as it will be so obvious it was all about money and Walmart can do anything they want to no matter what.

We are asking that the Environmental Planning Commitee will look at the complete impact that a Walmart Supercenter will have on this area. Let the facts speak for themselves and not the money to be gained.

Sincerely,

Della Mozley

Della Mozley

dellamoz@aol.com
363-1536

February 24, 2007

Environmental Planning
C/O Stephanie Shumsky
600 Second St NW
3rd Floor
Albuquerque, NM 87102

THIS LETTER IS IN REGARD TO THE PROPOSED WAL-MART SUPERCENTER AT OSUNA AND VISTA DEL NORTE NW.

To approve this would be the antithesis of the words "environmental planning".

The traffic on Osuna is already very heavy, and the many thousands of cars entering and leaving this Big Box at all hours of the day and night would make it truly horrendous. Not only would the exhaust fumes and noise from these vehicles pollute our Vista Del Norte residences, but also many of their occupants would discover our heretofore secluded neighborhood, resulting in a constant increase of crime (of which we have very little at present). And once they find the route between El Pueblo and Osuna, via Las Lomitas, they will be speeding through the area, endangering those of us, and our children, who now safely walk and bicycle our quiet, safe streets.

What a shame to let a Wal-Mart cause all these and other problems when this area certainly does not need one. We are within 2 miles of a Sam's Club, Costco, Home Depot, Target and Lowe's. Yes, we could use a grocery store (although Smith's is only 3 miles) but we certainly do not need a gigantic 24-hour superstore.

When I bought my home here, I was told there would be small retail stores and possibly a Smith's grocery on the Osuna/VDN site. I would NEVER have purchased a home here if I had known there was even a remote possibility of a Wal_Mart, and all my neighbors feel the same. If it is approved, our property values will plummet instantly, forcing us to sell at a loss and try to find an area where this monster retailer could not encroach.

PLEASE consider the environment, and the concerns of Vista Del Norte residents, and DO NOT APPROVE this location for a Wal-Mart Supercenter.

Respectfully,

Margaret M. Clark

Margaret M. Clark homeowner
1304 Sepulveda NE
Vista Del Norte
Albuquerque, New Mexico 87113

2/25/07

Environmental Planning
C/O Stephanie Shumsky
600Second Street NW
3rd Floor
Albuquerque, NM 87102

Dear Ms. Shumsky,

Michael and Betty Lunstra, residents of the Vista Del Norte Subdivision are totally opposed to the proposed Wal-Mart development on the NE corner of Vista Del Norte and Osuna.

Our community was promised a neighborhood scale mixed use development, not a regional scale Big Box. Our concerns related to this proposed development, traffic, safety, crime, home value impact have not been addressed. The proposed site does not have the infrastructure to support a development of this size and scale.

Please deny this project.

Regards,
Michael L. Lunstra
Betty I. Lunstra
808 Paseo Verde Rd NE
Albuquerque, NM 87113

Greg and Kelli Bishop
1405 Silver Saddle NE
Albuquerque NM 87113

February 26, 2007

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque NM 87102

Dear Environmental Planning Committee:

As the debate continues regarding "Big Box" retailers in Albuquerque and the proposed Walmart Supercenter to be built on the corner of Vista del Norte and Osuna, we as residents of the Vista del Norte neighborhood are greatly concerned. We feel that what was originally promised when this subdivision was created is in danger of being forsaken. This area was supposed to be supplied with a grocery store and other small shops or restaurants that were neighborhood friendly. The proposed Walmart Supercenter is a 24 hour 7 day a week operation at the entrance to this neighborhood. Only two entrances to this neighborhood exist and traffic is already busy. Allowing Walmart to build at the entrance will only create high traffic problems, speeding and unnecessary vehicles all day everyday. We also believe that Walmart will attract crime and increase noise, light and air pollution especially at night. Speeding is already a problem as residents cut through to El Pueblo Road and adding the Walmart traffic would increase dangerous driving and traffic congestion. This will disrupt the way of life currently in the VDN neighborhood. If the Walmart is built, then it will only be a matter of time before people realize that cutting through our neighborhood is a quicker away to go. In the May 2006 facilitated meeting Mr. Bohannan made the claim that the traffic through the neighborhood would not increase at all from the Walmart. We do not see how this could be true. This neighborhood is family friendly where any given day you will find families outside enjoying our safe neighborhood. We enjoy the feeling of being tucked away with no major roads going through our neighborhood. We are also concerned with the liquor sells at Walmart. There are no positives that can come from liquor sales in our neighborhood. We as residents in this neighborhood are strongly against having a Walmart Supercenter at the entrance to our subdivision.

A "Big Box" store in this location will also inhibit one of the cities more valuable events, the Balloon Fiesta. Every year many of the balloons that launch at the Balloon Fiesta Park land in the VDN neighborhood and this currently empty field. If this field is replaced with a busy 24 hour operation, balloonists will no longer be able to land there. Few places remain in Albuquerque for the balloons to land virtually unhindered.

A grocery store, as originally proposed when this subdivision was planned, would be supported. A small scale, family and neighborhood friendly grocery store would be more suitable to the needs of this community. This area would be able to support an operation that has more "normal" hours and less traffic. At the May 2006 facilitated meeting the Walmart representatives were asked to consider placing one of their Neighborhood Markets in this area instead of a huge 24 hour Walmart Supercenter. These markets are more conducive to the type

of building that the residents want at the entrance of the neighborhood. The Walmart representatives did not like this idea stating that the North Valley of Albuquerque needed a Walmart Supercenter. We feel that they did not hear the concerns of this community, but only desire to build a Supercenter to capitalize on their profits.

We feel that if the city government allows a Walmart Supercenter to be built at this site is acting to the interests of a large international corporation and not in the interests of the citizens of Albuquerque that they represent. Please take in to consideration our concerns about allowing a "Big Box" corporation to build at the entrance to our neighborhood.

Sincerely,

Greg Bishop Kelli Bishop

Greg and Kelli Bishop
Vista Del Norte Residents

February 28, 2007

Environmental Planning
C/o Stephanie Shumsky
600 Second Street NW
Albuquerque, NM 87102

Dear Stephanie,

My name is Nicole Rhodes I am a homeowner in the Vista del Norte subdivision. I am writing in regards to the proposed Wal-Mart development on the NE corner of Vista del Norte and Osuna. I have multiple concerns with a Big Box store located on the proposed site.

I was born and raised in Albuquerque. Albuquerque has changed so much over the past couple of years with new growth and development. Albuquerque has also provided many new, beautiful, family oriented communities for people to live in. When I bought my home in Vista del Norte I was not only proud to call Vista del Norte home, but to call Albuquerque home. Vista del Norte represents to me the best that Albuquerque has to offer: community, tranquility, pride, vibrant colors of the Balloon Fiesta, family, safety, and beautiful views of the mountains. Vista del Norte was marketed as more than just a development but as "a haven where neighbors greet one another warmly." That is what the homeowners were promised when they bought their homes in Vista del Norte.

The marketing brochures for Vista del Norte promised a "neighborhood" retail center near the Osuna entrance. We were under the impression that a "neighborhood' retail center might include a small grocery store, maybe a coffee shop or even a book store. Unfortunately, Wal-Mart is proposing to build a 24/7 Super Center at the main entrance of Vista del Norte. As a homeowner I am very concerned about the impact a Wal-Mart located at this sited will have on our community. The homeowners of Vista del Norte have requested Wal-Mart build a Neighborhood Market at this site instead of a 24/7 Super Center but Wal-Mart will not consider it. Instead, Wal-Mart seems determined to build a twenty-four hour, seven-day a week Super Center and they have not even addressed our concerns about traffic, safety, noise, liquor sales, litter, trucks, crime, decreasing home values, negative economic impact and the impact on the quality of life for residents of Vista del Norte.

I ask you to please question why Wal-Mart seems so determined to build on this site and why they have refused to respect the wishes of Albuquerque's residents. I am not apposed to Wal-Mart; I am pro Wal-Mart being built where Wal-Mart is appropriate. Wal-Mart could build a Super Center on Renaissance Boulevard (only a few short miles from Osuna and Vista del Norte) where there is a Costco, a Sam's Club and many other retail stores. It is not appropriate for a twenty-four hour, seven-day a week Wal-Mart Super Center to be built at the main entrance of a subdivision. There is a win-win solution to this problem. Please tell Wal-Mart to build a Big Box store where Big Box stores are appropriate.

March 1, 2007

Environmental Planning
c/o Stephanie Shumsky
600 Second Street NW
3d Floor
Albuquerque, NM 87102

Re: Wal mart Super Center proposed site at Vista del Norte/ March 15 meeting

Dear Madam:

As a member of the Vista del Norte Homeowners Association and owner of a condo located at Rancho Mirage Condos, I am very much against the Wal mart Super Center being located at the corner of Vista del Norte SE corner. It will be only 60 feet next to these condos, much too close.
It certainly will bring much more unwanted traffic plus a safety problem to all the residential neighbors, much noise 24/7 etc.

A Big Box such as this should be in an Industrial Park Area and not in a residential area. There is a Sam's Club not more than 2 miles away to the south of this location – why do they need another one so close?

We don't need a Wal mart here and we don't want it.

Sincerely yours,
Ethel Milewski
Ethel Milewski

Environmental Planning Commission
66 Second St. NW
3rd Floor
Albuquerque, NM 87102

March 1, 2007

Dear Committee,

As you consider the Wal-Mart proposal on March 15, please consider that I agree with the following statement:

"The Vista del Norte Alliance maintains the majority of residences of VDN will support a Neighborhood Center with a grocery store less than 75,000 square feet with hours of operation of 6:00 am to 12:00 pm. *Our community was promised a neighborhood scale, mixed use development, not a regional scale Big Box.* **The current proposal is unacceptable and we shall seek complete denial of the project."**

I stand with the Alliance 100% on this issue. The Commission has not addressed the residents primary concerns including 24/7 operation, traffic, safety, pedestrians, bicyclists, noise, liquor sales, litter, quality of life for residents, trucks, the value of our homes, crime, negative economic impact,etc.
There are other companies out there who would like to service this neighborhood with a grocery store.
We do not need a Wal-Mart Supercenter here, and Wal-Mart does not need to put one here. I travel the 10 minutes to the Carlisle Wal-Mart Supercenter often. I get to the West side Supercenter on Coors in 15 minutes. It is not a hardship.
Please deny this proposal on behalf of the residents of Vista del Norte. Approving it will put a giant mess 60 feet from my home!
Thank you for doing the right thing.
Sincerely,

Owner, Ranco Mirage Condos
Unit 1023
6800 Vista del Norte
Albuquerque, NM 87113

Michael Holroyd
6800 Vista del Norte NE #2514
Albuquerque, NM 87113

March 1, 2007

Environmental Planning
c/o Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

I am writing to voice my concern regarding the proposed Wal-Mart development on the NE corner of Vista del Norte and Osuna. I feel that such a development so close to the Vista del Norte residential community will bring a 24/7 operation that will increase traffic, pose safety concerns for pedestrians and bicyclists as well as for motorists.
The back of the proposed store is 60 feet from the Rancho Mirage Condos. The construction of this Wal-Mart will devalue the homes and condos in this community. The negative impact such as noise, increased litter, light pollution, crime, liquor sales affect the quality of life in this community.

A better use of the property would be a city park / landing area for the balloon festival. Landing spaces are disappearing in the area south of the balloon fiesta park. *If the landing spaces disappear, where will the balloons land?*

If development of the site is inevitable, I would support a neighborhood center with a grocery store less than 75,000 square feet with hours of operation of 6:am to 12:00 pm. Our community was promised a neighborhood scale mixed use development, not a regional scale super-sized store.

Respectfully,

Michael Holroyd

Lynnette M. Richards
6800 Vista Del Norte NE #2917
Albuquerque, NM 87113
(505) 890-6420

March 1, 2007

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Dear Ms. Shumsky:

I believe that the Vista Del Norte Alliance maintains the majority of residences of VDN will support a Neighborhood Center with a grocery store less than 75,000 square feet with hours of operation of 6:00 a.m. to 12:00 p.m. Our community was promised a neighborhood scale mixed use development, not a regional scale Big Box. The current proposal is unacceptable and we shall seek complete denial of the project.

As an owner of a condo that is immediately behind the proposed Wal-Mart. I will not appreciate spending my nights listening to semi-trucks make deliveries. Or hearing their compressors run for hours while I am trying to sleep. Or hear the constant noise that the deliveries themselves create. When I purchased in the area, I was told that the land would be used for a small grocery store, which would actually be a convenience. A large scale store would only be a nuisance.

I am totally **opposed!!**

Thank you for your consideration to my concerns.

Sincerely,

Lynnette M. Richards

Lynnette M. Richards

3rd Floor
Albuquerque, NM 87102

To Environmental Planning Group;

I wish to register my opposition to the proposed Wal-mart construction on the tract -1. It does not meet the criteria as spelled out at the time the condos were being sold. The traffic generated by such a facility would overwhelm the streets, which are currently stymied during rush hours . All the residence have to use Vista Del Norte to get out of the area to Osuna. On Sunday the additional traffic from the church adds to the turmoil.

The Idea of having a 24/7 store will attract a group of people that are homeless which will permeate the neighborhoods and create a condition that will prevent the residents from using the walks for exercise and walking their dogs.

The results of the above action will cause the value of properties to plumate

I urge you to prevent this store from going ahead with their plans. A few small specialty stores who are open from 6:00AM until 11:00 PM would be much more satisfying to the residence.

Alfred E. Sterling
6800 Vista Del Norte RD NE
apt 1012
Albuquerque, N M 87113

Alfred E Sterling

To: Stephanie Shumsky
From: Jose Cabrera
Date: 03/04/07
Subject: Proposed Wal-Mart in Vista Del Norte Community

Hi, I am a resident of the Vista Del Norte Subdivision at 1309 Villa Chamisa NE Albuquerque NM 87113. I am sure you have been receiving multiple letters and emails concerning the proposed Wal-Mart development on the NE corner of Vista Del Norte and Osuna. It has been brought to our attention that Wal-Mart plans to move forward and submit Phase 1 to the planning department which is a 122,000 square foot Big Box.

I am very concerned about a Wal-Mart being given permission to build at this sight. I ask you to please take time to visit this area so you may see what a horrible location this would be for such an enormous structure. The Vista Del Norte Alliance, which represents the residents of our subdivision, has approached the subject of our neighborhood being okay with the building of a Wal-Mart's Neighborhood Market. This is a smaller, 75,000 square foot building, with hours of operation from 6:00am until 12:00pm. Wal-Mart has declined our proposal and insists that our neighborhood needs a super center, yet if Wal-Mart was to ask the residents personally, they would clearly respond with a **NO**.

Our community was promised a mixed use development, not a regional scale Big Box. Furthermore, we have a 5AM's club (also owned by Wal-Mart) and a Costco within 5 minutes of our community. I think our community is more than generous allowing for a smaller Neighborhood Wal-Mart.

Wal-Mart Supercenters are not suitable to be built within neighborhoods. Keep in mind that Wal-Mart sells guns, alcohol, brings in tons of traffic, are a 24/7 operation, bring in trucks for loading, hoards of litter, noise, crime, etc. If you visit any Wal-Mart in any part of town I am certain you'll agree that you would not want such a structure built next to your home. As a Realtor and a resident, I keep up with market trends around Albuquerque. I have already seen the impact of a proposed Wal-Mart. Many clients whom I have taken into the community have decided against homes in Vista del Norte solely because of the chance of a Wal-Mart being built here. I fear the economic impact and home values would negatively suffer.

Please do not allow Wal-Mart into our community. I invite you to visit and see what a beautiful community we have. Do not allow the profits of one company to negatively impact the lives of hundreds of residences.

Thank you very much for your time.

Jose Cabrera
Associate Broker / Realtor
(505) 401-8317

Personal Property Address:
1309 Villa Chamisa NE
Albuquerque NM 87113

5905 Cubero Drive NE
Albuquerque, NM 87109
February 28, 2007

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Allbuquerque, NM 87102

Dear Ms. Shumsky:

I am the owner of two pieces of property in the Vista del Norte area and am very concerned about plans to build a Wal-Mart superstore on the corner of Vista Del Norte and Osuna. I don't want to see that happen. We have enough Wal-Mart stores throughout Albuquerque and certainly don't need another one. It would also be an "eye-sore" in that area, plus being a traffic hazard. That corner would better support the residents in the area if a regular grocery store, a post office-type store, and a bank were constructed. Construction of those stores should be done to match the housing development, creating continuity.

Please give this careful consideration.

Sincerely,

Meryl L. Gunderson

March 5, 2007

Environmental Planning
c/o Stephanie Shumsky
600 Second Street NW, 3rd Floor
Albuquerque, NM 87102

Dear Commissioners:

As a resident of the Vista del Norte subdivision, I am writing to express my opposition to the proposed Super Wal-Mart. I am not opposed to development of the land, but to the building of a "big-box" store like Wal-Mart. I am asking you to deny the development plan as currently proposed.

I bought my home in one of the first housing developments in the subdivision. I can assure you that when the lots and houses were marketed, there was no indication that a big-box store would be developed in the commercially zoned land at the corner of Osuna and Vista del Norte. There was, however, mention of a neighborhood appropriate commercial development, something along the lines of the Whole Foods strip mall at Wyoming and Academy or the Presidential Plaza development at Osuna and Jefferson.

My opposition to the Super Wal-Mart development stems from a number of concerns. The first concern is traffic. During the one public meeting held about the proposed development, the developer shared that they expected an increase in traffic of 10,000 to 11,000 cars per day; all the while assuring the residents that the development would not affect the areas traffic patterns. I can assure you that the addition of 10,000 to 11,000 additional cars per day will certainly impact the ingress and egress of the two lanes currently available in each direction. There has been a marked increase in the number of cars in the area since the main road through the subdivision was connected to El Pueblo. It has become a cut-through to reach Paseo del Norte. As a result, the increase in the amount of time it takes to get into or out of the subdivision during peak commute times has increased during the past few years.

The proposed Super Wal-Mart would be a 24/7 operation that sells alcohol. I believe this would be an open invitation to everyone to come into our neighborhood at all hours of the day and of more concern, the night. Currently, this is an area where I feel comfortable both day and night. I do not know that I could say the same if this proposed development is approved as presented. A 24/7 operation is bound to attract an element of the society that I do not want to have an open invitation into my neighborhood. The Wal-Mart representative at the meeting assured us that security for their store would be provided. However, my concern is not for the security of their store or their customers, it is for my home and family.

There are numerous other concerns including the loss of the bike/running path on Osuna, increased litter, the delivery trucks and the impact on home values in the area, particularly the condo that would have an up close and personal view of the area.

While there are Super Wal-Marts located near residential areas, I do not believe that there is another Super Wal-Mart directly in a subdivision anywhere else in the city and I do not believe this is the time to start. Per capita, Albuquerque has more Wal-Marts and Super Wal-Marts than other similar size cities. In addition, there is a new Sam's Club on Renaissance and a Wal-Mart at Wyoming and Academy. I'm not anti-growth or development, but I do believe the time has come to ask ourselves whether it is necessary to have a Wal-Mart, McDonald's, Starbucks or Wal-Greens on every corner.

Wal-Mart and the developers, with their lack of dialogue and unwillingness to address the Community's concerns, have shown that they will not be a good neighbor and that their assurances of store security and minimal impact on traffic patters are not to be believed.

I ask you to deny the application for the development of the Super Wal-Mart at Osuna and Vista del Norte as it is currently proposed. Thank you for your time and consideration.

Sincerely,

Karen E. Heerschap

Karen E. Heerschap
1400 Villa los Ranchos NE
Albuquerque, NM 87113

3/5/07

Environmental Planning
[illegible] Suzanne Shumsky
[illegible] Second Street N.W.
[illegible] Floor
Albuquerque, N.M. 87102

Dear Environmental Planning Dept.

This letter is concerning the Proposed Walmart development on the N.E. Corner of Vista Del Monte and Osuna. As a homeowner in the Vista Del Monte subdivision, I strongly oppose this structure, for the following reasons:

- 24/7 Operation
- traffic, and safety of pedestrians & bicyclists
- noise, liquor sales, litter
- quality of life for our residences
- reduced home values
- trucks constantly (deliveries)
- negative economic impact = CRIME

Thank you for your consideration.
Carlos Sotelo
[illegible] Vista Tomas NE
Albuquerque, N.M. 87113

March 6, 2007

City of Albuquerque
Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Subject: Objection to Proposed Development by WAL-MART
Of Tract M-1, Vista Del Norte Subdivision

My purpose for writing to you today is to submit my objection to the development of the of the NE corner of Vista Del Norte and Osuna NE by WAL- MART, Inc. (WAL-MART) for a 122,000 square foot store and additional retail pads.

Quite simply, the addition of this store in this neighborhood by WAL-MART or any other entity IS NOT NEEDED. The impact to the neighborhood would have detrimental impacts to the lifestyle of residents and what we have in this neighborhood. The "WHAT" is the ability to be away from the busy lifestyle many of us have in a daily routines and a relaxing of hurried pace of life. When we purchased our homes in this area, it was sold as a walking community where traffic flow would be limited to a main ingress point, with limited speed for this residential area, pathways and parks for the young families and children friendly. The tract in question was to be developed as additional residential dwellings, such as condominiums and a neighborhood center, potentially supporting a grocery store of approximately 75,000 square feet...NOT that proposed by WAL-MART.

What is planned would:

1) Drastically impact the traffic flow to the Vista Del Norte Subdivision, impair ingress and egress to the neighborhood, impact the local church, and increase the occurrence of excess speeding, if not causing a request to increase the speed limit on Vista del Norte from the current posted 30MPH;

2) Detrimentally impact businesses located on Osuna NE and both 2nd and 4th Streets NE. Many of these are owned by individuals who have grown up in this area and are family owned/operated businesses;

3) There is adequate, timely access to the following:
    a) WAL-MART stores located at Wyoming and Academy;
    b) Cottonwood Mall;
    c) Sportsman's Warehouse, Home Depot, Woodcraft, Costco and Sam's Club (also WAL-MART owned) in the Renaissance business park to the immediate south of Vista del Norte Subdivision;
    d) Smith's on 4th Street north of Candelaria NE;

e) Lowe's, TARGET, Walgreen Drug Store, and Starbucks at the intersection of Paseo del Norte and San Pedro NE;
f) Smith's grocery store, laundry, UPS Store, Hallmark, Dion's, and Chili's at the intersection of Paseo del Norte and Wyoming NE; and
g) Numerous other retail outlets located at the corner of Osuna NE and 4th Street NE.

By my personal experience all of these locations can be reached within 10 to 15 minutes drive from my personal residence in the Vista del Norte neighborhood. Subsequently all of these service the neighborhood and there is, simply put, no need for additional facilities such as that planned by WAL-MART.

4) The impact, NOT PROBABLE IMPACT, to air quality with the proposed number of vehicles expected at this facility will be enough to cause degradation to air quality in the Vista del Norte neighborhood such that those with asthma and emphysema will have increased trouble breathing. This condition may also limit the ability of the neighborhood walkers and joggers to pursue their activities, due to the temperature inversions holding the air pollutants at this elevation during fall and winter months. The traffic congestion and resulting impacts on air quality caused by locations such as, but not limited to: Cottonwood Mall facility, Paseo del Norte and I-25 interchange, and Renaissance business park need to be critically reviewed when considering the approval of this location for a WAL-MART type facility.

   Albuquerque has had many problems reaching and maintaining air quality standards for more than 25 years and closely monitors this condition every year. The city has implemented both NO BURN nights for fire places and restrictions on driving. Locating the planned facility as indicated will impact this also. The **GOVORNOR'S EXECUTIVE ORDER ON ENVIRONMENTAL JUSTICE** does, I believe address the disparate impacts on certain demographic groups. Many residents living within the area of impact for a facility such as proposed are of lower income. The residents of the Vista del Norte neighborhood are culturally diverse, and have worked hard to attain the lifestyle in this location. It is suggested by this information that an independent **ENVIRONMENTAL JUSTICE STUDY** regarding the impacts of traffic flow and air quality on the environment and impacted public **IS REQUIRED**. Any decision by the Environmental Planning Commission must also include a legal determination of this Executive Order on their decision. The cost of doing the needed study should be borne by WAL-MART.

5) The impact of this facility will also increase crime in the neighborhood. I believe this to be fact, not fantasy, and believe you will confirm this as factual by reviewing crime reports for all of the WAL-MART and other mall

locations in the City of Albuquerque and County of Bernalillo. It is a target of opportunity for those involved in petty theft, robberies, and child abduction. The increased traffic flow will greatly disrupt those wanting to enter the neighborhood to return home or exit to go to work or perform other functions causing frustrations and leading to the potential for violence. This alone will reduce safety of the neighborhood by limiting the ability of fire, rescue, and police to enter the area unabated;

6) The Paseo del Norte and I-25 INTERCHANGE is the busiest intersection in Albuquerque and is scheduled for a massive rebuild over the next 5 years. It will essentially be equivalent to the BIG-I. This traffic volume also impacts air quality. Again, adding the planned WAL-MART facility further impacts the same air quality due to its proximity;

7) The El Pueblo location of the ROADRUNNER commuter train and the burden on both traffic flow on Edith NE, 2nd and 4th Streets, and El Pueblo is significant. The siting of the ROADRUNNER Depot on El Pueblo was poorly planned when the design and condition of the road is considered. El Pueblo is literally crumbling under the weight of the increased traffic flow and needs to be rebuilt. It needs to again be re-striped as this is written due to the increased traffic flow.

   Further, there is insufficient shoulder and it's current condition could contribute to severity of accidents and increased risk of traumatic, life threatening injuries; if you doubt this last, I suggest that you go look for yourselves. The roadway through Paseo del Norte is also not designed for this volume of flow through traffic or traffic speeds when you consider the resident friendly atmosphere promised when homes were purchased. The roads were neither designed for or built to support pass through traffic to either of the two points of ingress and egress (outlets) from the neighborhood. Is the City of Albuquerque or WAL-MART prepared to address these concerns of increased maintenance?;

8) The BALLOON FIESTA PARK is only about 3 miles north of the planned facility. The operation of this facility, the imbedded cost of the facility, and the economic impact of the yearly BALLOON FIESTA far surpasses the tax revenue of a new WAL-MART facility. Note, incidentally, that the BALLOON FIESTA will continue to occur even when the WAL-MART facility being discussed is not built. I believe that I am correct that Albuquerque wants the annual BALLOON FIESTA to continue. Or should it be suggested that we move it to Los Lunas, Belen, or Rio Rancho? With continued infill occurring, a better use of the property in question is as a park, with parking to support youth athletics including such activities as football, baseball, soccer, and a jogging path for adults, and family/block picnics with an additional use as a balloon landing field. I would like to observe that there

is current funding available for additional parks in Albuquerque; why not use some of this money to help Albuquerque prosper?

Simply put:

THERE IS NO NEED FOR A NEW,LARGE WAL-MART TO BE CONSTRUCTED AT THIS LOCATION. IT IS NOT NEEDED FOR ECONOMIC REASONS, AND IN FACT COULD DETRIMENTALLY IMPACT THE LOCAL ECONOMY AND THE CURRENT OWNERS AND EMPLOYEES OF SMALL BUSINESSES. CRIME WILL INCREASE. TRAFFIC WILL INCREASE. THERE WILL BE A NEGATIVE IMPACT TO QUALITY OF LIFE IN THE NEIGHBORHOOD AND O LOW INCOME FAMILIES THAT MUST BE CONSIDERED UNDER THE GOVERNOR'S ENVIRONMENTAL JUSTICE EXECUTIVE ORDER. THERE WILL BE A NEGATIVE IMPACT TO THE VALUE OF HOMES IN THE NEIGHBORHOOD. THERE WILL BE A NEGATIVE, SIGNIFICANT IMPACT TO AIR QUALITY.

I am requesting:

THAT YOU DISAPPROVE THE APPLICATION FOR SITING OF AND CONSTRUCTION OF A WAL-MART WITH ADDITIONAL RETAIL PADS.

Should you vote to approve the siting plan, WAL-MART must be required to provide the following as part of this approval:

1) **ADDITIONAL TRAINED AND CERTIFIED SECURITY STAFF PERFORMING PATROLS IN THE PARKING AREAS OF THEIR FACILITY;**

2) **THE COST OF ADDITONAL POLICING BY THE CITY OF ALBUQUERQUE IN THE ADJACENT NEIGHBORHOOD;**

3) **ADDITONAL TRAFFIC DIRECTIONAL ACTIVITY BY POLICE DURING HIGH PEAK USE;**

4) **AIR QUALITY MONITORING ON SITE, OPERATED BY THE ALBUQUERQUE/BERNALILLO AIR QUALITY CONTROL BOARD;**

5) **COMPLETE SHUTDOWN OF ALL RETAIL ACTIVITIES, I. E. NO SHIPPING RECEIVING, NO ACTIVITIES, FOR THIS STORE OR ANY OTHER STORES ON ADJACENT PADS WHEN AIR QUALITY FAILURE OCCURS. THIS SHUTDOWN WILL BE**

FOR AN INITIAL PERIOD OF A MINIMUM OF 8 HOURS, AND LONGER IF NEEDED FOR AIR QUALITY TO BECOME ACCEPTABLE FOR OUTSIDE ACTIVITIES; and

6) THE COST OF PERFORMING AN INDEPENDENT ENVIRONMENTAL JUSTICE STUDY REGARDING THE IMPACTS OF TRAFFIC FLOW AND AIR QUALITY ON THE ENVIRONMENT AND IMPACTED PUBLIC UNDER THE PROVISIONS OF THE GOVORNOR'S EXECUTIVE ORDER ON ENVIRONMENTAL JUSTICE.

Very truly yours,

Herbert Lester Plum, Resident
Vista del Norte Neighborhood
505.463.0944 (C)

Cc: Vista del Norte Homeowners Association
Mayor Martin Chavez
Governor Bill Richardson
Attorney General Gary King

3.7.07

Dear Stephanie,

Please do what you can to keep Walmart out of our neighborhood, + any other urban community.

They do not enhance the quality of life here in the land of enchantment.

Sincerely,

Juelle Stevenson
Rancho Mirage
Neighborhood
6800 Vista del Norte NE
#516
Abq 87113

March 7, 2007

I am writing this letter to voice my concerns with the new proposed 122,000 sq ft Big Box up for EPC approval.

I live in the Rancho Mirage Condominiums , thus putting this structure virtually in my back yard. I am opposed to this, to the point where I will consider selling my place.

This is not fair to the residents. It will most certainly have a negative economical impact with crime, trash, and traffic safety, and resale value. As it is, we sometimes have to wait 2-3 minutes to get out of the complex on to Vista Del Norte.

What is wrong with the short drive to the Wal-Mart up on Carlisle near Menaul? It takes approx 10 minutes to get to that one. Why do we need one here? As it stands, I do a fair amount of shopping at that location, however, if this one does go in, I will no longer shop at Wal-Mart. I consider this plan a bullish, aggressive motion with only money making as the driving force.

Thank you for letting me voice my opinion

Judith Lovvorn
6800 Vista Del Norte NE 10-11
Albuquerque, NM 87113
PH: 505-323-0323

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

March 10, 2007.

Ms. Shumsky,

I am writing this letter as a resident of Vista del Norte to voice my objection to the construction of a Super Wal-Mart on the northeast corner of Vista Del Norte and Osuna.

Vista Del Norte has become a heavily traveled road in the 5 years I have been living in this subdivision with just the completion of residential construction. Many non-residents now use this road to bypass other north bound roads in order to access Paseo Del Norte at Second Street. Constructing a Super Wal-Mart at the above mentioned location ***will increase*** traffic many fold every hour of each day of the week. This increased traffic will decrease the safety of pedestrians and bicyclists who cross these streets or walk along them. With a new park being constructed just north of this location, an increase in traffic will increase the danger to those walking to the park, will result in this park being used by those not living in Vista del Norte, and will become a refuge for transient people.

Also, the noise, liquor sales, and the increased crime that will result from construction of a Super Wal-Mart are not conducive to a residential environment. The quality of life for those living in Vista del Norte will greatly be diminished. It is more important for the children of Vista del Norte to have a safe environment to live and play, than construction of a Super Wal-Mart.

Note that a Sam's Club, a COSTCO store, and a Target, all large chain stores that stock everything a Super Wal-Mart sells, are within a 3 mile radius of Vista del Norte. I see absolutely no need for another such store in the area.

As Democratic voting taxpayer of this city, I consider this proposed development inconsistent with a neighborhood environment such as Vista del Norte. City planners should put this parcel of land to better use, ***such as a balloon landing/takeoff area***, which would greatly enhance the environmental beauty of this area. The carbon footprint of this area would remain zero, the children of Vista del Norte will have another place to safely play and watch the colorful balloons come and go.

Respectfully,

Kevin Gray
1005 Calle Garza NE
Albuquerque, NM

March 11, 2007

To Whom It May Concern:

I am a resident of the Rancho Mirage Condominiums which I purchased because of the location. It is a nice quiet neighborhood where my family and I feel safe. When we heard about the plans of a Wal-Mart being put in our neighborhood I was and still am very upset. This Wal-Mart is not only going to bring crime, thrash, and noise into our neighborhoods, but more importantly it is also going to drop the values of the homes and Condos in this community. I am very much against the idea of having a twenty-four hours/seven days a week BOX being built practically right in our **back yards**! I am one of the residents in the Condominiums that will be facing this BOX! This BOX is being built sixty feet away from the Condominiums' wall which will do absolutely nothing for the south facing second floor residents.

If I had known something like this was going to be built in the Vista Del Norte Subdivision I would have never purchased my Condo. We do not want or even need a store like Wal-Mart to be built in our neighborhood. This is a small, family neighborhood with streets that cannot handle the current traffic flow let alone what will come along with a twenty four hours seven days a week business like this.

I have talked to everyone I have come in contact with in this area and every single person I talked to already shops at Wal-Mart. Not one person in this area has the slightest problem driving the short distance to get to any of the other existing Wal-Mart stores. Wal-Mart will not gain any new customers by building this new proposed store. On the contrary, Wal-Mart will **LOSE** customers because I will no longer shop there and will do my best to deter all others from spending their hard earned dollars at a business who has **ZERO** regards for the residents or community!!

Thank you,

Christina Garcia

3/12/2007

Environmental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

RE: Disapproval of Big Box (Wal-Mart) Project at the entrance of Vista del Norte.

I have read the first quarter issue featuring the concern about building a big box (Wal-Mart) at the entrance of our community to Vista del Norte. I am against the big box proposal, as I am fully aware of the negative repercussions such construction will have; first, on the community of Vista del Norte, its access and its safety; second, the traffic congestion that will occur in an inadequate road access that exists; and third, the obvious carelessness of the city to consider such a commercial construction for the sake of city funding and city growth, with disregard to the primary task at hand, support of the community.

I recall my attraction to the community to purchase my home due to the privacy of the community. I also recall the sellers insistence that the city had plans to develop a neighborhood center, with a "small" grocery store with small businesses (dry cleaners, coffee shop, etc.).

I applaud the work of the Vista del Norte Alliance to keep the community aware of intended commercial and city plans that affect our community. I hope that the alliance effort and the homeowner's association efforts, with the community's support, doesn't result in a futile effort, as yet another win for big business.

-Daniel Sandoval
7712 Calle Armonia NE
Albuquerque, NM 87113

Cc: Vista del Norte Association
Vista del Norte Alliance

Uwe and Karen Schroeter
6800 Vista del Norte Road NE, Apt. No. 2824
Albuquerque, NM 87113
phone: (505) 352-9258, e-mail: uweschroeter@comcast.net

March 12, 2007

Environmental Planning Commission
Attn: Stephanie Shumsky
600 Second Street NW, 3rd Floor
Albuquerque, NM 87102

Dear Members of the Albuquerque Environmental Planning Commission:

Re: Opposition to 24-hour Wal-Mart Supercenter at Osuna & Vista del Norte

We would like to voice our opposition to the development of a 24-hour Wal-Mart Supercenter at Osuna and Vista del Norte for the following reasons:

- From the corner of Osuna and Vista del Norte we can get to the 24-hour Wal-Mart Supercenter at Cottonwood Mall in approx. 10 minutes. Another 24-hour Wal-Mart Supercenter near Carlisle and Menaul is also only 10 minutes away. Another Wal-Mart (near Academy and Moon) is again approx. 10 minutes away. The "need" for a 24-hour Supercenter at Osuna and Vista del Norte claimed by the developer does not exist.

- There is currently no precedent in Albuquerque for a 24-hour Supercenter so close to a residential neighborhood. Big Box stores operating 24 hours a days should not be located less than 60 feet away from a major residential development, as this one is apparently planned.

- There is currently no precedent in Albuquerque for a 24-hour Supercenter with such limited road access. Big Box developments should be located near (several) major streets or freeway exits, just the way they were developed in the past. Vista del Norte, which will apparently serve as access for the planned Wal-Mart, is basically a residential street that serves as the main entry/exit to the entire Vista del Norte neighborhood. It is, with the exception of a few hundred feet right at the entrance, a two-lane road and, therefore, totally unsuitable for a development of this size and hourly operation.

- Virtually everybody who bought a home in the Vista del Norte neighborhood during the development of this area first drove by several signs that announced a "neighborhood shopping center" for this site. Please hold the developer accountable for that.

We believe that your decision regarding the location of a Big Box development at the corner of Osuna and Vista del Norte has implications that go beyond this particular site. With this project, the Environmental Planning Commission of the City of Albuquerque needs to make a decision about how Albuquerque will be developed in terms of Big Box stores in the future. What will you decide considering the fact that in many parts of town (between the Sandia Reservation and the Airport as well as the mountain and the volcanic escarpment) we are running out of the space that these stores require? Will you require Big Box stores to locate where there is enough space, proper access and an actual need? Or will you allow Wal-Mart to "cram" those stores into smaller and smaller spaces due to the limited space at hand, thereby creating unacceptable traffic and environmental conditions, and setting a precedent (see above) that Wal-Mart will be able to use over and over again across our city?

We sincerely hope that you will make the right decision and vote against locating a 24-hour Wal-Mart Supercenter at the corner of Osuna and Vista del Norte. Please also note that we are not against the development of this site--we welcome what was promised to the residents of the Vista del Norte neighborhood: a mixed-use neighborhood shopping center.

Sincerely,

Uwe Schroeter

Uwe Schroeter

Karen Schroeter

Karen Schroeter

12 March 2007

Environ mental Planning
C/O Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque NM 87102

Ms. Shumsky:

This is being written to ask Planning to DISAPPROVE the 24/7 big box Wal-Mart being planned for Osuna and Vista del Norte. My belief is that if Wal-Mart thinks a store such as this is needed, it should be on Paseo where all the other big box stores are located, not in a residential area like mine.

As a resident of Vista del Norte, I can tell you that it is becoming more difficult now to leave my subdivision because of traffic. Vista del Norte is being used as a shortcut between El Pueblo and Osuna. My proof? My relatives and friends have told me they are using it as such. More traffic coming from the north, will just make it worse.

Please DISAPPROVE this endeavor.

G.J. Hawkins
7571 Willow Run Dr NE
Albuquerque NM 87113

Shumsky, Stephanie E.

From: Cindy & Don [dlaspdens@comcast.net]
Sent: Wednesday, March 14, 2007 4:39 PM
To: Shumsky, Stephanie E.
Subject: Super Walmart proposal

March 14, 2007

City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Dear Stephanie Shumsky,

On behalf of Donald Aspden and myself, Lucinda Aspden, I am writing you in relation to case 06EPC-00624 and 00625, project 1001150. We have been residents of the Vista Del Norte neighborhood for 7 years now. We are both extremely concerned with the proposal to build a Super Walmart on the corner of Vista Del Norte and Osuna.

Walmart has tried to convince us that this new store will bring the jobs and increased revenue. What isn't mentioned though is the impact to small businesses.
What about those jobs? Walmart is not a friend of New Mexico!! They do NOT provide the necessary medical benefits to their employees, have had numerous lawsuits against them about the labor relations and prejudiced hiring. While this store may be appropriate in the less developed portions of Albuquerque, it is not needed in this area.

Second, Walmart currently has 12 stores in the Albuquerque area. We think that is extreme; and to build another...well, is overkill. We have acquaintances that live in what used to be a well established neighborhood close to Coors & I-40. Ever since that store has been opened, their neighborhood has gone down hill. The crime rate has risen, the traffic has gotten out of control and the value of their home has dropped considerably. With the ability to sell alcohol and arms this will exasperate the problem. The Viste del Norte homeowners have an upscale housing area. This will not add to the beauty of the neighborhood, jobs, nor keep the crime rate down. The low-income customers that frequent a Walmart do not live in this neighborhood. We would hate to see this neighborhood go down the drain with increased crime, graffiti, and stolen goods. This is a quiet, tranquil community that should not be spoiled by the brash acts of Walmart and their intolerant business practices.

Third, traffic is major concern if the Super Walmart goes on the proposed corner. Since the proposed entry way into the Walmart is on the ONE-LANE Street, Vista del Norte, this will cause a traffic jam every day and every hour of the day. They have not proposed any Osuna entry ways and have not considered the extreme traffic in which this will bring to the ONE-LANE Vista del Norte Street. Additionally if the Walmart customers came out of the facility onto Vista del Norte they would either have to make an U-turn (blocking more traffic) or continue down through the housing development causing even more traffic congestion on the one lane road. They have not made allowances for extra lightening along either Osuna or Vista del Norte which would add to the crime potential. Additionally, there is no way that Osuna can handle that type of traffic even if they did add 1

entry way. Most shoppers would have to take the short cut that runs through the Vista Del Norte neighborhood from El Pueblo (a ONE-LANE road), which is parallel to Paseo Del Norte if this Walmart is built. It is only a matter of time before speed increases through the neighborhood, which would eventually result in pedestrian accidents.

And finally, one of the things that make this neighborhood so special is the Balloon Fiesta. We have been told that a large percentage of the balloons that launch from Balloon Fiesta Park, currently land on the site in question. The Balloon Fiesta brings tons of revenue to the state of New Mexico. This will certainly discourage pilots from participating and spending their money if this landing area is taken away.

Please vote against this proposal and examine the area in question. Walmarts all over America have caused problems. Do not allow this company to build another magnet for crime, increased traffic, and not to mention the destruction of the small businesses in the area.

Sincerely,

Donald & Lucinda Aspden
7039 Casa Elena Dr., NE
Albuquerque, NM 87113

March 20, 2007

Jonathan Siegel, Member, District 2
Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625
Albuquerque, New Mexico

Gentlemen:

My husband and I are homeowners in the Vista del Norte subdivision of the North Valley area of Albuquerque. I want to convey to your Commission how devastating I believe it would be for the Vista del Norte neighborhood to have any "Big Box" commercial business built at the property situated at Osuna and Vista del Norte. On Tuesday, March 13, 2007, at 7:50 a.m., I was on my way to work in the downtown area. In over three years of living in Vista del Norte, I have never had to wait very long at the traffic signal located at that intersection. That morning, I waited for over 25 minutes on Vista del Norte to turn right onto Osuna because of two water utility trucks which were supposedly making "repairs" at the north corner of that intersection on Osuna. As I sat there wondering why two little trucks had to divert the east and west lanes of traffic at that particular time in the morning, it occurred to me if a utility repair situation was going to cause such a backup in traffic, what kind of traffic situation is going to happen if that 24/7 Wal-Mart is given the go ahead to open at the real property located at Osuna and Vista del Norte. The traffic problems of last Tuesday morning were caused by two water utility trucks; one can only imagine what kind of traffic horror will develop as a result of over 11,000 vehicles daily traversing in and around our serene, peaceful neighborhood if the 24/7 Wal-Mart is allowed to construct there.

When my husband and I moved to Albuquerque in 2003 and selected the Vista del Norte area to build our home, we were told by the sales person for D.R. Horton that at the real property located at Osuna and Vista del Norte a grocery store would be built along with shops, i.e., video rental place, café, something nice for the residents to walk to. Last year when the news surfaced that Wal-Mart was intending to build a 24/7 Super Center at that location, I felt like I had been sucker punched. The bottom line is, my husband and I would never have built an expensive, brand new home anywhere near any Wal-Mart or Big Box commercial business. **A Wal-Mart neighborhood is not where I wanted to live or retire.**

My husband and I were in Rogers, Arkansas, last year visiting family. As we drove around the town, I noticed that the Wal-Marts in Rogers are not built near neighborhoods, only commercial businesses. In fact we visited our very first Wal-Mart Neighborhood Market in Rogers and thought it was nice and somewhere I would consider shopping. Even in our home town of El Paso, Texas, where Wal-Mart is an economic necessity for its border residents, those Wal-Marts were not built at the fringes of neighborhoods. I believe a Wal-Mart Neighborhood Market would fit our neighborhood best, but is Wal-Mart listening? No. It is continuing to proceed with imposing its Big Box commercial business on our neighborhood and the residents who chose this North Valley area for a better quality of lifestyle.

I invite any member of your Commission to contact me, visit my home, walk with me through our neighborhood, and observe the quality and sanctity that Vista del Norte offers its residents and which we paid for. My husband and I enjoy walking our dogs, meeting our neighbors along the way, and enjoying the peace and quiet that we value in having our home built here in Vista del Norte. Right now mothers and fathers can safely take their children out for walks or in their strollers or watch them ride their bikes without having to look over their

Candelaria, April M.

From: MATTHEW CANO [mattcano12@msn.com]
Sent: Thursday, March 22, 2007 1:58 PM
To: Candelaria, April M.
Subject: Case #1001150 Walmart supercenter/ application #06epc - 00624,00625

Dear Environmental planning commission:

On behalf of my husband and daughters, I am writing to oppose the construction and development of the Walmart on Osuna & Vista Del Norte. There are a number of reasons I believe this will be a detriment to the North Valley area.

1). First, when we moved into the neighborhood, we were promised a small shopping center, not a 24-7 Walmart. If you look at the other Walmart locations in ABQ, none are built smack dab in the middle of a neighborhood. They are built in large commercial areas, not butting up against someone's home. Plus, there is plenty of other commercial property available in Albuquerque. Walmart can easily find another site, whereas we cannot as easily find a new place to live.
2). I am concerned about the increased car/semi-truck traffic. Osuna/Vista Del Norte, Edith, El Pueblo, cannot handle the traffic. Try driving those streets during rush hours and you'll find out how quickly you get stuck in the traffic. Walmart will only exacerbate the problem.
3) I am concerned about an increase in crime due to the increase of undesirable people coming into our neighborhood to shop at the Walmart.
4) I am concerned about safety. Currently, the park at the corner of Vista Del Norte and Vista Monte is under construction (Hopefully, the city will finish the park this spring as we have been waiting 4 years to have a park in our neighborhood, but that's another subject for different email). Once the park is finished, there will be numerous families with young children utilizing the park. Having the increased traffic due to the WalMart will be a safety issue.

In close, put yourself in our shoes, would you want a 24/7 Walmart at the entrance to your beautiful new neighborhood? I didn't think so either. Do the right thing. Please do not allow Walmart to build in our neighborhood.

Sincerely,

Valerie Cano
Mother of 3 beautiful girls
Taxpayer and good citizen
505.553.5347
The Cano Group, LLC
We buy and sell houses.
Referral fees paid for leads.
505-553-5347
canogroup@msn.com

March 22, 2007

To Whom It May Concern,

My wife and I are residents of the Vista Del Norte subdivision and like many of the residents that live in this area we are extremely concerned about the proposed Wal-Mart supercenter.

We have two major concerns:
1) The proposed primary access for this retail development is off of Vista Del Norte, which is a residential street and is already very busy with normal commuter traffic.
2) The size of the Wal-Mart supercenter is not appropriate for a neighborhood shopping area.

At the very least if this retail development is approved please consider adding another traffic light on Osuna at the south eastern end of the retail area which would filter the traffic in and out on Osuna and not Vista Del Norte. If Osuna was widened to three lanes each direction rather than the current two lanes that would help traffic flow as well.

I don't know if any of you live in this area but as I stated above the traffic is already very busy on Vista Del Norte at peak hours and the addition of a Wal-Mart supercenter will increase the traffic to an unbearable level.

Thank you for your time and consideration.

Ricky H and Kathy R Davis
6805 Via Del Cerro NE
Albuquerque, NM 87113-1029

RECEIVED
CITY COUNCIL OFFICE
07 MAR 27 AM 8:47

To Albuquerque City Councilors:
Ken Sanchez, Dist. 1
Debbie O'Malley, President, Dist. 2
Issac Benton, Dist. 3
Brad Winter, Dist. 4
Michael J. Cadigan, Dist. 5
Martin Heinrich, Dist. 6
Sally Mayer, VP, Dist. 7
Craig Loy, Dist. 8
Don Harris, Dist. 9

Reference: Subject Case
Application #06EPC - 00624, 00625

The entire community atmosphere that attracted me to the Vista Del Norte neighborhood would be compromised with the mass commercialization, traffic, pollution (noise, exhaust, liter) brought about by the magnitude of a Wal-Mart intrusion. Please put yourselves in the place of each Vista Del Norte home owner and look upon this potential disaster as occurring in your individual neighborhoods. How would you feel, and what would your reaction be to such a proposal?

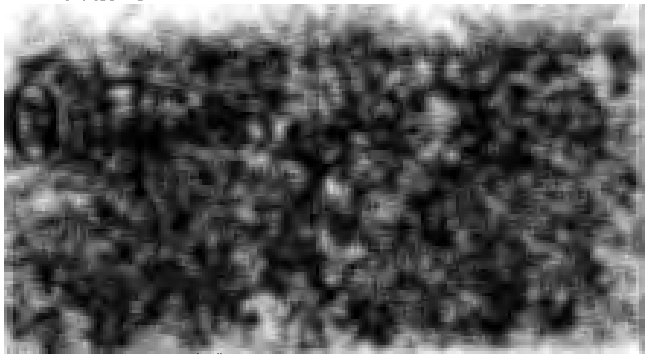
Please consider the initial intent for land use as it was proposed to all home owners in the Vista Del Norte subdivision. The impression communicated from the community developers was to install a much smaller community shopping center with a grocery store similar to that of a Sunflower Farmers' Market.

Please do not allow such an abomination as the proposed Wal-Mart Super Store to be installed in our neighborhood!

Respectfully Requested,

Sam Johnson, Las Sendas Neighborhood (Vista Del Norte Home Owner)
6920 Via Del Cerro NE
Albuquerque, NM 87113

RECEIVED
CITY COUNCIL OFFICE
07 MAR 27 AM 11:01



RECEIVED
CITY COUNCIL OFFICE
07 MAR 28 AM 8:37

March 22, 2007

Albuquerque Bernalillo Government Center
One Civic Plaza NW
Room 9087
Albuquerque, NM 87102

Attn: Mr. Michael J. Cadigan, Dist. 5

Re: Wal-Mart Super center (Case#1001150)
Osuna & Vista Del Norte, Application #06EPC - 00624,0062

Dear Mr. Cadigan:

I own and reside in my condo in the Vista Del Norte neighborhood. I honestly can not believe that the proposed Walmart has gone this far and that it actually may happen. While there are many incidental reasons such a big store business should not be allowed to invade the neighborhood, the final deciding issue should and must be SAFETY. There are times it is almost impossible to pull out on to Vista Del Norte because of the traffic coming from both directions. I have been taking morning or evening walks on Vista Del Norte for the past 2 years and am finding it more and more dangerous because of the amount of traffic.

I beg you please, if Albuquerque wishes to have another big box store, please, please have them put it in an area that will not risk the lives and safety of the residents of Albuquerque. The new Lowes on 12th & I-40 frontage had the right idea by not destroying a neighborhood, and easy access.

I own a small retail boutique in Old Town and work very hard to employ myself and 2 other people. When sending in my monthly gross receipts check, I want to know that I am doing my part to help make our city a better place to live. Please do what you can to keep us safer by not allowing Walmart or any other big box store in the Vista Del Norte neighborhood.

Most sincerely,

Marlene Patterson

Marlene Patterson

M. PATTERSON
6800 VISTA DEL NORTE
#1413
ALBUQUERQUE, NM 87113

March 22, 2007

To Whom It May Concern,

My wife and I are residents of the Vista Del Norte subdivision and like many of the residents that live in this area we are extremely concerned about the proposed Wal-Mart supercenter.

We have two major concerns:
1) The proposed primary access for this retail development is off of Vista Del Norte, which is a residential street and is already very busy with normal commuter traffic.
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I don't know if any of you live in this area but as I stated above the traffic is already very busy on Vista Del Norte at peak hours and the addition of a Wal-Mart supercenter will increase the traffic to an unbearable level.

Thank you for your time and consideration.

Ricky H and Kathy R Davis
6805 Via Del Cerro NE
Albuquerque, NM 87113-1029

March 22, 2007

Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87102

Attn: Mr. Jeffrey Jesionowski, Chairman

Re: Wal-Mart Super center (Case#1001150)
Osuna & Vista Del Norte, Application #06EPC - 00624,00625

Dear Mr. Jesionowski

I own and reside in my condo in the Vista Del Norte neighborhood. I honestly can not believe that the proposed Walmart has gone this far and that it actually may happen. While there are many incidental reasons such a big store business should not be allowed to invade the neighborhood, the final deciding issue should and must be SAFETY. There are times it is almost impossible to pull out on to Vista Del Norte because of the traffic coming from both directions. I have been taking morning or evening walks on Vista Del Norte for the past 2 years and am finding it more and more dangerous because of the amount of traffic.

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I own a small retail boutique in Old Town and work very hard to employ myself and 2 other people. When sending in my monthly gross receipts check, I want to know that I am doing my part to help make our city a better place to live. Please do what you can to keep us safer by not allowing Walmart or any other big box store in the Vista Del Norte neighborhood.

Most sincerely,

Marlene Patterson

Marlene Patterson

M. PATTERSON
6800 VISTA DEL NORTE
#1413
ALBUQUERQUE, NM 87113

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Friday, March 23, 2007 2:51 PM
To: Shumsky, Stephanie E.
Subject: FW: Walmart on Osuna at Vista del Norte

-----Original Message-----
From: C KEMPER [mailto:cindy10412@msn.com]
Sent: Friday, March 23, 2007 2:46 PM
To: Romero, Elaine T.; ksanchez@cabq.gov; Shair-Rosenfield, Kara; Trujeque, Diana L.; Aledo, Milagros C.; Benavidez, Javier R.; Montano, Gilbert A.; McCan, Michael L.; PPatten-Quintana@cabq.gov
Subject: Walmart on Osuna at Vista del Norte

Dear Albuquerque City Councilors:
For the good of Albuquerque, please NOT ANOTHER WALMART choking up an area that is far too congested to begin with.
1) There are already too many Walmarts in Albuquerque
2) Putting a Walmart at the entrance to Vista del Norte is insane, that area already suffers from traffic congestion.
3) A Walmart supercenter is a terrible retail use for that entrance area to Vista del Norte. All you have to do is drive through a Walmart parking lot and see the trash littered everywhere. They do a very poor job at keeping their property nice and/or clean. They allow overnight parking of campers/trailers, etc. which bring a host of other issues to the neighborhood; ie: out of area transients, people living in their vehicles, et al. That is NOT the type of retail establishment you as councilors want to allow to go into a residential community!!!
Pay attention to your constituents!! NO MORE WAL-MARTS in residential areas!!
Cindy Kemper
a concerned Albuquerque citizen who votes

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Friday, March 23, 2007 2:51 PM
To: Shumsky, Stephanie E.
Subject: FW:

From: Rachel Hawkins [mailto:hawkins_r@aps.edu]
Sent: Friday, March 23, 2007 9:01 AM
To: Romero, Elaine T.; Sanchez-Pare, Kelly; Shair-Rosenfield, Kara; Trujeque, Diana L.; Aledo, Milagros C.; Benavidez, Javier R.; Montano, Gilbert A.; McCan, Michael L.; Patten-Quintana, Lorena
Subject:

Dear Council Women and Council Men,

My name is Rachel Hawkins and I am a resident of the Vista Del Norte neighborhood. I am sure you have received the same letter I received on March 22 from the Homeowners Association regarding the development of a Walmart Supercenter at the corner of Osuna and Vista Del Norte. As it stated in the letter, I was promised when I bought my property, that any commercial buildings would be suited for the community and not detract from the feel of the neighborhood. I have been greatly disappointed and extremely worried that a 24 hour Walmart has offered to develop the land. I feel that this amounts to a case of "Bait and Switch."

I am not a fan of Walmart and if I had known they were planning to build a Supercenter at one of only two entries to the neighborhood I would have seriously considered moving elsewhere. I love my home and the location and the quietness of the neighborhood. I am certain that a Walmart Supercenter will change all that. I am fortunate to be on the other end of the subdivision but I can't help feel bad for the people that live close to Osuna, including the owners of the condos that will be directly in back of the building. They too were promised a shopping area that would not disrupt their peace and quiet and certainly not one that would lower the value of their homes.

I'm sure each of you live in an area of town that you enjoy. Please imagine what it would feel like to have an additional 15,000 cars each day driving in and around your neighborhood. Vista Del Norte is a residential street! Osuna is not a main artery such as Central, Academy, Wyoming, and Menual where other Walmarts exist. Please do not let Walmart build a Supercenter in my neighborhood. It's not what we were promised and it's not what we want.

Thank you,
Rachel Hawkins
1435 El Segundo Ave. NE

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Friday, March 23, 2007 2:51 PM
To: Shumsky, Stephanie E.
Subject: FW: Opposition to Wal-Mart Supercenter in Vista Del Norte

---

From: Nicole Ashwood [mailto:niknaknm@yahoo.com]
Sent: Friday, March 23, 2007 11:01 AM
To: Romero, Elaine T.; ksanchez@cabq.gov; Shair-Rosenfield, Kara; Trujeque, Diana L.; Aledo, Milagros C.; Benavidez, Javier R.; Montano, Gilbert A.; McCan, Michael L.; Patten-Quintana, Lorena
Subject: Opposition to Wal-Mart Supercenter in Vista Del Norte

Good Morning,

I am writing in opposition to the Wal-Mart Supercenter being considered on the corner of Vista Del Norte and Osuna. I am currently in the process of buying a house in Vista Del Norte because the community is beautiful and in a great location. There are community association fees to live in Vista Del Norte in order to keep up the community to a higher standard which is great. How can anyone even think of building a Wal-Mart on the corner of this community, it is obsurd. There is no need to poison the beauty of Vista Del Norte and that is exactly what a Wal-Mart would do. I have concerns with Wal-Mart as a company and choose not to shop there ever, I cannot believe this community has to fight a big corporation like Wal-Mart from building on a lot that is the entrance to VIsta Del Norte.

The residents of Vista Del Norte should have the last say in whether a Wal-Mart is appropriate for this community, not the Wal-Mart corporation. The residents are the ones that pay to live there and have to drive in and out and raise their kids in this community, it would be a shame to not feel the same sense of safety and the same vision of a beautiful neighborhood because an eye soar that is put on their property.

Here are other reasons I oppose this:

Here's a few reasons why this is ridiculous.

1. The entrance to our neighborhood is already jammed everyday, even without a WalMart. We can't imagine what the traffic will be like with a Supercenter located there. Walmart said they conducted traffic studies, but we've learned that they conducted them at sometime between 11PM and 2AM. There's no way that Osuna can handle that kind of traffic. (Much less Vista Del Norte running through our neighborhood)

2. A high percentage (I mean a ton) of balloons from the Albuquerque International Balloon Fiesta land in that field. Many pilots have commented that they're running out of areas to land and have reservations about participating in future fiestas. Apparently Walmart will not allow this to take place.

3. It's a proven fact that areas in which Walmarts operate have a higher crime rate. The last thing a new neighborhood with young families needs is a bunch of thugs running around.

4. The last I heard, Albuquerque has the most Walmarts/population ratio of anywhere in the country. Is

another Walmart necessary? Especially in that location?

5. Walmart is consistently under the microscope for underpaying its employees, sex discrimination, and having its employees take advantage of free medical programs that we all end up paying for.

6. Walmart smells funny.

7. Walmart could care less about you and me.

There's a million more. I could go on forever.

Please take this all into consideration before making any determination. Please poll the residents of Vista Del Norte before you make a decision that alters their community and their life.

Thanks for your time,

Nicole Ashwood

Never miss an email again!
Yahoo! Toolbar alerts you the instant new Mail arrives. Check it out.

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Friday, March 23, 2007 2:51 PM
To: Shumsky, Stephanie E.
Subject: FW: Case #1001150, Wal-Mart Supercenter - Osuna and Vista Del Norte - Application #06EPC - 00624,00625

From: Robert Gabaldon [mailto:bobgabaldon@comcast.net]
Sent: Thursday, March 22, 2007 9:23 PM
To: Robert Gabaldon
Subject: Case #1001150, Wal-Mart Supercenter - Osuna and Vista Del Norte - Application #06EPC - 00624,00625

Dear City Councilors and ENVIRONMENTAL Planning Commission,,

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

One of the reasons the residents of our community choose to live in and near the North Valley is the sense of neighborhood we have here. We are not against commercial development, but we want it to be on a small scale that fits our neighborhood. The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. Clearly, a Wal-Mart Supercenter does not conform to the spirit of the North Valley Area Plan.

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. We have been told by the developer, Tierra West, that there would be an increase of 11,000 cars per day in our neighborhood, raising safety and air-quality concerns for children and families.

Vista del Norte Drive is not a main thoroughfare. All other "big box" retailers in Albuquerque are located in established commercial areas at the intersection of two major collector streets. Vista del Norte Drive is not a major street; it leads only into

the neighborhood itself, and many homes border directly along it. The increased traffic along Vista del Norte Drive would create a severe noise and pollution burden for the homeowners whose property directly borders the roadway, as well as for residents of the entire neighborhood. These are factors we hope you will study seriously.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider the collective desires of the members of our neighborhood, who long to maintain a sense of community living with small-scale commercial development. This is the reason we moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing.

Sincerely and Warm Regards,

Robert E Gabaldon, Jr.
7016 Santa Elena Street NE
Albuquerque, New Mexico 87113
505-205-9417

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Friday, March 23, 2007 2:52 PM
To: Shumsky, Stephanie E.
Subject: FW: Opposing the Proposed Walmart on Osuna/VDN

From: MATTHEW CANO [mailto:mattcano12@msn.com]
Sent: Thursday, March 22, 2007 1:53 PM
To: Aledo, Milagros C.
Subject: Opposing the Proposed Walmart on Osuna/VDN

Dear City Councilor Cadigan:

On behalf of my husband and daughters, I am writing to oppose the construction and development of the Walmart on Osuna & Vista Del Norte. There are a number of reasons I believe this will be a detriment to the North Valley area.

1). First, when we moved into the neighborhood, we were promised a small shopping center, not a 24-7 Walmart. If you look at the other Walmart locations in ABQ, none are built smack dab in the middle of a neighborhood. They are built in large commercial areas, not butting up against someone's home. Plus, there is plenty of other commercial property available in Albuquerque. Walmart can easily find another site, whereas we cannot as easily find a new place to live.
2). I am concerned about the increased car/semi-truck traffic. Osuna/Vista Del Norte, Edith, El Pueblo, cannot handle the traffic. Try driving those streets during rush hours and you'll find out how quickly you get stuck in the traffic. Walmart will only exacerbate the problem.
3) I am concerned about an increase in crime due to the increase of undesirable people coming into our neighborhood to shop at the Walmart.
4) I am concerned about safety. Currently, the park at the corner of Vista Del Norte and Vista Monte is under construction (Hopefully, the city will finish the park this spring as we have been waiting 4 years to have a park in our neighborhood, but that's another subject for different email). Once the park is finished, there will be numerous families with young children utilizing the park. Having the increased traffic due to the WalMart will be a safety issue.

In close, put yourself in our shoes, would you want a 24/7 Walmart at the entrance to your beautiful new neighborhood? I didn't think so either. Do the right thing. Please do not allow Walmart to build in our neighborhood.

Sincerely,

Valerie Cano
Mother of 3 beautiful girls
Taxpayer and good citizen
505.553.5347
The Cano Group, LLC
We buy and sell houses.
Referral fees paid for leads.
505-553-5347
canogroup@msn.com

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Friday, March 23, 2007 9:20 AM
To: Shumsky, Stephanie E.
Cc: 'littlehh@comcast.net'
Subject: FW: Vista del Norte neighborhood /supercenter

S - FYI.

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

-----Original Message-----
From: patricia shea [mailto:littlehh@comcast.net]
Sent: Thursday, March 22, 2007 12:23 PM
To: Nason, Deborah A.
Subject: Vista del Norte neighborhood /supercenter

Patricia Shea

1608 Vista Monte NE

Albuquerque, NM 87113

March 22, 2007

Dear Jonathan Siegal,

I am writing to you concerning the proposed Supercenter at Osuna NE and Vista del Norte NE. I strongly oppose such a large retail center being built at this location. This proposal would cause numerous problems for this area, and in particular the Vista del Norte subdivision.

These issues have been presented to the Commission in depth, and include air pollution, traffic, crime, trash and incompatibility with this neighborhood. The people in this neighborhood are very active, using the walking paths that surround the proposed site for themselves, children and pets. In addition, to access the adjacent bike path through the front of the subdivision, a person would have to cross three entrances to the Supercenter. This would cause a huge danger for pedestrians. Not everyone can navigate the steep access to the path located within the neighborhood.

Also, the noise would be overwhelming, with delivery trucks arriving as early as 2-3-am. The impact on the condo residents would be severe. Supercenters require most vendor deliveries to be made before 7-am, making it impossible for residents to avoid the noise.

Finally, a Supercenter does not meet the promises made by the developer to the residents, nor does it fit the nature of this site. This land is on the edge of a neighborhood and is extremely close the bike path which connects the entire city. It also is the last large

landing site of the Balloon Fiesta located to the south of the Balloon Park. Losing this tremendous economic resource to Rio Rancho due to a lack of planning would cost the City of Albuquerque millions in real dollars as well as lost opportunity to attract more money due to the loss of the quality of life of all Albuquerque residents.

Yo have the opportunity to develop this site in a way that benefits all Albuquerque residents, both present and future, by requiring the reasonable development of this property to improve the quality of life for all citizens. A Supercenter can be built in a more appropriate location to serve the retail needs of the citizens of this city. A grocery store is what is needed at this site.

Sincerely,

patricia shea

Anthony & Asia Esposito
1795 Como Park Blvd. #B
Lancaster, New York 14086
(716) 681-6435

March 24, 2007

Re: Case #1001150
Wal-Mart Supercenter
App. #06EPC-00624,00625

Dear Mr. Jesionowski,

In Fall of 2004, we purchased a condominium in the Vista del Norte planned community. At the time the builder's plans called for a neighborhood retail shopping complex on the track of land facing Osuna Road.

Over the last year and a half, to our dismay, there has been a proposed Wal-Mart Supercenter for this site. We feel that this new development totally eliminates the atmosphere of a residential community. We are vehemently opposed to the type of massive, ever present traffic volume which would be generated by a business open 24 hours/7 days a week.

Not only are there condominiums but the vast majority are single family homes which may include children. Our plans were to retire to New Mexico in the Fall of 2008, with the idea of living in quiet planned community with access to retail shopping not super stores.

Therefore, we would appreciate your support against this overtaking of an idealic planned community by parties whose motivation is only the almighty buck.

Sincerely,

Tony & Asia

Anthony & Asia Esposito

Northeast Valley Neighborhood Association
508 Bear Canyon Lane, NE
Albuquerque, NM 87113

March 25, 2007

Environmental Planning Commission
Plaza Del Sol, 600 2nd Street NW
Albuquerque, NM 87103

RE: EPC#1001150 Application #06EPC-00624/00625

Dear Chairman Jesionowski and Commissioners,

On November 16, 1995, The Environmental Planning Commission (EPC) voted to approve Z-95-73, the Vista del Norte Zone Map Amendment. The current proposal sits on the site that was designated as Tract M by Z-95-73. This development plan exists in the file for Z-95-73 in microfiche only. In early 1995, Sundt Corporation eontacted the Northeast Valley Neighborhood Association (NEVNA), and asked us to participate in the planning of this zoning request. Without community support Sundt Corp and their agents knew that they would have a difficult time obtaining EPC approval. Z-95-73 received support from the adjoining property owners, area residents, and the NEVNA. Our support for their request was based largely on the fact that the planning document and the presentation at the zone change request hearing emphasized in no uncertain terms that all future development within Vista Del Norte would comply with the Comprehensive Plan and with the North Valley Area Plan. This proposal by Wal-Mart does not comply.

Pages 20-22 of the Vista del Norte Zone Map Amendment cover goals and polices from the Comprehensive Plan that deal with the Developing Urban Areas. Policy J reads, "Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows: in small neighborhood-oriented centers provided with pedestrian and bicycle access; and, in larger area-wide shopping centers located at the intersections of arterial streets..." Policy D reads, "The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities..." After quoting this policy, the planning document goes on to state, "New development associated with Vista del Norte will respect all of the above." Pages 22-24 of the Vista del Norte Zone Map Amendment cover goals and policies from the North Valley Area Plan. This current proposal does not comply with the following quoted policies - Transportation Policy 3: "The City and County shall limit industrial and heavy commercial traffic through residential areas in order to enhance residential stability and preserve area history and character." "Village Centers Policy 1: The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including...Valley scale and character." "Community Design Policy 1c: Consider North Valley character and potential neighborhood impacts in new development within the North I-25 subarea."

A brochure that was published in late 1999 or early in 2000, and given to prospective home buyers, describes how commercial uses were to be developed. The brochure reads: "Vista del Norte Your Community, Your Family, Your Life." "Vista del Norte offers an unparalleled opportunity for your family to live in a planned community nestled in the quaint near North Valley." "Vista del Norte is ideally located for shopping...We expect shopping will become even more convenient in the future." "Vista del Norte has reserved land for a **neighborhood retail center** near the Osuna entrance." What defines neighborhood scale as opposed to an area-wide or regional destination? One answer has been provided by Wal-Mart itself. Wal-Mart has a design for a Neighborhood Market that is much smaller in scale than what they are proposing on this site. (see attachment)

In the concluding comments on page 25 of the Vista del Norte Zone Map Amendment, it is restated that the zone changes requested will "help implement" the North Valley Area Plan and that "the neighborhoods in the North Valley (west of the site) are strongly supportive." This last statement could not have been made had the land use now proposed by Wal-Mart been part of the original development plan.

It has been suggested to us that while the Vista del Norte home buyers did not have a contract saying that this front property would be built out in a certain way, there is something in the field of **EQUITY** called **promissory estoppel. Promissory estoppel** comes into play when there is no remedy at law (like there would be in a formal contract), but:

1. Someone has made you a promise,
2. You relied on that promise, and
3. As a result, you changed your position.

In the Vista del Norte case, the prospective home buyers were promised a neighborhood scale shopping area on that lot. At least partly in reliance on that representation, they bought their homes in Vista del Norte (i.e. changed their position).

Once a promissory estoppel case has been proven by showing to a court's satisfaction the 3 factors outlined above, the injured party is entitled to an equitable remedy. The normal equitable remedy in an injunction. That means that even if Wal-Mart wins their case with the City, a court could enjoin them from ever building the Big Box!

Sincerely,

Virginia Huettig

Virginia Huettig - Zoning Committee Chair
Northeast Valley Neighborhood Association

Note: This letter has been reviewed and approved NEVNA Zoning Committee & President.

Shumsky, Stephanie E.

From: Jeanne Gill [jeanne.gill@comcast.net]
Sent: Sunday, March 25, 2007 3:54 PM
To: Shumsky, Stephanie E.
Subject: Walmart @ Osuna and Vista Del Norte

Dear Ms. Shumsky:

I am writing to express my further concerns about the proposed Walmart superstore at Osuna and Vista Del Norte. I attended the first meeting the developers had with the residents of Vista Del Norte. I have now received a notice of their revised plans. Rather than toning down the proposed plan, the latest version is for a larger development with even more impact on our community.

At the original meeting the developer gave the impression that the main entrance/exit to the proposed facility would be from Osuna. I had concerns about this even then because I could not understand how cars would be able to exit onto Osuna. The latest proposal clearly says that the main access will be on Vista Del Norte. This is a residential street, not designed for the 50,000 cars per day they are now expecting nor for the large delivery trucks for Walmart and the other stores.

The Osuna access is the only viable access for our community if you want to go east. The access onto El Pueblo is impossible to use to go to the east due to the volume of traffic on Jefferson. In addition, there is business development underway at this access too so the traffic there will certainly increase. Added to that is the new Rail Runner station just to the west of Los Lomitas which will increase the traffic going from/to Jefferson along El Pueblo. The additional 50,000 cars on Vista Del Norte will make us prisoners in our community.

Traffic problems on Osuna already make it extremely difficult to exit from this development. Recently there was roadwork on Osuna which caused there to be only one lane available to go east on Osuna. At 7 a.m. it took me 1/2 hour to exit onto Osuna due to the backup. Only one or two cars could exit the community at each cycle of the light. What will happen when you add another 50,000 cars for visitors to the shopping center and the large semis making deliveries?

Our community has limited access and streets that are confusing, with many dead ends. It is not easy to navigate if you don't live here and therefore know which roads go through. We are already seeing an influx of pass-through traffic. You can tell these are not residents because they go down the dead end streets only to turn around. Besides the annoyance of additional traffic (I moved to this community specifically to avoid the heavy traffic in other areas) these people are frequently dangerous. After they are unable to find an exit, they speed down the streets and squeal their wheels-this is annoying and unsafe for those of us who like to bike or walk through our neighborhood. My neighbors have also noticed the increased traffic and have complained about the numerous people turning around in their driveways because there is not outlet on their street. They are looking to add signs to further identify that the street is a dead end so non-residents won't use it.

I live all the way at the end of Vista Del Norte, so the main impact to me will be traffic and the decrease in the value of my property due to the negative impact of the facility. However, the impact for those living adjacent to the site will be even greater. Life for those living next to this site will be very unpleasant. They will have to endure the constant, high intensity light shining in their windows, an ugly view of the stores and parking area, and the constant noise that will come with a 24 hour facility. It is clear that this proposed development is already having a negative impact on home sales. The original homes sold very quickly. There are homes being built directly across from the proposed Walmart. These homes have been on the market since the proposal was first aired and they have sold few, if any.

I moved from the Philadelphia area to Albuquerque because I thought this city was clean, well-run, and did development with a clear plan in mind. While there are shopping centers, the arrangements are such that the traffic is not unbearable. In the Philadelphia area, development is done with little planning so that some areas are totally impassable due to the volume of traffic from the shopping centers. Please don't do that here! There are already many Walmarts in Albuquerque. We really don't need another.

Thank you very much for your time. I hope you will consider the feelings of the community that will be directly impacted by this proposed development. The proposal is too much for this community.

Yours truly,

Jeanne Gill

Your Opinion Please! Do you agree or disagree with the following statement:
"The Vista Del Norte Alliance maintains the majority of residences of VDN will support a Neighborhood Center with a grocery store less than 75,000 square feet with hours of operation of 6:00 am to 12:00 PM. Our community was promised a neighborhood scale mixed use development, not a regional scale Big Box. The current proposal is unacceptable and we shall seek complete denial of the project." Please e-mail vistadelnortealliance@yahoo.com with your response. With your response, please include your name / VdN property address.

I AGREE with the 75,000 Sq. Ft. Store
Paul F. Johnson
1428 Brush Wood NE

87113

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Monday, March 26, 2007 9:40 AM
To: Shumsky, Stephanie E.
Subject: FW: Contact Your City Councilor

From: Cadigan, Michael J.
Sent: Monday, March 26, 2007 9:38 AM
To: Aledo, Milagros C.
Subject: FW: Contact Your City Councilor

From: LilleRobinson@comcast.net [mailto:LilleRobinson@comcast.net]
Sent: Sun 3/25/2007 6:07 PM
To: Sanchez, Ken; O'Malley, Debbie; Benton, Isaac; Winter, Brad D.; Cadigan, Michael J.; Heinrich, Martin T.; Mayer, Sally; Loy, Craig E.; Harris, Don
Subject: Contact Your City Councilor

Below is the result of your feedback form. It was submitted by (LilleRobinson@comcast.net) on Sunday, March 25, 2007 at 18:07:56
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email: LilleRobinson@comcast.net

Contact: Sanchez OMalley Benton Winter Cadigan Heinrich Mayer Loy Harris

First_Name: Luise

Last_Name: Robinson

Address_Line_1: 7204 Calle Montana, NE

City: Albuquerque

State: NM

Zip: 87113

Subject: Against proposed Wal-Mart in Vista Del Norte

Message: As a resident in the Vista Del Norte community, and one who walks on the trails designed especially for residents of the community, I am keenly aware of the proximity of the land being developed to homes nearby. This section of land is not miles or half miles, or even quarter miles away--it is yards away from homes and therefore I sincerely request that you vote against any "big box" type retail store for the following reasons:

1. The proposed entrance on Vista Del Norte to the Wal-Mart is near a school bus stop. Increased traffic poses a danger to children getting on and off their bus.

2. The amount of traffic a "big box" store generates will Increase traffic and will cause congestion at Osuna and Vistal Del

Norte particularly during peak traffic times as residents drive to and from work.

3. Traffic will be too heavy along Las Lomitas and Vista Del Norte, both one lane streets, and will pose increased danger to many of the families who walk along the paths on these streets.

4. Homeowners in this community, as they were considering purchasing a new home in this area, were told a grocery store would be located on the corner of Osuna and Vista Del Norte. Had we been told a "big box" was being proposed, it may have effected our decision to purchase a home here.

5. The increased traffic will also increase noise, pollution, and trash being thrown from vehicles directly into our yards.

I love the atmosphere of this community and the warmth and comraderie of the neighbors as we often greet each other especially on walks in the mornings and evenings. I would hate to see this change because we can no longer feel comfortable going out in to our neighborhood.

Please, not a "big box".

Thank you.

Luise S. Robinson

HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; U; PPC Mac OS X; en-us) AppleWebKit/418.9.1 (KHTML, like Gecko) Safari/419.3

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Monday, March 26, 2007 11:16 AM
To: Shumsky, Stephanie E.
Subject: FW: WALMART in Vista del Norte

-----Original Message-----
From: jade93003@comcast.net [mailto:jade93003@comcast.net]
Sent: Monday, March 26, 2007 11:12 AM
To: Romero, Elaine T.
Cc: Trujeque, Diara L.; Aledo, Milagros C.; Benavidez, Javier R.; Montano, Gilbert A.; McCan, Michael L.; DonHarris
Subject: WALMART in Vista del Norte

Dear Councilor:

Please vote NO on Walmart's proposal to build a "Big-Box" store on the Vista del Norte property at Osuna and the entrance to the Vista del Norte Community. This is a very bad site for such a mammoth store complex. We need a Neighborhood Shopping Center promised by the Sundt Corporation, original developer of the site. We know that one cannot rely on developers' "promises", but also the Walmart plan does not conform to the North Valley Area Plan nor the Albuquerque-Bernalillo Comprehensive Plan. There is reasonable access to the site only off Vista del Norte Drive and additional traffic coming in and out promises to be horrendous. Not only that, there is no place to build another road for access to the site on the east nor the west side of the property. The only other access would be the mile-long drive from Las Lomitas to El Pueblo directly through and splitting in half the whole residential community of Vista del Norte. The Vista del Norte Community was built to be !
"family
friendly" with easily accessible parks, walkways and bike paths. Speed limit signs do not necessarily prevent excessive speed. Mothers and fathers and children use these roads and facilities all the time. Not only that, but in Albuquerque we do not need another place for an invitation to "crimes waiting to happen"!

If the City is envisioning more gross receipts taxes as a result of building such a complex it is going about getting more money the wrong way.

Thank you for your help in this matter. You have done a good job since you were elected to the Council, and we expect that you will help win this important fight. Joe and Joan De Oliveira, Alta Tierra del Norte.

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Monday, March 26, 2007 9:35 AM
To: Shumsky, Stephanie E.
Subject: FW:

-----Original Message-----
From: bdmorales@comcast.net [mailto:bdmorales@comcast.net]
Sent: Friday, March 23, 2007 8:29 AM
To: Chavez, Martin J.; Romero, Elaine T.; Sanchez-Pare, Kelly; Shair-Rosenfield, Kara; dlitrulenine@cabq.gov; Aledo, Milagros C.; Benavidez, Javier R.; Montano, Gilbert A.; McCan, Michael L.; Patten-Quintana, Lorena
Cc: bdmorales@comcast.net
Subject:

My name is Brian Morales. I am writing you in relation to case 06EPC-00624 and 00625, project 1001150. I have been a resident of the Vista Del Norte neighborhood for over 6 years now. I am extremely concerned with the proposal to build a Super Walmart on the corner of Vista Del Norte and Osuna. From what I understand, Walmart currently has 12 stores in the Albuquerque area. I think that is extreme; and to build another...well, that's overkill. I have acquaintances that live in what used to be a well established neighborhood close to Coors & I-40. Ever since that store has been opened, their neighbor has gone down hill. The crime rate has risen, the traffic has gotten out of control and the value of their home has dropped considerably. I do not want to see that happen again...especially in my neighborhood.

One of the things that make this neighborhood so special is the balloon fiesta. I have been told that a large percentage of the balloons that launch from Balloon Fiesta Park, currently land on the site in question. The Balloon Fiesta brings tons of revenue to the state of New Mexico. This proposal has the potential to severly cripple the flow of money to our state.

Traffic is another major concern. There is no way that Osuna can handle that type of traffic. Many people will take the short cut that runs through the Vista Del Norte neighborhood from El Pueblo, which is parallel to Paseo Del Norte if this Walmart is built. With that said, it is only a matter of time before speed increases through the neighborhood, which would eventually result in pedestrian accidents.

Walmart has tried to convince us that this new store will bring the jobs and increased revenue. What isn't mentioned though is the impact to small businesses. What about those jobs? The North Valley is rich in character and tradition. This proposal has great potential to destroy the character of this community. Walmart is not a friend of New Mexico ! Please do not allow this company to build another magnet for crime, increased traffic, and not to mention the destruction of the small businesses in the area.

Thank You

Brian Morales

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Monday, March 26, 2007 9:38 AM
To: Shumsky, Stephanie E.
Subject: FW: Proposed Wal-Mart super center at Vista Del Norte and Osuna
Importance: High

From: Cadigan, Michael J.
Sent: Monday, March 26, 2007 9:38 AM
To: Aledo, Milagros C.
Subject: FW: Proposed Wal-Mart super center at Vista Del Norte and Osuna
Importance: High

From: Sherwood, Michael S [mailto:mssherw@sandia.gov]
Sent: Mon 3/26/2007 8:33 AM
To: Winter, Brad D.; Loy, Craig E.; Harris, Don; O'Malley, Debbie; Benton, Isaac; ksanchez@cabq.gov; Cadigan, Michael J.; Heinrich, Martin T.; Mayer, Sally
Subject: Proposed Wal-Mart super center at Vista Del Norte and Osuna

Good morning,
My name is Michael Sherwood and I'm a resident of the Vista Del Norte subdivision; specifically a resident in the Rancho Mirage condominium's and like many of the residents that live in this area I'm extremely concerned about the proposed Wal-Mart super center.

I have several major concerns:
1) The proposed primary access for this retail development is off of Vista Del Norte which is a residential street and is already very busy with normal neighborhood traffic.

2) As I mentioned Vista Del Norte is a neighborhood thorough fair and should not be used as additional access from El Pueblo through the sub division to the Wal-Mart super center.

3) The size of the Wal-Mart super center is not appropriate for a neighborhood shopping area nor is it what was originally stated when I purchased the condo and made the decision to live in the neighborhood.

4) The rear of the Wal-Mart will face the Rancho Mirage condominiums, and I fear this will affect the value of our properties.

At the very least if this retail development is approved please consider adding another traffic light on Osuna at the south eastern end of the retail area which would filter the traffic in and out on Osuna and not Vista Del Norte. If Osuna was widened to three lanes each direction rather than the current two lanes that would help traffic flow as well.

I don't know if any of you live in this area but as I stated above the traffic is already very busy on Vista Del Norte at peak hours and the addition of a Wal-Mart super center will increase the traffic to an unbearable level.

Thank you for your time and consideration.

Michael Sherwood
6800 Vista Del Norte NE #214
Albuquerque, NM 87113-1029

Michael S. Sherwood
CEM Analyst
http //soc.sandia.gov
Sandia National Laboratories
P.O. Box 5800, MS 0799
Albuquerque, NM 87185
(505) 284-5045 Voice

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Monday, March 26, 2007 8:58 AM
To: Shumsky, Stephanie E.
Subject: FW: Wal-Mart at osuna and Vista Del Norte

-----Original Message-----
From: Shirley Harrison [mailto:shirley_hl@comcast.net]
Sent: Friday, March 23, 2007 7:37 PM
To: Aledo, Milagros C.
Subject: Wal-Mart at osuna and Vista Del Norte

Mr. Cadigan, The Wal-Mart will ruin our quality of life in this area. We already have the dirtiest air in Albuquerque according to the Alb. Journal. The traffic is bad already. This whole area is overdeveloped already. To have people purchase their homes and condos expecting one thing and to have the city approve something entirely different and bring down peoples property values is just wrong. Very Wrong! How would you like to try to sleep in one of the condos north of Walmart. Those trucks will be unloading all night. Please don't approve this. Shirley Harrison, 7455 Sidewinder Dr. N.E.

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Monday, March 26, 2007 8:59 AM
To: Shumsky, Stephanie E.
Subject: FW: Case#1001150 - Big Box WalMart Development at Osuna & Vista Del Norte

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From: Russ & Colleen Loidolt GMAIL [mailto:rcloidolt@gmail.com]
Sent: Saturday, March 24, 2007 7:57 AM
To: Romero, Elaine T.; Sanchez-Pare, Kelly; Shair-Rosenfield, Kara; Trujeque, Diana L.; Aledo, Milagros C.; Benavidez, Javier R.; Montano, Gilbert A.; McCan, Michael L.; Patten-Quintana, Lorena
Cc: vistadelnortealliance@yahoo.com; Chavez, Martin J.; Nason, Deborah A.; info@bernco.gov; amerrod@yahoo.com; rhix5@comcast.net; gfrey69@comcast.net; lnhix@comcast.net
Subject: Case#1001150 - Big Box WalMart Development at Osuna & Vista Del Norte

Councilor:
I am a home-owner in the Vista Del Norte community - 1319 Villa Campo NE, Albuquerque, NM 87113 (505.319.3355). I am appalled at the potential development of a WalMart Supercenter in this area. There already is more than enough industrial and retail (Renaissance area - Costco, Sam's Club, Home Depot, etc.) businesses existing in this area. I am also aware that the air pollution of this North Valley area is questionable at best. There is already a congestion issue with the Osuna roadway and Albuquerque in general. Purchasers of homes in this community were promised other development options for the development pad in question. There is no identifiable benefit to the home-owners of this community and the city, too! I (and certainly you are too) am only aware of the potential for value depreciation of the area, the potential for increased crime, the guarantee of an incredible increase in traffic to an inadequately prepared roadways and access routes, the historical and clear track record of zero economic benefit locally, and many more reasons to prevent this big box development. I hope and pray that you as a concerned citizen and dedicated city councilor will prevent another WalMart in our city (especially a unneccessary supercenter in this area) - there is currently 7 WalMart stores of which 4 are Supercenters in Albuquerque! http://www.google.com/maps?f=l&hl=en&q=category:+Wal-Mart+Stores&near=Albuquerque,+NM+87113&layer=&ie=UTF8&start=0&z=11&ll=35.15753,-106.575623&spn=0.248691,0.418167&om=1
Thank you for your attention to this concern and reading of my email.
Russ (& Colleen, wife, & Joseph, son of 4 yrs, & Jaymie, daughter of 2 yrs) Loidolt
1319 Villa Campo NE 87113
505.319.3355
Re: Case #1001150; Wal-Mart Supercenter - Osuna & Vista Del Norte; Application #06EPC - 00624, 00625
P.S. Please note that a number of small retail sites (locally beneficial) and a smaller grocery store is very acceptable and desired. Also, I think that WalMart placing petitions pro-Vista-development for customers (not in any way tied to this community) to sign in the other existing stores outside of this community is deceptive, unethical and unacceptable.

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Monday, March 26, 2007 9:00 AM
To: Shumsky, Stephanie E.
Subject: FW: Wal-Mart Supercenter-Osuna & Vista Del Norte EPC Case#1001150

From: farrsweeter@att.net [mailto:farrsweeter@att.net]
Sent: Saturday, March 24, 2007 4:48 PM
Subject: Wal-Mart Supercenter-Osuna & Vista Del Norte EPC Case#1001150

Dear Councilor,

As I'm sure that you are aware, Wal-Mart is planning on developing a location at the corner of Vista Del Norte and Osuna, which is at the immediate entrance to our Vista Del Norte housing subdivision. As a homeowner in that neighborhood and a potential neighbor of the proposed development, I am very much opposed to it. Although the convenience of having a Wal-Mart so close to my home would be nice, the size and location of the proposed development is way beyond the scale of what is safe and desireable for that land, in my opinion (I've been involved in commercial real estate since the 70's, in many states).

You may or may not be aware that there are only two ways to enter our subdivision, the primary entrance being at Vista Del Norte, which is where Wal-Mart is proposing to put the main entrance to their development. The secondary entrance for our neighborhood connects to El Pueblo on the North through Las Lomitas (Vista Del Norte on the South). I attended the initial public meeting to see what the intent was for this development, and I left thoroughly disappointed and amazed that they went through the planning to the extent they did WITHOUT MEASURING THE PREDICTED TRAFFIC IMPACT ON VISTA DEL NORTE, the main entrance to their development as well as our housing subdivision! How can they propose such a large scale development without measuring the impact on one of two streets that it abuts! As it currently stands, there are about a thousand households (if my numbers are correct) in our subdivision, and all of those households have to find ingress and egr! ess fro m one of those two entrances mentioned previously. We currently have traffic congestion ALREADY during rush hour times, and even occassionally on weekends during busy periods. I can't imagine what the impact would be with the estimated 15,000 plus cars per day if Wal-Mart gets its way. And once patrons of Wal-Mart get familiar with our neighborhood, and figure out they can get to El Pueblo very easily by cutting through our neighborhood (and from there to Paseo Del Norte, I-25, 2nd and 4th Street), the traffic count in our neighborhood would increase SUBSTANTIALLY. Our neighborhood was supposed to be an active community with trails for walking and biking and lots of kids. I won't be able to let my kids use the trails or go to the park once that traffic count turns Vista Del Norte into a main thoroughfare. This is not what was prescribed in the North Valley Area Plan or the Albuquerque Bernalillo County Comprehensive Plan. And although I would agree that cities have! the ri ght to change their development plans, this change would be analogous to zoning a day care next to a county jail--it makes no sense whatsoever.

From the sheer increase in the number of vehicles, add the assumed increase in traffic accidents and semi-trailers delivering to Wal-Mart, and you've created an absolute recipe for disaster. Safety would be compromised to such an extreme, that I would think the City of Albuquerque could be exposing themselves to liability just by approving of this deal. The safety issue is exacerbated by the fact that this

will be a super Wal-Mart that will be open 24 hours a day and will sell alcohol!

The scale of this development is far too large for the land area, especially for those residents in the condos next to Wal-Mart--I would hate to be an owner of one of those condos if this were developed (thankfully, I'm not). If Wal-Mart is interested in a store of this scale, they should build it on some of the vacant land off of Paseo Del Norte, east of I-25. The traffic impact would be marginal (Paseo is designed for much more traffic), and they could build as big a store as they would like without all of the safety implications.

This neighborhood needs NEIGHBORHOOD SHOPPING STORES, as promised by the original developers, not this large scale development that will impact the safety of our residents in such a meaningful way. In the initial public meeting, it appeared to me that most of those objecting to the large scale development proposed would be willing to accept Wal-Mart's grocery concept (I believe they already have one on the west side of Albuquerque), plus a small strip center or outparcels. Wal-Mart should reconsider their plans and put something of this scale on that site, and I feel pretty confident that few would object. However, instead, they are trying to CRAM this plan down our throats. Didn't they get a clue when they held the first public meeting and set a record for the biggest public turnout in the history of this City? There is a lot of interest in this project, and not just from our neighborhood, but also from neighborhoods that are nearby. This will impact our home valu! es, whi ch will impact the tax base that helps pay for schools and other services. This will also leave a pretty bad taste in our mouths when it comes time to vote.

I urge you to consider the impact of this development, the implications as it pertains to the safety of our neighborhood and the surrounding area, and how it will impact the VOTERS with such a contentious development. We are not going to let this go down without a fight.

Respectfully,

Joe Farr
7600 Via de Calma NE
(505) 345-3017

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Monday, March 26, 2007 9:01 AM
To: Shumsky, Stephanie E.
Subject: FW: North Valley WalMart

From: abqlady@comcast.net [mailto:abqlady@comcast.net]
Sent: Sunday, March 25, 2007 8:14 PM
To: brad winter; Romero, Elaine T.; Sanchez-Pare, Kelly; Montano, Gilbert A.; McCan, Michael L.; Benavidez, Javier R.; Aledo, Milagros C.; Shair-Rosenfield, Kara; City.Councilors@cartero.cabq.gov
Subject: North Valley WalMart

City Councilors: I reside in the Rancho Mirage complex on Osuna and Vista del Norte. On my way home from work daily it takes me 30 minutes from Juan Tabo and Montgomery. The traffic is becoming unbearable. If WalMart is allowed to come in not only will the traffic be that much worse, but the noise from trucks will affect the entire complex all night. WalMart is not needed in this area since there are additional stores all over town. At the Academy store they have petitions being signed by people that live in the SW section of town. Why would they say no to this area, they don't live here. All the HOA in this area oppose the building of WalMart. Please take concern, thank you, Estee Cicia

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Monday, March 26, 2007 9:01 AM
To: Shumsky, Stephanie E.
Subject: FW: CASE#1001150

From: Frances Garcia [mailto:garcia_f@aps.edu]
Sent: Sunday, March 25, 2007 9:44 PM
To: Romero, Elaine T.; Sanchez-Pare, Kelly; Shair-Rosenfield, Kara; Trujeque, Diana L.; Aledo, Milagros C.; Benavidez, Javier R.; Montano, Gilbert A.; McCan, Michael L.; Patten-Quintana, Lorena
Subject: CASE#1001150

823 Via del Sueno NE
Albuquerque, NM 87113
March 25, 2007

Albuquerque Bernalillo Government Center
Council Representatives
One Civic Plaza NW
Room 9087
Albuquerque, NM 87102

Dear City Council Representative:

My husband and I are residents of the Vista del Norte Community. We are writing to you with concerns of the proposed project at the corner of Osuna and Vista del Norte. A Super Wal-Mart is in the works without regard to our community.

When we bought our house four years ago, we were promised a small grocery store and possibly a small scale strip mall to house boutiques, mom/pop restaurants, coffee shops, etc. Had we known that a Wal-Mart was being planned we never would have entertained the idea of buying a home in this area. We were attracted to this area because it was far from traffic - no sirens. Now we face a giant bully that will provide just that – noise, traffic, safety concerns, crime, litter - the list goes on. The North Valley offers a rural feel with the sight of a city near by - just what we were looking for to raise our children, that is until now.

Currently, traffic is a problem as it gets backed up between Vista del Norte and Chappell. How will bringing a giant business such as Wal-Mart alleviate this problem? It won't! It will cause more problems! Giant chain stores need to be located where the infrastructures such as streets are in place. Osuna is not equipped to support this amount of traffic. Is the city prepared pay for and start another project to reorganize streets to meet the traffic needs of this area because a Wal-Mart moved in? Once again we pay because our taxes go up to make those repairs.

Please note our concerns. We are not anti Wal-Mart, but this is not the location to house such a giant. They are bullying their way through this project and we, the residents, lose at the end. Who wants to

buy our homes after a giant is sitting at the corner? Would you buy one of our homes?

Please support our efforts to secure a safe community with quality of life for our children in the Vista del Norte Sub-division.

Sincerely,
Benny & Frances Garcia

Shumsky, Stephanie E.

From: Julie Chavez [yjuliechavez@yahoo.com]
Sent: Monday, March 26, 2007 9:23 AM
To: Shumsky, Stephanie E.
Subject: Vista del Norte: AIBF-Balloon Fiesta Press Release

Dear Ms. Shumsky
Would it be possible to consider the press relase below in your analysis of the Vista del Norte project and add it to the case file? Thank you so much.
Julie Chavez
1115 Calle Garza NE
Albuquerque NM 87113

WANTED: HOT AIR BALLOON LANDING SITES
ALL INTERESTED PARTIES PLEASE APPLY

March 23, 2007

FOR IMMEDIATE RELEASE CONTACT: Kathie Leyendecker
505-228-9874

ALBUERQURQUE...The Albuquerque International Balloon Fiesta is recognized as the world's largest hot air ballooning event, and has put Albuquerque on the map as the Balloon Capital of the World. For the past 35 years, during the first full week in October, Balloon Fiesta has attracted hundreds of thousands of visitors to our city to be part of the splendor of mass ascensions, balloon glows, and flying competitions.

As Balloon Fiesta has developed and grown, it has been forced to move several times before calling the City of Albuquerque 's Balloon Fiesta Park home. 78-acres of the 360 acre Park are used for nine days in October as a launch field for more than 700 hot air and gas balloons from around the world. It is by far the best place in the country to experience the early morning orchestra of roaring gas burners, rushing crew teams, and a forest of giant balloons.

Balloon Fiesta has been affected by the rapid growth of Albuquerque and the surrounding area with the loss of vacant land available for landing sites. Approximately 72% of all balloon flights originating out of Balloon Fiesta Park during Balloon Fiesta follow a southerly flight route toward Renaissance near I-25 and Montaño. The rapid development and build out in and near Renaissance - including the construction of a new high-voltage power line, the construction of Water Authority treatment plant for the San Juan/Chama water project, and the adjoining gravel pit operations- has limited Balloon Fiesta pilots' choices in landing sites.

To address these concerns, Mayor Martin Chavez appointed an ad-hoc committee charged with identifying properties that are suitable for multi use parks/landing sites and open space that would benefit both the citizens of Albuquerque and the Balloon Fiesta. This committee

reviewed several options for both the short term and the long term viability of Albuquerque ballooning and Balloon Fiesta. Those options include working with local businesses to locate their early morning parking in a particular area to allow landings in the rest of the parking lot; working with owners of vacant land to allow landings and developing the Albuquerque Bernalillo County Water Utility Authority property into soccer fields that can be used as landing sites for balloons when the existing leases expire.

The committee also identified the 20 acre parcel at Villa del Norte and Osuna as the best immediate solution to the landing site issue. The location of the site and the fact that it's the only large undeveloped site in the predominant flight corridor are the reasons for this conclusion. This site could be a tremendous asset for the City of Albuquerque if it could develop it into a multi-use park and open space for its citizens.

www.balloonfiesta.com

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Looking for earth-friendly autos?
Browse Top Cars by "Green Rating" at Yahoo! Autos' Green Center.

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Tuesday, March 27, 2007 8:56 AM
To: Shumsky, Stephanie E.
Subject: FW: Case # 1001150 Wal-Mart Supercenter-Osuna & Vista Del Norte

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From: Luana Espinoza [mailto:lpespinoza@hotmail.com]
Sent: Monday, March 26, 2007 7:37 PM
To: Aledo, Milagros C.
Subject: Case # 1001150 Wal-Mart Supercenter-Osuna & Vista Del Norte

Mr. Michael Cadigan, March 26, 2007

I would like to give my input on the proposed development of the vacant lot on the corner of Vista Del Norte and Osuna. My husband and myself along with many neighbors are opposed to the current proposed large scale development for that corner lot. A smaller neighborhood shopping center appropriate for the current road infrastructure would be greatly appreciated. If this is not possible another alternative would be for the city to purchase the lot for soccer fields or a city park.

My neighborhood association, Vista Del Norte Homeowners Association, has presented the neighborhoods concerns to Albuquerque City Councilors, Environmental Planning Commission, & to the Wal-Mart representatives. Among these concerns are the size of the development, lack of road infrastructure, 24hours/7 days a week operation, liquor sales, etc.

We were told at the first meeting when Wal-Mart proposed its Super Center that the City of Albuquerque is responsible for the reconstruction of roads in and around the intersection of Vista Del Norte and Osuna as well as eastbound and westbound Osuna. Why pay for the changes when permitting a smaller store or no retail development at this site would be the perfect answer. There are numerous big box stores particularly Wal-Mart within 5 miles of this proposed store. When will there be enough big box stores? When the market place is saturated? I believe this is already the case.

I have made my concerns known to Mayor Martin Chavez, all Albuquerque City Councilors,the Albuquerque City Planning Department as well as The Environmental Planning Commission with regards to this development.

Thank you for your time and consideration regarding the development of this lot for the future of our neighborhood and the greater good of the City of Albuquerque.

Sincerely,
Mrs. Luana Espinoza- Johnson
6931 Calle Almeria NE
Albuquerque, NM 87113
(505)410-8332

Interest Rates near 39yr lows! $430,000 Mortgage for $1,399/mo - Calculate new payment

Shumsky, Stephanie E.

From: Aledo, Milagros C
Sent: Tuesday, March 27, 2007 9:00 AM
To: Shumsky, Stephanie E.
Subject: FW: Attn: Mimi Aledo

From: David Bishop [mailto:davtambishop@comcast.net]
Sent: Monday, March 26, 2007 10:55 PM
To: Aledo, Milagros C.
Subject: Attn: Mimi Aledo

Mimi,

I live in the Vista Del Norte Subdivision that is located off of Osuna and Vista Del Norte. Can you please pass on to Michael Cadigan our sincere concern with the plans that Wal-Mart has for developing a lot located on the corner of our neighborhood. As a community, we have expressed our concerns to Wal-Mart regarding their plan to build a 24-hour super center in our neighborhood. Wal-Mart has failed to recognize any of our concerns in their seemingly greed driven pursuit to enter this neighborhood. I am very concerned about the negative impact a Wal-Mart super center would have on our neighborhood. Further, I do not believe that our infrastructure is capable of supporting the estimated 15,000 additional cars that would frequent the store.

The designers of our neighborhood have gone the extra mile to make it safe and ensure that it is well maintained. The addition of a Wal-mart to our neighborhood greatly increases the likelihood that our neighborhood streets will be used as thoroughfares. I know that the city council has a great reputation for pursuing safety based initiatives and supporting Albuquerque citizens. Therefore, I am asking that Mr. Cadigan please support us in our opposition to this Wal-mart super center.

Thank you,
David Bishop

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Tuesday, March 27, 2007 11:41 AM
To: Shumsky, Stephanie E.
Subject: FW: Contact Your City Councilor

From: Cadigan, Michael J.
Sent: Tuesday, March 27, 2007 11:40 AM
To: Aledo, Milagros C.
Subject: FW: Contact Your City Councilor

From: wrobinson04@Comcast.net [mailto:wrobinson04@Comcast.net]
Sent: Tue 3/27/2007 11:07 AM
To: Sanchez, Ken; O'Malley, Debbie; Benton, Isaac; Winter, Brad D.; Cadigan, Michael J.; Heinrich, Martin T.; Mayer, Sally; Loy, Craig E.; Harris, Don
Subject: Contact Your City Councilor

Below is the result of your feedback form. It was submitted by
(wrobinson04@Comcast.net) on Tuesday, March 27, 2007 at 11:07:17
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email: wrobinson04@Comcast.net

Contact: Sanchez OMalley Benton Winter Cadigan Heinrich Mayer Loy Harris

First_Name: (William) Bill

Last_Name: Robinson

Address_Line_1: 7204 Calle Montana, NE

City: Albuquerque

State: NM

Zip: 87113

Phone_Number: 505 883-1242

Subject: Wal-Mart Supercenter, Osuna and Vista Del Norte Road

Message: RE: Case #1001150
Wal-Mart Supercenter â Osuna & Vista Del Norte
Application #06EPC -- 00624,00625

To: Ms Debbie Oâ Malley
CC: Ken Sanchez, Isaac Benton, Brad Winter, Michael Cadigan, Martin Heinrich, Sally Mayer, Craig Loy, Don Harris and EOC Chairman Jeffrey Jesionowski, et al

Ms. O'Malley, Pres. and Councilors:

As a resident of the Vista Del Norte subdivision, residing at 7204 Calle Montana, NE, I am writing to air my familyâ s concern regarding the development of the 22-acre situs located at Osuna and Vista Del Norte.

When we decided to purchase a lot in this subdivision and build our retirement home thereon, we were attracted to the area because we were promised that a strip center would be located on the land in question. The retail center, we were told, would be anchored by a grocery store and contain retail establishments like a coffee shop, cafÃ©, dry cleaners, possibly a small bakery, etcetera.

Instead, it would appear that a mega mart is slated to go in on that parcel of land. My concerns include:

1. The VDN subdivision has ONLY two entrances, Osuna on the south and El Pueblo on the north. The latter is almost entirely useless during rush hour traffic because one must cross Jeffersonâ s traffic â without a traffic light. In the event of a major collision at either entrance, the areaâ s residents would he trapped!

Without a shopping center at the Osuna site, emergency egress from our neighborhood is potentially limited. In the unlikely, but still possible event of a major catastrophe requiring evacuation of homes, a major retail giant allowed to be built there, would be a deadly combination for residents trying to flee the area. The ramifications of dealing with 15,000 additional cars in our residential neighborhood is an abomination of our right to privacy in our own neighborhood!

2. Primary access to the retail site is off of Vista Del Norte Drive and not off of Osuna! What a mess this will be for residents trying to get home!
3. They (Wal-Mart) want parking for over 900 cars!!!!! This is ludicrous; we, the residents and our children will have to breathe the emissions from all those cars!
4. Liquor is to be sold on the premises: There is a church across the street and a school bus stop just feet away! Has M.A.D.D. accomplished nothing in this state?
5. Their garden center will stock pesticides and contaminants â again, who is affected by spills? We are!
6. We do not want or need a store that will operate 24/7! We are a residential neighborhood, not an industrial center! Residents want, need and deserve their rest.
7. I am most concerned that with our all too limited exits that they will be over burdened by Wal-Mart shoppers â checking outâ the neighborhood. This will create an even bigger traffic problem.
8. It is unimaginable that on our little narrow entry street, Vista Del Norte Drive, that it will have semi- trucks coming through!
9. The proposed building will be immediately next to private condominium homes and directly across the street from new single-family homes. The lights and noise will be intolerable for the home owners.
10. If there is not enough congestion added to our neighborhood, the planners are talking about adding multi-family buildings on the remainder of the land!!!!!!!
11. We cannot tolerate an additional 15,000 cars per day at our intersection of Vista Del Norte Drive and Osuna Road. The traffic at this intersection is bad now, impossible if building is allowed to take place. Remember, the majority of the almost 1600 homes enter and exit through this intersection!
12. We want and we deserve a neighborhood store â as we were promised!

HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; U; PPC Mac OS X; en-us) AppleWebKit/418.9.1 (KHTML, like Gecko) Safari/419.3

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Tuesday, March 27, 2007 1:16 PM
To: Shumsky, Stephanie E.
Subject: FW: Case 1001150 Wal-Mart Supercenter - Osuna & Vista Del Norte

-----Original Message-----
From: barbara@livinghopeabq.org [mailto:barbara@livinghopeabq.org]
Sent: Tuesday, March 27, 2007 12:45 PM
To: Aledo, Milagros C.
Cc: Benavidez, Javier R.
Subject: Case 1001150 Wal-Mart Supercenter - Osuna & Vista Del Norte

Re: Wal Mart's application to build a Super Center on the corner of Osuna and Vista Del Norte.

As Homeowners in this development we strongly oppose ANY 24 hour Wal-Mart being built in our neighborhood. This is not what we were promised, it is not a suitable development for our neighborhood (It is UGLY and a misfit architecturally) and the roads were not built to handle the kind of traffic they believe will come our way.

Our neighborhood is quiet, upscale, new, peaceful and relatively crime free. We want to keep it that way. Having a 24 hour Wal-Mart that seels liquor and GUNS does not seem like a terribly sensible thing to do!!!

MONEY isn't everything. Sometimes we must sacrifice what may seem like an economically good decision for the benefit & TRUE good of our community.

Please do not be persuaded by outsiders as to what is best for your citizens. Listen to the people who LIVE HERE! Thank you

Steve and Barbara Williams
7109 Calle Montana NE
Albuquerque, NM 87113

City of Albuquerque
City Council
P.O Box 1293, Room 9087
Albuquerque NM, 87103

Phone: (505) 768-3100
Fax: (505) 768-3227

Website:
www.cabq.gov/council

President
Debbie O'Malley
District 2
domalley@cabq.gov

Vice-President
Sally Mayer
District 7
smayer@cabq.gov

Ken Sanchez
District 1
kensanchez@cabq.gov

Isaac Benton
District 3
ibenton@cabq.gov

Brad Winter
District 4
bwinter@cabq.gov

Michael Cadigan
District 5
mcadigan@cabq.gov

Martin Heinrich
District 6
mheinrich@cabq.gov

Craig Loy
District 8
cloy@cabq.gov

Don Harris
District 9
dharris@cabq.gov

Laura Mason
Director
lmason@cabq.gov

FOR IMMEDIATE RELEASE
March 28, 2007
Contact: Council President Debbie O'Malley
(505) 768-3159

City Council President Debbie O'Malley announced this morning that she will introduce legislation for immediate action at Wednesday's (April 4) City Council Meeting to acquire all or part of the Vista del Norte site for future balloon landings and soccer fields.

"There are sufficient existing capital funds to acquire this site quickly without expending new dollars," said President O'Malley. "It's simply a matter of priorities."

O'Malley goes on to say, "I have heard loud and clear from the Vista del Norte Neighborhood and from the Balloon Fiesta Park representatives that the future of the Albuquerque Balloon Fiesta is in serious trouble if we cannot secure a sizeable site in the area for balloon landings—and the Vista del Norte site fits the bill."

"We need to get our priorities straight at this facility (Balloon Fiesta)", said Councilor Cadigan. "First, we need to ensure that the balloons are there every year, and then we need to get the basics in place, such as simple infrastructure and permanent restrooms."

Councilor Harris adds, "The whole point of the Fiesta is to see the balloons on a crisp October morning against the beautiful backdrop of our City. We don't need to build any unnecessary amenities. We need decent restroom facilities, and a place to get a good burrito."

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Shumsky, Stephanie E.

From: Mike Holroyd [mfh@jchinc.com]
Sent: Wednesday, March 28, 2007 11:25 AM
To: Shumsky, Stephanie E.
Subject: Traffic concerns at Osuna / Vista del Norte Wal-Mart

Hello Stephanie,

At last night's meeting regarding concerns about the proposed Wal-Mart , Ron Bohannon representing Tierra West briefly discussed the traffic flow into Wal-Mart. He sees no problems or grid lock whatsoever.

I don't think the traffic flow has been adequately studied, addressed, simulated
or experienced.

The developer proposes that the main entrance to the store will be on Osuna Road.
For traffic headed west on Osuna, there will be an additional lane for those entering Wal-Mart.
I envision west bound traffic that want to exit onto Vista del Norte has having to weave through the traffic exiting from Wal-Mart heading west onto Osuna.

For those vehicles travelling east on Osuna that want to turn into this entrance,
they will have to negotiate the west bound trafffic already on Osuna as well as
the traffic exiting from Wal-Mart that want to go east.
For those leaving Wal-Mart and wanting to go east, they will have problems.

I expect the east Wal-Mart traffic to end up using the secondary entrance on Vista del Norte so that they can take advantage of the traffic light and get across Osuna
and then travel east. This will add to the congestion that can develop at this exit
which is also the entrance / exit for the Desert Springs Church. Last night I witnessed a minor fender bender / car bumping another without damage at this spot.

I work off of Osuna and Academy Parkway just east of Chappelle. A light was installed
at Academy Parkway and Osuna after years of petitions to the city. The problem was
that we couldn't get out of the business parkway and cross Osuna during peak hours.
Turning north onto Academy Parkway from Osuna during peak hours now requires waiting
for the light to turn red and running the light.

I walk from my home in the Vista del Norte community to work. Along parts of Osuna between
Washington and Vista del Norte, there are no sidewalks.

When I'm walking and have to cross the proposed Wal-Mart entrance / exit, I expect a large
number of drivers to not even notice me.

These are my concerns about the increase in traffic in this proposed development.

Thank you,

Mike Holroyd

Shumsky, Stephanie E.

From: Rod Crawley [rcrawley@amerind-corp.org]

Sent: Wednesday, March 28, 2007 11:56 AM

To: Scott Appelman; Tania Armenta; Dale Lockett; Joni O. Thompson; Paul Smith; Gary.Bennett@ryleywest.com; Bruce@jrhale.com; SWent999@aol.com; Rod Crawley (Alt); johndrice@comcast.net

Cc: Chavez, Martin J.; Perlman, Bruce J.

Subject: Keep the Balloons Flying!

Keeping Albuquerque the "Balloon Capitol of the World" will ultimately reflect our City Leaders vision of the future while protecting what we already have. A lot of us will be gone in 50 years and it will be nice to know our City took action to ensure our children and grandchildren will have the opportunity to enjoy the spectrum of color the fiesta brings to our skies.

The Fiesta creates new friends among perfect strangers. It is truly a family event enjoyed by both young and old.

The amenities of the Balloon Fiesta Park are not photographed; it is the hundreds of balloons filling the skies with shape and color that keep the shutters clicking for 10 full days.

Our Children and Grandchildren will be thanking everyone who fought to save the Fiesta for years to come.

Thanks Everyone.
Rod Crawley
VDN Alliance

Shumsky, Stephanie E.

From: Rebecca Hilliard [rebcahil@earthlink.net]

Sent: Wednesday, March 28, 2007 12:26 PM

To: Shumsky, Stephanie E.; Chavez, Martin J.

Cc: vistadelnortealliance@yahoo.com

Subject: Project #1001150, 06EPC-00624 NS 00625: WAL-MART Big Box Scale Proposal at Corner of Vista del Norte and Osuna

Albuquerque EPC
C/O Stephanie Shumsky
600 Second Street NW
Albuquerque, NM 87102

Dear Mayor Chavez and Ms. Shumsky:

I attended last night's facilitated meeting regarding the above proposed Wal-Mart project and as a resident of Vista del Norte, I want to be on record that I am totally opposed to its construction in our neighborhood at Vista del Norte and Osuna for the following reasons:

1) Our Property Values will Decrease

2) Crime will Rise in our Neighborhoods

3) Air, Traffic and Noise Pollution will Increase even more on Osuna between Edith and I25

4) When I bought my new home in Vista del Norte, I moved here for the promises that were sold to me by the developer and the builder for a clean, safe quality of life in a family neighborhood and not for an over-developed, commercially gridlocked, high crime area.

5) Lastly, it did not occur to me until last night how this development will negatively impact the International Balloon Fiesta.

I am therefore asking the EPC to protect us... our neighborhood, our City and our beloved Balloon Fiesta from overdevelopment and the corporate greed as demonstrated by Wal-Mart's lack of regard for the Community by permanently rejecting this proposed project.

Respectfully,

Rebecca Hilliard
1404 Stone Canyon Road NE
Albuquerque, NM 87113

Shumsky, Stephanie E.

From: SWent999@aol.com
Sent: Wednesday, March 28, 2007 12:09 PM
To: undisclosed-recipients
Subject: Fwd: Councilor Fights to Save Balloon Fiesta - Press conference at 2pm today!

Hi,

I know that some of you have received information about the news conference already.

I think it is wonderful that Councilor O'Malley has shown the courage and leadership needed to take on the critical issue of balloon landing zones in a positive and forthright manner. I am very proud that we have a Councilor and City Council that will step up and deal with the issues at hand for the good of the entire community.

It was demonstrated at a meeting last night (over 500 in attendance) that the adjacent community enthusiastically supports the property at Osuna and Vista del Norte being developed into fields for balloon landing zones and into recreational fields for the youth of Albuquerque. Both uses will benefit Albuquerque far into the future and should be considered high priorities.

It would be great gesture if you could attend this news conference to show support.

Thanks,
Steve Wentworth
897-30522

AOL now offers free email to everyone. Find out more about what's free from AOL at **AOL.com**.

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Wednesday, March 28, 2007 10:00 AM
To: Shumsky, Stephanie E.
Subject: FW: Community Concerns

From: Jose Cabrera [mailto:info@ExitYourHome.com]
Sent: Wednesday, March 28, 2007 10:58 AM
To: Jose Cabrera
Subject: Community Concerns

Hi, I am a resident of the Vista Del Norte Subdivision at 1309 Villa Chamisa NE Albuquerque NM 87113. I am sure you have been receiving multiple letters and emails concerning the proposed Wal-Mart development on the NE corner of Vista Del Norte and Osuna. It has been brought to our attention that Wal-Mart plans to move forward and submit Phase 1 to the planning department which is a 122,000 square foot Big Box.

I am very concerned about a Wal-Mart being given permission to build at this sight. I ask you to please take time to visit this area so you may see what a horrible location this would be for such an enormous structure. The Vista Del Norte Alliance, which represents the residents of our subdivision, has approached the subject of our neighborhood being okay with the building of a Wal-Mart's Neighborhood Market. This is a smaller, 75,000 square foot building, with hours of operation from 6:00am until 12:00pm. Wal-Mart has declined our proposal and insists that our neighborhood needs a super center, yet if Wal-Mart was to ask the residents personally, they would clearly respond with a **NO**.

Our community was promised a mixed use development, not a regional scale Big Box. Furthermore, we have a SAM's club (also owned by Wal-Mart) and a Costco within 5 minutes of our community. I think our community is more than generous allowing for a smaller Neighborhood Wal-Mart.

Wal-Mart Supercenters are not suitable to be built within neighborhoods. Keep in mind that Wal-Mart sells guns, alcohol, brings in tons of traffic, are a 24/7 operation, bring in trucks for loading, hoards of litter, noise, crime, etc. If you visit any Wal-Mart in any part of town I am certain you'll agree that you would not want such a structure built next to your home. As a Realtor and a resident, I keep up with market trends around Albuquerque. I have already seen the impact of a proposed Wal-Mart. Many clients whom I have taken into the community have decided against homes in Vista del Norte solely because of the chance of a Wal-Mart being built here. I fear the economic impact and home values would negatively suffer.

Please do not allow Wal-Mart into our community. I invite you to visit and see what a beautiful community we have. Do not allow the profits of one company to negatively impact the lives of hundreds of residences.

Thank you very much for your time.

Jose Cabrera
Associate Broker / Realtor
(505) 401-8317

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Wednesday, March 28, 2007 9:01 AM
To: Shumsky, Stephanie E.
Subject: FW: Case #1001150

From: Erin M [mailto:e_malia007@yahoo.com]
Sent: Tuesday, March 27, 2007 9:07 PM
To: ksanchez@cabq.gov; Shair-Rosenfield, Kara; Trujeque, Diana L.; Aledo, Milagros C.; Benavidez, Javier R.; Montano, Gilbert A.; McCan, Michael L.; Patten-Quintana, Lorena
Subject: Case #1001150

TO:
Ken Sanchez, District 1 768-3183
Debbie O'Malley, President, District 2 768-3159
Issac Benton, District 3 768-3186
Brad Winter, District 4 768-3101
Michael J. Cadigan, District 5 768-3189
Marin Heinrich, District 6 768-3152
Sally Mayer, District 7 768-3136
Craig Loy, District 8 768-3106
Don Harris, District 9 768-3123

I would like to express my feelings that I am **AGAINST** the new proposed Wal-Mart at Osuna and Vista del Norte for a few of the reasons below:

1. The entrance to our neighborhood is already jammed everyday, even without a WalMart. We can't imagine what the traffic will be like with a Supercenter located there. Walmart said they conducted traffic studies, but we've learned that they conducted them at sometime between 11PM and 2AM. There's no way that Osuna can handle that kind of traffic. (Much less Vista Del Norte running through our neighborhood)

2. This subdivision was promised a strip type mall that would encompass many different retail shops, not a super Wal-Mart. Should I have know this I would NEVER have bought a house here.

3. It's a proven fact that areas in which Walmarts operate have a higher crime rate. The last thing a new neighborhood with young families needs is a bunch of thugs running around.

4. The last I heard, Albuquerque has the most Walmarts/population ratio of anywhere in the country. Is another Walmart necessary? Especially in that location?

5. Walmart is consistently under the microscope for underpaying its employees, sex discrimination, and having its employees take advantage of free medical programs that we all end up paying for.

6. A high percentage (I mean a ton) of balloons from the Albuquerque International Balloon Fiesta land in that field. Many pilots have commented that they're running out of areas to land and have

reservations about participating in future fiestas. Apparently Walmart will not allow this to take place.

7. Walmart could care less about you and me.

There's a million more. I could go on forever.

Thanks,
Erin Ingersoll
home owner in the VDN subdivision
7628 Calle Armonia NE

Don't pick lemons.
See all the new 2007 cars at Yahoo! Autos.

Never miss an email again!
Yahoo! Toolbar alerts you the instant new Mail arrives. Check it out.

Shumsky, Stephanie E.

From: SWent999@aol.com

Sent: Wednesday, March 28, 2007 8:46 PM

To: amerrod@yahoo.com; jchavez@bhinc.com; FHARSANY@comcast.net; gfrey69@comcast.net; Gregory_Frey@gap.com; sybilhickie@yahoo.com; rhix5@comcast.net; kglasgow@comcast.net; Lauri.A.Ebel@wellsfargo.com; lnhix@comcast.net; pm2tall@comcast.net; vpraigoza@msn.com; Shumsky, Stephanie E.; trujilloabqbc@att.net

Subject: Tribune article 3-28-07 - Vista del Norte

O'Malley wants city to buy North Valley Wal-Mart site

Bill calls for spending $6.1 million to buy land and turn it into soccer fields and balloon landing zone

By Peter Rice (Contact)
Wednesday, March 28, 2007

City Council President Debbie O'Malley today introduced a plan for the city to buy a North Valley site where Wal-Mart hopes to build a store, and instead preserve it as a hot air balloon landing zone.

O'Malley, joined by fellow councilors Isaac Benton and Don Harris, said the council next Wednesday will take action on the bill which would authorize spending $6.1 million to buy the 22-acre site on the northeast corner of Osuna Road and Vista del Norte Drive Northeast.

The plan calls for using the land for soccer fields and as a balloon landing zone, O'Malley said.

"It's very important to get this site off the market," O'Malley said today. "This is an opportunity we can not pass up."

Wal-Mart has the option to buy the land, and the Bentonville, Ark., company has been planning to build a store there. But that plan has generated opposition from neighborhood groups, particularly those who live in the nearby Vista del Norte neighborhood who have expressed concerns about noise and traffic the store might cause.

On Sunday, the neighborhood groups - including the Vista del Norte Alliance and the Alameda North Valley Association - held a news conference where they were joined by area balloonists, who said the city's continued growth is eating up the remaining available landing sites.

The North Valley land, the balloonists said, is a common landing zone.

O'Malley's plan would take $4.45 million from a fund designated for improvements at Balloon Fiesta Park and $1.65 million from a fund used to acquire open space.

If the bill is passed, but the city is unable to purchase the land, the bill gives Mayor Martin Chavez the authority to condemn the property, O'Malley said.

Chavez also has discussed plans for purchasing balloon sites.

His $500 million proposed operating budget, which is to be presented to councilors Friday, includes $1.5 million to purchase balloon landing zones.

See what's free at AOL.com

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Thursday, March 29, 2007 9:16 AM
To: Shumsky, Stephanie E.
Subject: FW: Vista del Norte Wal-Mart proposal

From: Bunch, Mary [mailto:mary.bunch@jostens.com]
Sent: Wednesday, March 28, 2007 5:19 PM
To: Romero, Elaine T.; Sanchez-Pare, Kelly; Shair-Rosenfield, Kara; Aledo, Milagros C.; Benavidez, Javier R.; Montano, Gilbert A.; Montano, Gilbert A.; McCan, Michael L.; Patten-Quintana, Lorena
Subject: Vista del Norte Wal-Mart proposal

Dear City Councilors –

After attending last night's meeting about the proposed Wal-Mart in the Vista del Norte subdivision, I realized that this is something that impacts not just my neighborhood, but my city.

There are so many concerns that solely affect this neighborhood; crime, traffic, liquor sales, and the list goes on. But there is a bigger issue here. Why are we so quick to always give big money Wal-Mart what they want? Why not keep the land as open space, parks and rec facilities, soccer fields, and a balloon landing spot? Why do we have to fill every square inch of empty land in our city?

We are a city that is growing in very positive ways. It's exciting living here with the possibilities and opportunities that are coming to our city every day. The new jobs and the new industries are ones that come to great cities. Don't make us a Wal-Mart town – we don't have to do what Wal-Mart wants. We can have clean safe neighborhoods, we can have lots of parks and places for kids to play both organized sports and for them to play just as kids play on their own.

This is my city – I have faith that Albuquerque is going to continue to grow and be recognized for the great place that it is. But if the city bows every time Wal-Mart feels like they need to expand, then we won't become that great city or that city where big industry and high tech jobs will want their people to move to. Don't let Wal-Mart spoil the beautiful, safe, quiet, neighborhood that is Vista del Norte.

Mary Bunch
Jostens Yearbooks
mary.bunch@jostens.com
1212 Diamondback Dr. NE | Albuquerque, NM 87113
☎ 505.332.3124 | cell: 505.850.MARY (6279)

"What is success? To laugh often and much . . . To know even one life has breathed easier

Shumsky, Stephanie E.

From: SWent999@aol.com

Sent: Thursday, March 29, 2007 7:31 AM

To: trujilloabqbc@att.net; vistadelnortealliance@yahoo.com; jchavez@bhinc.com; sybilhickie@yahoo.com; sue31554@yahoo.com; vpraigoza@msn.com; Martinez, Joe B.; hessb73@hotmail.com; Shumsky, Stephanie E.; newmexdan@comcast.net; rhix5@comcast.net; lvigil9@comcast.net; warewl@comcast.net; rcrawley@amerind-corp.org; cynthiao@earthlink.net; adler789@aol.com; FHARSANY@comcast.net; vdn-alliance@comcast.net; Gregory_Frey@gap.com; lnhix@comcast.net; l.sedillo-white@att.net; jonleegal@comcast.net; rdmmoore@webtv.net; info@vdnalliance.org; deflon@msn.com; SWent999@aol.com; jerry303@comcast.net; pm2tall@comcast.net; jimostlie2@comcast.net; amerrod@yahoo.com; gfrey69@comcast.net; cmccoy@state.nm.us; tazwilhite@yahoo.com; Lauri.A.Ebel@wellsfargo.com; kglasgow@comcast.net

Subject: Plan Has $6.1M For Osuna Buy

URL: http://www.abqjournal.com/news/metro/550405metro03-29-07.htm
Thursday, March 29, 2007

Plan Has $6.1M For Osuna Buy

By Rory McClannahan
Journal Staff Writer

An Albuquerque city councilor is one-upping the mayor's support for buying a 22-acre tract for a popular hot-air balloon landing site that also happens to be the location of a proposed Wal-Mart Supercenter.

Councilor Debbie O'Malley announced Wednesday she is proposing a resolution that will dedicate $6.1 million in balloon park and open space acquisition bond money to buying the site on Osuna NE. It would be used as a hot-air balloon landing site and possible recreation fields, O'Malley said.

"It is very important to get this site off the market," she said. "It is important to the future of the balloon fiesta."

On Monday, Mayor Martin Chávez announced he was attaching a $1.5 million request to his 2007-2008 proposed operational budget to buy land at the site for balloon landings.

According to Bernalillo County Assessor records, the tract is valued at $3.6 million. O'Malley said Wednesday she put $6.1 million in her resolution to give the city some flexibility in negotiating for the property, which is owned by Vista del Norte Development LLC of Tucson. That company's local representative did not return phone calls Wednesday seeking comment.

Wal-Mart officials, however, said Wednesday the company intends to move forward with its plans. A site development plan is scheduled to be considered by the city's Environmental Planning Commission on May 1.

The company had proposed last May to build a 184,000-square foot Supercenter on the property and a second retail pad site of about 4,000 square feet. That plan has been deferred several times at Wal-Mart's request to try to work out a compromise with neighbors who oppose the development.

Wal-Mart recently reduced the planned size of the store to 126,000 square feet and added three retail pad sites totaling more than 34,000 square feet. The company said it also would set aside 3.8 acres on the site for three years to give the city or a neighborhood group the opportunity to buy it for a park.

Glen Wilkins, a spokesman for Wal-Mart, said Wednesday the company has worked hard with neighbors to find a compromise and is sorry to hear of the mayor's and O'Malley's proposals.

However, he pointed out the city has several balloon landing sites it has targeted for purchase.

"I'm interested as to why this particular tract is now so important to the city for a landing site," Wilkins said.

When asked if he felt the land was being targeted for purchase because of Wal-Mart's proposal, Wilkins said, "You can draw your own conclusions."

Fiesta officials pleased

Officials with the Albuquerque International Balloon Fiesta were in a good mood Wednesday after O'Malley announced her proposal at a news conference. Balloon pilots contend the site is ideal for landings because it is directly south of the balloon field.

"I'd say more than half of the balloons land here on calm days," said Scott Appelman, president of Rainbow Ryders, which provides balloon rides from the park during the fiesta.

"This goes a long way toward showing the city's commitment to the balloon fiesta."

O'Malley's proposal, which she said she will introduce to the council on April 4, calls for transferring more than $4.45 million approved by voters in 2005 for improvements to Balloon Fiesta Park and more than $1.65 million set aside for open space land acquisition.

O'Malley characterized the transfers as "borrowing" the money for an urgent need.

Chávez said Wednesday he supports O'Malley's resolution, but would not support transferring money from the balloon park.

"I will not agree to raid monies already set aside by the voters for the balloon park," Chávez said. "I think we can find the money elsewhere."

One suggestion he came up with was taking money from a $9 million jail fund.

"I think we can make this happen, I just don't support taking money from something the voters have already approved," Chávez said.

'A very good day'

O'Malley has at least four members of the nine-member council in agreement with the proposal. Councilors Isaac Benton and Don Harris were at O'Malley's news conference to show support. Councilor Michael Cadigan said he supports the proposal. Councilors Brad Winter and Martin Heinrich were unavailable for comment.

Councilors Ken Sanchez and Craig Loy both said they have strong concerns about the proposal.

Still, it was a happy day for residents of the Vista del Norte neighborhood who oppose the giant store.

"It's a very good day for the city, the state and the country," said Rod Crawley, president of the Vista del Norte Alliance. "Not only will this be a great recreation area, but we also proved that a small neighborhood could stop a large development."

Crawley said the 11 months the neighborhood association has spent fighting the proposal has been about the size of the development, not who was building it.

"This has never been about Wal-Mart. This was about a store that is too large for this area and the impact it would have on traffic and safety," Crawley said.

See what's free at AOL.com.

Shumsky, Stephanie E.

From: Michael Brigg [mbrigg@salud.unm.edu]
Sent: Thursday, March 29, 2007 7:04 AM
To: Shumsky, Stephanie E.
Subject: Regarding proposed Wal-Mart at Osuna and Vista del Norte

Dear Members of the EPC,

I am a resident of Rancho Mirage Condominiums at 6800 Vista del Norte. I would like to tell you of my opposition to the proposed Wal-Mart. When I chose to buy my condo, I was told that a neighborhood-size area of shops were going to be put in place, primarily of a "Mom-and-Pop" variety. A Wal-Mart Supercenter is in no way, shape, or form a neighborhood store.

The increased traffic, crime, and noise will destroy this neighborhood. Residents will no longer be able to cross Vista del Norte while jogging, walking, or riding their bicycles. The gridlock will make it impossible to exit this area in a timely manner. At the facilitated meeting on Mar 28, there were statement to the fact that gridlock is not achieved and could not be achieved with the Wal-Mart. Trying to leave for work at 7:30 AM on weekdays, or catching Calvary Church as it finishes services would dictate otherwise. The Calvary Church situation is tolerable because it is a good neighbor, and the traffic woes are during Sunday morning, a relatively light traffic time. A Calvary style gridlock would be a permanent fixture if the Wal-Mart is built as planned.

The environmental impact of trash, litter, and chemicals from its garden section would be disastrous for this neighborhood.

I am still mystified why Wal-Mart wants to build in a residential area. I personally have no problem with Wal-Mart. Many of the local Supercenters are located in an industrial/commercial area.

I have noticed that there is a Sam's Club at Renaissance, which rarely has a full parking lot. If Wal-Mart is so concerned about having a regional store in the North Valley, such a place would be an excellent alternative. It is already in an area that was designed for commercial endeavor.

Please, do the right thing and deny Wal-Mart's application for a Supercenter in our neighborhood.

I would also like to thank you for sending Ms. Shumsky to our meeting. One of Albuquerque's attributes is that its public servants are receptive to our concerns.

Sincerely,

Michael T. Brigg, M.D.
Resident of the Vista del Norte neighborhood

MARTIN J. CHÁVEZ

2004 Galaldon NW
Albuquerque, NM
87104

March 29, 2007

Jeff Jesionowski, EPC Chair
c/o Planning Department
600 Second Street NW 3rd Floor
Albuquerque NM 87102

RE: EPC Project #1001150 (Vista del Norte Wal-Mart)

Dear Chair Jesionowski,

I generally do not comment on specific development proposals and the decision-making process of the Environmental Planning Commission. But after careful consideration of relevant issues and conditions in the area, I am compelled as a citizen of this community to state my opposition to the proposed, large retail facility at the intersection of Osuna Road NE and Vista del Norte.

I strongly support economic development in our city, but the proposed development at this location is of such a large scale that the adjacent roadways and transportation system is not adequate to support it.

The Vista del Norte neighborhood would bear the entire burden of the traffic, noise and other effects that accompany retail developments of this scale. This conflicts with key Comprehensive Plan and North Valley Area Plan Goals and policies. I do not believe it is possible to design a "big box" retail facility in this location that will not generate unacceptable adverse affects on this existing neighborhood.

Thank you for your consideration.

Sincerely,

Martin J. Chávez

March 30, 2007

Case # 1001150
Wal-Mart Supercenter-Osuna $ Vista Del Norte
Application # 06EPC-00624, 00625

Good afternoon ~~Councilors~~ Chairman,

We are residents of Vista Del Norte, in Rancho Mirage. My husband and I live on the farthest east row, Diversion Channel side, on the southernmost corner of our particular row. We are not next to the wall that separates the vacant lot, however we are next to the walking/biking trail that would be the closest access from a WalMart for a walking population.

We are opposed to a Wal-Mart Supercenter because the "big box" clientele, traffic, trash, lack of security sufficient for a 24 hour store such as we know is provided by WalMart, crime (liquor sales across the street from a Church?) and the questionable media products that are sold at an establishment such as WalMart.

We have 3 boys who love to ride their bikes with us and we are very concerned about the traffic and crime that would undoubtedly ensue with a very large 24 hour WalMart Supercenter.

We have been considering purchasing a home elsewhere in light of the WalMart proposal. That is unfortunate, because we love it here. The view we have of the mountains, the access to the Diversion Channel bike trail, the beautifully landscaped neighborhood, the little crime, the park now being built by us, the neighbors walking, many with children and dogs, the little traffic, access to the highway, businesses, stores (which is somewhat limited here as opposed to some other neighborhoods), churches, restaurants, rural community located so closely to us in the west (charming to say the least) and the way this community works together, etc...

We are most certainly in love with the Balloons. Waking up in the morning to the sound of the gas and a shadow moving across our windows is just the tip of the iceberg of joy that we have experience living in this neighborhood in such close proximity to the Balloon Fiesta Park. We love the balloons. We are so proud that they have a place close to us, a large place, in the flight path, to land in and take off from. It is a safe place (besides the goat heads). That is one of our favorite things about this place.

Please, do everything you can to preserve the safe place for balloons to land in, not to mention the smallness and good neighborliness that we moved here for.

We have a suggestion, as well. Consider asking Sunflower Market to purchase a small portion of the land (if it is not all used for balloons, which would be fine with us if it is) for use as a very small market with reasonable hours. They would thrive, the community would love it, and I can't think of another-not so "big box" store to be located somewhere on that lot. I actually have called their regional office in Phoenix to speak with someone about it in the past. They would likely respond more readily to one of you.

Thank you for hearing us and valuing our concerns, taking on a giant (reminds me of David and Goliath), thinking clearly about the bigger picture of what this community and city needs, and not being afraid to speak.

We also believe that it is OK to take money from balloon fiesta park funds to provide a safe place in the flight path for balloons to land. Mayor Martin Chavez is right on in many of his views, in my opinion, however I think this is a reasonable request. Perhaps he will change his mind.

Thank you for your time and attention and for your service to our community.

Sincerely and with warmest regards,
Bonnie and David Murphy
6800 Vista Del Norte NE # 2524
Albuquerque, NM 87113
Ph#s- 264-2401 or 270-3323

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Friday, March 30, 2007 2:16 PM
To: Shumsky, Stephanie E.
Subject: FW: WalMart Supercenter

From: Bonnie Murphy [mailto:bonniej146@yahoo.com]
Sent: Friday, March 30, 2007 12:34 PM
To: Shair-Rosenfield, Kara; Aledo, Milagros C.; Patten-Quintana, Lorena; Benavidez, Javier R.; McCan, Michael L.; Debbie O'Malley; Montano, Gilbert A.; Romero, Elaine T.; Trujeque, Diana L.
Subject: WalMart Supercenter

Case # 1001150
Wal-Mart Supercenter-Osuna S Vista Del Norte
Application # 06EPC-00624, 00625

Good afternoon Councilors,

We are residents of Vista Del Norte, in Rancho Mirage. My husband and I live on the farthest east row, Diversion Channel side, on the southernmost corner of our particular row. We are not next to the wall that separates the vacant lot, however we are next to the walking/biking trail that would be the closest access from a WalMart for a walking population.

We are opposed to a Wal-Mart Supercenter because the "big box" clientele, traffic, trash, lack of security sufficient for a 24 hour store such as we know is provided by WalMart, crime (liquor sales across the street from a Church?) and the questionable media products that are sold at an establishment such as WalMart.

We have 3 boys who love to ride their bikes with us and we are very concerned about the traffic and crime that would undoubtedly ensue with a very large 24 hour WalMart Supercenter.

We have been considering purchasing a home elsewhere in light of the WalMart proposal. That is unfortunate, because we love it here. The view we have of the mountains, the access to the Diversion Channel bike trail, the beautifully landscaped neighborhood, the little crime, the park now being built by us, the neighbors walking, many with children and dogs, the little traffic, access to the highway, businesses, stores (which is somewhat limited here as opposed to some other neighborhoods), churches, restaurants, rural community located so closely to us in the west (charming to say the least) and the way this community works together, etc...

We are most certainly in love with the Balloons. Waking up in the morning to the sound of the gas and a shadow moving across our windows is just the tip of the iceberg of joy that we have experience living in this neighborhood in such close proximity to the Balloon Fiesta Park. We love the balloons. We are so proud that they have a place close to us, a large place, in the flight path, to land in and take off from. It is a safe place (besides the goat heads). That is one of our favorite things about this place.

Please, do everything you can to preserve the safe place for balloons to land in, not to mention the smallness and good neighborliness that we moved here for.

We have a suggestion, as well. Consider asking Sunflower Market to purchase a small portion of the land (if it is not all used for balloons, which would be fine with us if it is) for use as a very small market with reasonable hours. They would thrive, the community would love it, and I can't think of another-not so "big box" store to be located somewhere on that lot. I actually have called their regional office in Phoenix to speak with someone about it in the past. They would likely respond more readily to one of you.

Thank you for hearing us and valuing our concerns, taking on a giant (reminds me of David and Goliath), thinking clearly about the bigger picture of what this community and city needs, and not being afraid to speak.

We also believe that it is OK to take money from balloon fiesta park funds to provide a safe place in the flight path for balloons to land. Mayor Martin Chavez is right on in many of his views, in my opinion, however I think this is a reasonable request. Perhaps he will change his mind.

Thank you for your time and attention and for your service to our community.

Sincerely and with warmest regards,
Bonnie and David Murphy

"Therefore we do not lose heart.
Though outwardly we are wasting away,
yet inwardly we are being renewed day by day."

2 Corinthians 4:16

No need to miss a message. Get email on-the-go
with Yahoo! Mail for Mobile. Get started.

Shumsky, Stephanie E.

From: leslierechner@comcast.net
Sent: Friday, March 30, 2007 7:36 PM
To: Shumsky, Stephanie E.
Subject: Help

Pleeeeeeeeeeeeeeeeeeeeeeeeease spare the citizens of Albuquerque.
Haven't we had enough?. Another WALMART? Give us a break!!
Is that really what NM neeeeeeeeeeeeds?
Where are the priorities of our state?
I am Disgusted and Outraged at the proposal of a new Walmart
at Vista Del Norte and Osuna!!!!!!!!!!1
You can be assured this will not happen without a fight.
Please reconsider the options. We are soo Walmart satuarated and
building yet another Walmart does nothing but promote the
Super Size Mentality that has become a Cancer in our society.
Leslie Rechner, citzen of Albuquerque
678 BlackHawk Drive NE
ABQ, NM 87122
505-710-7143

Shumsky, Stephanie E.

From: rebsul@aol.com
Sent: Saturday, March 31, 2007 7:12 AM
To: Shumsky, Stephanie E.
Subject: WAL MART Opposition

From: rebsul@aol.com
To: Sschumsky@cabq.gov
Sent: Thu, 29 Mar 2007 10:36 AM
Subject: WAL MART Opposition

Dear Ms. Schumsky:

I am writing to add my name to fight the construction of a new Wal Mart

I oppose a NEW Wal Mart at Osuna/Vista Del Norte.
Among them...here are my

Major concerns:

1. Primary access to retail site is off of Vista Del Norte Drive (VDN)
2. The total improvements to the site are still approximately 200,000 sf
3. Parking spaces still for over 900 cars
4. Liquor sales on the premises
5. Sale of pesticides and contaminants in the garden center
6. Store is 24/7/365
7. Traffic cutting through neighborhood
8. Semi truck traffic on VDN at light on Osuna
9. Big Box building will be in close proxminity to privately owned Condos with a lack of proper buffering from the noise of the sem trucks unloading and halogen commercial lighting on the entrire site
10. Traffic stufy indicates approximately 15,000 plus cars a day.
11. Residents of VDN were promised a neighborhood shopping center. Super Walmart does not qualify as such.
12. Balloonist will lose a critical landing site. Will impact balloon fiesta. Balloon fiesta officials are concerned and behind this opposition to Walmart too.

I would also like to point out the increase in crime areas surrounding the existence of these stores experience.
Please keep our neighborhoods safe.
Thank you for your attention to my concerns.

Rebecca F. Sullivan, MBA
"Slaying the dragon of delay is no sport for the short-winded." Anonymous

AOL now offers free email to everyone. Find out more about what's free from AOL at **AOL.com**.

Shumsky, Stephanie E.

From: SWent999@aol.com
Sent: Saturday, March 31, 2007 11:49 AM
To: undisclosed-recipients
Subject: Urgent - Wednesday Council Meeting

Wal-Mart is not going away without a fight and I believe they don't care 2 cents worth about your community, your children or the future of Albuquerque. They have stated that they are going to move forward and will make application at the EPC hearing. Please remember they do not own the property.

Wal-Mart is apparently going through Vista del Norte via their local agents and local strategic planners - D. W. Turner Inc., with questionnaires about what the community wants and shopping surveys. Please call your neighbors, email them and use any means to alert them to this deceitful tactic. They should not answer the questions or if they do, only voice support for the entire property being used for recreational fields and balloon landing zones. Best yet - order them off your property and tell them not to come back!

You, your neighbors, relatives, and friends in other areas of Albuquerque and the country need to send letters and emails to the City Council and Mayor in support of Councilor O'Malley's efforts to save the property for recreational fields and for balloon landing zones. Have each member in your family send a separate email or letter - it will be worth the extra effort. **This is not an anti Wal-Mart issue - it is an urgent issue about helping to keep the Albuquerque International Balloon Fiesta viable long into the future and creating recreational fields to benefit our youth of all ages. Please do not wait to send your email or letter - they need to be sent now - the Council meeting is this coming Wednesday.**

The letters and emails need to go out as soon as possible to all of the City Council members and the Mayor. Please stress that the entire property needs to be purchased not just a part of the property.

Please call me if you have any questions. - **Thank you for you help with this urgent issue!**
Steve Wentworth - 897-3052

Contact and web site information:

City of Albuquerque web site: www.cabq.gov

Mayor's Office email:
mayor@cabq.gov

Albuquerque City Council web site: http://www.cabq.gov/council/contact.html

City Council email addresses for all Councilors and staff:
domalley@cabq.gov, eromero@cabq.gov, mcadigan@cabq.gov, karasr@cabq.gov,

ibenton@cabq.gov, karasr@cabq.gov, LPatten-Quintana@cabq.gov, cloy@cabq.gov, jrbenavidez@cabq.gov, ksanchez@cabq.gov, mheinrich@cabq.gov, bwinter@cabq.gov, mmccan@cabq.gov, ksanchez-pare@cabq.gov, smayer@cabq.gov, maledo@cabq.gov, dtrujeque@cabq.gov, gamontano@cabq.gov

City of Albuquerque Planning Department web site: http://www.cabq.gov/planning/
Planning Department email:
dnason@cabq.gov

Governor Richardson: http://www.governor.state.nm.us/emailchoice.php?mm=6

Lieutenant Governor Denish: http://www.ltgovernor.state.nm.us/contact.html

State of New Mexico Legislature: http://legis.state.nm.us/lcs/contactUs.asp

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Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Monday, April 02, 2007 10:07 AM
To: Shumsky, Stephanie E.
Subject: FW: Property located at Vista Del Norte and Osuna

From: mamakbear@msn.com [mailto:mamakbear@msn.com]
Sent: Sunday, April 01, 2007 1:42 PM
To: Nason, Deborah A.
Cc: O'Malley, Debbie; Romero, Elaine T.; Cadigan, Michael J.; Shair-Rosenfield, Kara; Benton, Isaac; Patten-Quintana, Lorena; Loy, Craig E.; Benavidez, Javier R.; ksanchez@cabq.gov; Heinrich, Martin T.; Winter, Brad D.; McCan, Michael L.; Sanchez-Pare, Kelly; Mayer, Sally; Aledo, Milagros C.; Trujeque, Diana L.; Montano, Gilbert A.; Liz Hix; Maurice R. Finsterwald; Richard Hix; Steve Wentworth; Karen Williams; Carolyn Winton
Subject: Property located at Vista Del Norte and Osuna

Dear Ms. Nason:

My husband and I are residents of the Vista del Norte Community, located at Osuna and Vista del Norte. My husband and I built a home in the Paseo de Estrella subdivision in Nov. 2003. We were told by a representative of the builder, D.R. Horton, that the property at Osuna and Vista del Norte would be developed as a neighborhood grocery store along with small businesses such as a dry cleaners, a café, something we residents could walk to. A Wal-Mart, Target, or any other "Big Box" business is not what I consider a "neighborhood" business. The tactics that Wal-Mart and its representatives continue to use to cloud the issue that they intend to build a "Big Box" business at the property at Osuna and Vista del Norte demonstrates their lack of good will and good faith towards the residents of Vista del Norte. Their bottom line is profit, not concern for the residents of this community, the City of Albuquerque, and the State of New Mexico.

Therefore, I, Karen S. Williams, would like to strongly express my position on this subject: I would rather forgo having any type of grocery store business or any type of commercial enterprise being built at the property located at Osuna and Vista del Norte and instead, I am urging the City Council of Albuquerque, New Mexico, to show its good faith to the residents of the City of Albuquerque, to purchase the entire property located at Vista del Norte and Osuna for preservation as a recreational field and balloon landing zone. This purchase of the entire property will ensure that the Albuquerque International Balloon Fiesta - a monumental tourist attraction and money making vehicle for the City of Albuquerque and the State of New Mexico - will continue for years to come. The creation of a recreational field, dog park, and balloon landing zone at that property will forever reap more benefits for the City of Albuquerque, its residents, and the State of New Mexico.

If Wal-Mart is allowed to proceed with its application to the Environmental Planning Commission and is victorious with its application, there will be no turning back. The future success and survival of Albuquerque International Balloon Fiesta as we now know it will suffer greatly as will the City of Albuquerque and its businesses which welcome the economic boom resulting from this most prestigious Albuquerque

institution. The loss would be devastating and far reaching to the City of Albuquerque and the State of New Mexico and its citizens.

I urge the Environmental Planning Commission to do the right thing and reject any application by Wal-Mart or any other Big Box commercial business. Please do your duty to the citizens of Albuquerque by supporting the purchase of the entire property located at Osuna and Vista del Norte by the City Council of Albuquerque for the future of the City of Albuquerque, its citizens and not the coffers of Wal-Mart.

Respectfully yours,

Mrs. Karen S. Williams
Mr. Edward W. Williams
1028 Diamondback Drive, N.E.
Albuquerque, New Mexico
(505) 217-4147

April 2, 2007

Environmental Planning
c/o Stephanie Shumsky
600 Second Street NW
3rd Floor
Albuquerque, NM 87102

Dear Ms. Shumsky:

As a home owner in the Vista del Norte Alliance I am writing to express my concerns regarding the proposed Walmart Super Center at the corner of Vista Del Norte and Osuna Rd. Please consider the following point of view when coming to a decision.

When the development was started home owners were promised a conventional sized grocery store would occupy the space at the corner mentioned above. There was not a concern at that time because the site certainly did not appear to be able support a center of a larger size. In addition, the community was promised a neighborhood scale mixed use development, not a regional scale Big Box. Upon hearing that not only a Walmart but a 24 hour Super Walmart was planned for the site I was alarmed because the site is so obviously not conducive to this type of structure or business.

The infrastructure of only one major road with a residential road at the intersection is of deep concern. The two lane residential road can in no way support the traffic that such a Walmart will bring. Additional condos are to be built in the area and that is already a traffic concern. Many people use the residential pathway along Vista Del Norte to bike, jog, walk and enjoy family time together. The increased traffic on this two lane road presents a real safety issue. Speed bumps will not be enough to prevent people who wish to take a short cut from choosing this route to the Walmart. Entry and exit would have to be on the Osuna side and there is simply not enough space to accommodate the traffic flow that will be generated.

Of course, there are other issues such as crime, litter, noise, property values receiving a negative impact and quality of life for the residents who have been promised one thing and now are being subjected to big business tactics. Most residents are more than willing to have a Walmart Neighborhood Market as a compromise but Walmart has rejected this proposal. The overriding concerns for the safety of the community and what was originally promised to us *should* matter and matter greatly. There are several Walmarts within 15 minutes of the proposed location. We just do not need another Super Walmart to be squeezed into this area and put residents at risk.

Thank you,

Shari Johnson
1309 Villa Chamisa NE
Albuquerque, NM 87113
505-980-3700

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Monday, April 02, 2007 10:33 AM
To: Shumsky, Stephanie E.
Cc: 'parkedavis@comcast.net'
Subject: FW: Wal-Mart's Proposed Vista del Norte Super Center

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

From: Parke Davis [mailto:parkedavis@comcast.net]
Sent: Saturday, March 31, 2007 9:35 PM
To: Nason, Deborah A.
Subject: Wal-Mart's Proposed Vista del Norte Super Center

Dear Members of the Planning Committee,

I am respectfully asking for your help in preventing the building of a Wal-Mart "super center" in my neighborhood. I live in a very pleasant and quiet neighborhood known as Vista del Norte (Osuna and Vista del Norte). Vista del Norte was meticulously designed with families in mind as evidenced by its manicured walkways, landscaping, and two city parks that are currently under construction. In addition to these great amenities, residents were promised little neighborhood shops and/or a grocery store on the corner of Osuna and Vista del Norte (the main entrance and thoroughfare to our subdivision). These family shops would mainly support the neighborhood and would be within walking distance.

Unfortunately, Wal-Mart is proposing to build a "super center" there. Our neighborhood association, with the support of most families, has tried to compromise with Wal-Mart by asking them to build a neighborhood grocery store vice a super center. Wal-Mart refuses to compromise and is going forward with their plans to build the super center. According to Wal-Mart, we will see an additional 11,000 to 15,000 cars a day, which will devastate our neighborhood. Increased crime, noise, trash, and other environmental impacts are expected from the creation of the new super center. Why a super center is needed when there is a Costco and a Sam's Club only a mile and a half away (on Renaissance) is beyond me. Lastly, this open space that Wal-Mart has purchased will no longer be available for balloonists. We were hoping that we could have the best of both worlds -- small community retail shops and land left over for the balloonists to use.

I'm sorry for being long winded, but I'm asking for your understanding and intervention in trying

to stop the super center, or any other "big box," from being built in my neighborhood for the reasons defined above.

Respectfully,

Parke Davis
Vista del Norte Homeowner

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Monday, April 02, 2007 10:42 AM
To: Shumsky, Stephanie E.
Cc: 'nancy@formsplusnm.com'
Subject: FW: Vista del Norte Wal-Mart?

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

From: Nancy Dart [mailto:nancy@formsplusnm.com]
Sent: Sunday, April 01, 2007 8:19 PM
To: Nason, Deborah A.
Subject: Vista del Norte Wal-Mart?

Dear Planning Department,

Please support the proposed Balloon landing park at the corner of Vista del Norte. It would not only be an asset to the residents of Vista del Norte and the North Valley, but the entire city. Consider what balloonists have been saying about landing spots disappearing the past years and other cities vying for the Balloon Fiesta. Lack of action on providing this prime area for the balloons could yield the same results as losing the National Arabian Horse show at the fair grounds. The price tag is a small percentage of the gross dollars that come into our city for this nine day event. A parcel this size could be used for AYSO soccer and many other outdoor events. Once the open space is sold for commercial use, it is gone forever, as could be the Balloon Fiesta if we keep ignoring the needs of balloonists.

I live in Vista del Norte and am opposed to the Wal-Mart. The way that their representatives have tried to deceive us regarding land use and alcohol sales has driven me to shop elsewhere. Albuquerque has become a 'Big Box' haven which has cheapened the southwestern flavor of our unique city. Please consider carefully what you want Albuquerque to become. Do we really need a Wal-Mart at every corner? How many is enough? I can drive less than 15 minutes and be at any of THREE Wal-Mart stores, a Target, Lowes, Home-Depot, Costco, or Sam's Club. Big Box stores are beginning to define our city.

Thank you for your careful consideration which will greatly affect Albuquerque.
Sincerely,

Nancy Dart <{{{><

phone = 505-821-9669
fax = 505-823-4497

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Monday, April 02, 2007 10:32 AM
To: Shumsky, Stephanie E.
Cc: 'dsweetkind@comcast.net'
Subject: FW: Legislation

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

From: David Sweetkind [mailto:dsweetkind@comcast.net]
Sent: Saturday, March 31, 2007 11:28 AM
To: Nason, Deborah A.
Subject: Legislation

As a resident of the Vista del Norte area, I strongly urge you to support Councilor Debbie O'Malley's legislation to retain the corner of Vista del Norte and Osuna as the primary landing site for the Albuquerque International Balloon Fiesta. The legislation is necessary both to support the Balloon Fiesta and to prevent inappropriate big box construction on that site.

Thank you for your consideration.

David Sweetkind

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Tuesday, April 03, 2007 8:19 AM
To: Shumsky, Stephanie E.
Cc: 'stuartdt@comcast.net'
Subject: FW: acquisition of Vista del Norte land

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

From: Donaldo [mailto:stuartdt@comcast.net]
Sent: Monday, April 02, 2007 6:27 PM
To: Shumsky, Stephanie E.; Nason, Deborah A.
Subject: acquisition of Vista del Norte land

Dear Stephanie Shumsky and Deborah Nason,

I'm very concerned about the planned use of the 22 acre site at Vista del Norte and Osuna blvd. Our community and Vista del Norte Alliance along with our surrounding neighborhood associations have all signed petitions and expressed our desire to keep any big-box developments out of our neighborhood. The site which is right on our doorstep would be perfect for recreational as well as a balloon landing site. In addition it would maintain our bicycle and walking paths that our residents use. Both would enhance our community and not cause the undesired traffic congestion, crime, and pollution that a big-box development would bring.
I'm asking for your support to acquire the **entire** 22 acre site and turn it into a recreational/landing site the city can be proud of!
Thank You,
Don Stuart, Vista del Norte Alliance member and home owner.

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Tuesday, April 03, 2007 8:26 AM
To: Shumsky, Stephanie E.
Cc: 'yjuliechavez@yahoo.com'
Subject: FW: Support Councilor O Malley s Resolution

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

From: Julie Chavez [mailto:yjuliechavez@yahoo.com]
Sent: Monday, April 02, 2007 6:24 PM
To: Nason, Deborah A.
Subject: Support Councilor O□Malley□s Resolution

Dear Officer Nason,

I am writing in support of Councilor O Malley s resolution to acquire the 22-acre lot on the Northeast corner of Osuna and Vista del Norte because it will benefit the citizens, the city and the state for decades to come. This proposal, according to a recent press release dated March 23, 2007 by Balloon Fiesta Park , is desperately needed. This site could be a tremendous asset for the City of Albuquerque if it could develop it into a multi-use park and open space for its citizens. This land is the last, immediately available lot in the predominant (70% of balloons) flight corridor. In 2006 Balloon Fiesta reported that the event brought 120 million dollars to the city!!!!! Support for this resolution is an investment in the future health of the city s largest and most recognized event, *the Albuquerque International Balloon Fiesta*, as well as the safety of Balloon Fiesta pilots.

A big-box regional shopping location is ***dramatically less site specific*** than an International event that depends on box winds that occur in only a few places in the world. The fact that there are *already* dozens of big-box shopping centers in various locations within the city clearly illustrates this point!

Our councilors as well as our city and state representatives are elected to make positive and responsible decisions. This resolution is an obvious win-win for New Mexico . Because the funds have already been appropriated for this very use, I am requesting your immediate attention and your support

on this important issue.

Sincerely,

Julie Chavez

1115 Calle Garza NE

Albuquerque NM 87113

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Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Tuesday, April 03, 2007 9:16 AM
To: Shumsky, Stephanie E.
Subject: FW: Can we count on your Support?

From: Uwe Schroeter [mailto:uweschroeter@comcast.net]
Sent: Monday, April 02, 2007 8:44 PM
To: Aledo, Milagros C.
Subject: Can we count on your Support?

Dear Councilor Cardigan:

My name is Uwe Schroeter, and I live at 6800 Vista del Norte Road NE (the condos). My wife and I would like to enlist your support in preventing a 24-hour Wal-Mart Supercenter to be built at the corner of Osuna & Vista del Norte.

From the corner of Osuna & Vista del Norte we are able to drive to three Wal-Mart stores (two of them Supercenters) within 10 minutes time. Why the developer or Wal-Mart think that another 24-hour Supercenter is "needed" in our neighborhood -- with so much opposition by the same people they supposedly trying to serve -- is beyond us. The roughly 4 acres of land that Wal-Mart wants to set aside at Osuna & Vista del Norte for "community use" is postage stamp-sized for balloons and would serve no purpose.

I am attaching four pictures to this message. Picture Nos. 5122 and 5125 show how many balloons fly right over our roofs during Balloon Fiesta. These balloons fly so low because they will be landing right behind our building (which is the last row of buildings before the open field). Picture Nos. 5166 and 5230 show a few balloons landing in the field at Osuna & Vista del Norte, but I can assure you that this field is used by dozens of pilots as a landing site because everything else around us is developed.

The City of Albuquerque really needs to preserve SOME open space around the Balloon Fiesta Field. Otherwise the Balloon Fiesta may have to move to the West Mesa very shortly because there is no more landing space available in Albuquerque. I like the infill plan the City is pursuing, but you also need to think about where 800 balloons are going to land once every piece of available land in Albuquerque has been "filled in."

Please let us know if there is anything we can do to support you in this fight.

Regards,

Uwe and Karen Schroeter

P.S. There is currently no precedence in Albuquerque for a 24-hour Super Wal-Mart so close to a residential development with such limited access. Once Wal-Mart gets its way here, it will be very difficult to prevent this in the future.

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Tuesday, April 03, 2007 11:10 AM
To: Shumsky, Stephanie E.
Subject: FW: Voicing support of soccer fields and space for balloons to land

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From: Diana Daleo [mailto:dianadaleo@yahoo.com]
Sent: Tuesday, April 03, 2007 10:58 AM
To: Chavez, Martin J.; O'Malley, Debbie; Romero, Elaine T.; Cadigan, Michael J.; Shair-Rosenfield, Kara; Benton, Isaac; Patten-Quintana, Lorena; Loy, Craig E.; Benavidez, Javier R.; ksanchez@cabq.gov; Heinrich, Martin T.; Winter, Brad D.; McCan, Michael L.; Sanchez-Pare, Kelly; Mayer, Sally; Aledo, Milagros C.; Trujeque, Diana L.; Montano, Gilbert A.; Nason, Deborah A.; SWent999@aol.com; rhix5@comcast.net; mamakbear@msn.com; edd.info@state.nm.us; vistadelnortealliance@yahoo.com; dianadaleo@yahoo.com; akelley@mstlaw.com; gfellhoelter@mstlaw.com
Subject: Voicing support of soccer fields and space for balloons to land

Honorable Mayor Chavez, City Councilors, Cabinet Secretary, Staff and friends,

I moved to Vista del Norte in Spring 2004. As a single mom, I searched for a safe neighborhood to raise my two boys, now 8 and 10. Vista del Norte satisfied those dreams I had for a quiet, safe, slower paced life. My home is situated near the end of a dead end street in a small subdivision not far from the soon to be finished park. My boys can ride around the streets on their bikes and I don't have to worry. We can all ride our bikes from one end of the development to the other or take walks and visit with neighbors.

I have been utterly bewildered these last months. Where did the idea ever originate to build a Super Walmart at the intersection of little Osuna and even littler Vista del Norte? I am glad to know I am not the only one who sees this venture for what it really is - a flagrant desire to develop a land unnecessarily and irresponsibly for the sake of a buck. I am hoping we all aren't too late to put a stop to this craziness.

The neighborhood grocery or other "neighborhood scale" shops are a far cry from a Super Walmart. While I would love a grocery store or small set of shops within walking distance from my home, Walmart has refused to consider acceptable smaller scale alternatives. Given that, I would prefer to drive to existing grocery stores and other shopping rather than endure the effects of increased traffic, higher incidences of crime, lower property values and reduced quality of life that a Super Walmart would undoubtably bring.

I overwhelmingly endorse City Council President Debbie O'Malley's proposal for the City of Albuquerque to purchase the land at the intersection of Vista del Norte and Osuna to create an area for the balloons to land as well as soccer fields for our youth to enjoy. I hope the City of Albuquerque seizes this opportunity to invest in today's youth and the future of Albuquerque's International Baloon Fiesta and holds on tight.

P.S. Attached are the sentiments of my children..

Sincerely,

Diana J. Daleo
7019 Calle Almeria NE
Albuquerque, NM 87113
(505) 344-2084

Now that's room service! Choose from over 150,000 hotels
in 45,000 destinations on Yahoo! Travel to find your fit.

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Tuesday, April 03, 2007 2:33 PM
To: Shumsky, Stephanie E.
Subject: FW: Proposed Wal-Mart at Vista Del Norte

From: Butters, Nathan E [mailto:nathan.e.butters@intel.com]
Sent: Tuesday, April 03, 2007 2:12 PM
To: O'Malley, Debbie; Romero, Elaine T.; Cadigan, Michael J.; Shair-Rosenfield, Kara; Benton, Isaac; Shair-Rosenfield, Kara; Patten-Quintana, Lorena; Loy, Craig E.; Benavidez, Javier R.; ksanchez@cabq.gov; Heinrich, Martin T.; Winter, Brad D.; McCan, Michael L.; Sanchez-Pare, Kelly; Mayer, Sally; Aledo, Milagros C.; Trujeque, Diana L.; Montano, Gilbert A.
Cc: Chavez, Martin J.; Nason, Deborah A.
Subject: Proposed Wal-Mart at Vista Del Norte

City Councilors,

I am a resident of Vista Del Norte. This email is intended to voice my strong opposition to Wal-Mart's intended development on the corner of Osuna and Vista Del Norte. I would also like to express my support for Counselor O'Malley's effort to secure the entire property for recreational/balloon landing use.

I believe as members of our city government, you have a responsibility to do your best to protect the health, safety, and general well-being of the Albuquerque community. There are many facets to this responsibility, and it is quite clear to me that Wal-Mart, as a company, and this intended development in particular, is bad for the residents of Vista Del Norte and bad for the residents of Albuquerque as a whole. Wal-Mart is not the company that it used be. It is now a company that does not respect Federal and State laws, does not play fair when it attempts to build new stores, is generally a poor employer, is bad for the environment, impacts local economies in a negative way, and acts in a manner that only benefits one group of people: Wal-Mart shareholders. And you know what? Wal-Mart certainly has the right to operate in the best interests of their shareholders. That's what corporations do and that's what capitalism is about. However, you as a government body have the right and the prerogative to consider only your constituents and do what is right for them. It is my opinion that allowing a Wal-Mart to develop on this site, one completely inappropriate due to its neighborhood location, would be a move to protect the profit interests of one of the world's largest corporations, not the citizens of Albuquerque.

A few items I believe are relevant in determining the appropriateness of allowing this company to further expand its presence in our city:

1. **Wal-Mart's Treatment of People Who Oppose Them**
    a. When groups opposed a new Wal-Mart in Flagstaff, Arizona in 2005, Wal-Mart published in ad comparing those who opposed new stores as Nazis. I've attached a copy of that ad so that you can see for yourself.
    b. When labor groups opposed a new Wal-Mart Chicago, Illinois, Wal-Mart told the African-American community that the opposition was racist against black people.
2. **Wal-Mart's Treatment of its Employees**
    a. Wal-Mart is currently subject to the LARGEST Class Action Sexual Discrimination Lawsuit in the history of the United States regarding its treatment of female workers. (*Dukes v. Wal-Mart*)
    b. Violates Family Leave Laws. Wal-Mart has received numerous fines for violating the Family and Medical Leave Act in locations all over the country -- firing workers while on federally protected medical leave. In 2005, Wal-Mart was fined $188,000 by the California Fair Employment and Housing Commission for violating California state law by failing to reinstate a woman after she

completed her maternity leave. [U.S. Department of Labor, via Freedom of Information Act; California Department of Fair Employment and Housing, case no. E 200203 M-0774-00-pe, C 03-04-026; Sacramento Bee, 6/14/05.]

c. Off-the-Clock Work. In 2000, Wal-Mart paid $50 million to settle a lawsuit that involved 69,000 workers in Colorado who had allegedly been forced to work off the clock. In 2002, a federal grand jury in Oregon found Wal-Mart employees were forced to work off the clock and awarded back pay to 83 workers. In December 2005, Wal-Mart was ordered to pay $172 million to 116,000 current and former California workers for violating a 2001 state law that requires employers to give 30-minute, unpaid lunch breaks to employees who work at least six hours. In the United States, Wal-Mart has 53 class action lawsuits over wage and hour violations. [New York Times, 11/19/04; Associated Press, 2/17/04; Associated Press, 9/19/05; Associated Press, 12/22/05.]

d. Wal-Mart does not create good jobs or pay a livable wage. It pays 12-15% lower than other large retailers.

3. **Wal-Mart's Failure to Follow Environmental Laws**

a. Slapped with Fines Across the Country. In 2004, Wal-Mart faced fines for violations of environmental laws in nine states: California, Colorado, Delaware, Michigan, New Jersey, South Dakota, Tennessee, Texas and Utah. [Associated Press, 5/12/04; New York Times, 4/13/05]

b. Forced to Settle Air Pollution Claims. In 2004, Wal-Mart agreed to pay $400,000 to the government to settle claims that Sam's Club had flouted federal air pollution regulations in eleven states. [The Business Journal, 1/30/04]

c. Widespread Water Pollution. In 2001, the EPA and Justice Department for the first time fined a company -- Wal-Mart -- for violating newly adopted standards for stormwater runoff. Wal-Mart paid $5.5 million in fines for violations at construction sites in four states: Massachusetts, **New Mexico**, Oklahoma and Texas. Four years later, however, Wal-Mart signed an agreement with the Connecticut Department of Environmental Protection over storm water violations occurring over seven years at 20 stores, and agreed to pay $1,550,000 in penalties. [Underground Construction, 8/1/01; Forbes, 8/15/05]

d. Contaminating Water in Georgia. Georgia's Environmental Protection Division (EPD) fined Wal-Mart for letting polluted storm water run free into state waters -- resulting in $170,000 in penalties for pollution at two sites. Wal-Mart failed to take basic steps to help clean storm runoff, such as maintaining silt fencing around construction zones, installing ponds to catch storm water, and failure to keep records. The fines ranked among the highest paid in Georgia for violations of the Clean Water Act. [Atlanta Journal-Constitution, 2/10/05]

e. In Florida, Oil Storage Problems. Florida forced Wal-Mart to pay $765,000 in fines for operating outside safety restrictions on petroleum storage at its auto service centers. The Florida Department of Environmental Protection flagged the company for failing to register its fuel tanks with the state or install devices that prevent gasoline overflows. According to the state, Wal-Mart also failed to perform monthly safety checks, lacked current technologies to prevent overflows, blocked state inspectors from reviewing records and failed to show proper insurance documentation. [Associated Press, 11/18/04]

f. Every Wal-Mart store stores and uses hazardous materials. Wal-Mart disclosed in its 2006 Annual Report, that is currently under investigation in Nevada and California for violating Environmental Laws in those states relating to the handling of these hazardous materials.

4. **Wal-Mart's Tax Avoidance Schemes**

a. While Wal-Mart may claim it will generate gross receipts tax revenue, it merely is taking away revenue that would have been created by retailers already in existence.

b. Additionally, Wal-Mart has continuously tried to avoid paying state income taxes by bending or breaking the law.

c. In 1995, the New Mexico Taxation and Revenue Department began investigating Wal-Mart. It was determined that Wal-Mart had illegally avoided around $11,000,000 in state income tax. Wal-Mart continued to resist paying these taxes until the assessment was upheld in 2006.

5. **Wal-Mart's Impact on the Economy**

a. Numerous studies have shown that Wal-Mart Supercenters are bad for local economies. Studies conducted by the UCLA and UC-Irvine concluded that Wal-Mart Supercenters in California had created a negative impact to the local economies in that state.

b. Many Wal-Mart employees are forced to rely on government benefits because of the low wages paid

by Wal-Mart, creating costs for the entire community to absorb.

6. **Wal-Mart and Crime**
    a. From a 2004 study on Wal-Mart and crime, there were 150,000 police calls for around 550 Wal-Mart Stores in one year.
    b. From a 2004 Study, Wal-Mart cost communities nationally $77M in additional policing costs.

There is much more that could be written about Wal-Mart. I would be happy to provide any backup documentation or sourcing for this information. I would hope that you will conclude that Wal-Mart is not a company that Albuquerque should be allowing to expand any further at this time even if they were choosing an appropriate site, which Vista Del Norte clearly is not.

Thank you for your attention.

Nathan Butters

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Wednesday, April 04, 2007 8:55 AM
To: Shumsky, Stephanie E.
Cc: 'kannr@earthlink.net'
Subject: FW: Vista del Norte and Osuna purchase

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

-----Original Message-----
From: Kenneth & Nikkie Rice [mailto:kannr@earthlink.net]
Sent: Wednesday, April 04, 2007 7:19 AM
To: Nason, Deborah A.
Subject: Vista del Norte and Osuna purchase

Dear City Councilors:

I beseech you to support and pass City Council President Debbie O'Malley's proposed legislation for funding to purchase the entire property at Vista del Norte and Osuna for the preservation of a major balloon landing site and in addition, to create a recreational field which children and sports enthusiasts from the surrounding area and the City of Albuquerque proper will enjoy for years to come. I was born and raised in Eastern New Mexico (Clovis) and have always loved to visit Albuquerque to see the balloons and especially and annual Balloon Fiesta. There is something so very special about hot air balloons gracing the morning sky over Albuquerque, something that many of my family and friends comment on with awe and envy when visiting Albuquerque. We have friends across the country now who ask us what the Fiesta is like and we encourage them to visit. We are currently stationed at Ft. Bragg, North Carolina and my husband is serving in Afghanistan.

The thought of those same hot air balloons disappearing from Albuquerque due to a serious lack of safe and available balloon landing sites is indeed troublesome. If the balloons have nowhere else to land in a safe manner, doesn't it stand to reason the balloonists will go somewhere else - permanently? Local businesses will suffer, the City of Albuquerque will suffer, and Albuquerque's most prestigious and internationally recognized marketing tool will no longer be able to continue at its current level. I am sure there are other cities out there that will make the necessary considerations to have their own international balloon fiesta because they have the land available for balloon landing zones. It makes perfect sense to create a recreational zone for soccer play, t-ball play, and even a dog park while at the same time protecting the Albuquerque International Balloon Fiesta in creating a safe, designated, and permanent balloon landing zone at the property located at Vista del Norte and Osuna.

DO THE RIGHT THING - VOTE IN FAVOR OF THE PURCHASE OF THE ENTIRE PROPERTY FOR THE CHILDREN OF ALBUQUERQUE, TO PROTECT THE ALBUQUERQUE INTERNATIONAL BALLOON FIESTA, AND TO SOLIDIFY THE OUTSTANDING INTERNATIONAL REPUTATION OF THIS MOST PROGRESSIVE CITY.

Thank you.
Mrs. Nikkie A. Rice, Orrin & Mackenzie
and WO1 Kenneth J. Rice, Salerno, Afghanistan

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Wednesday, April 04, 2007 8:56 AM
To: Shumsky, Stephanie E.
Cc: 'terric4@juno.com'
Subject: FW: Wal-Mart at Osuna and Vista del Norte in Albuquerque, NM

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

-----Original Message-----
From: Terri C [mailto:terric4@juno.com]
Sent: Wednesday, April 04, 2007 7:48 AM
To: Nason, Deborah A.
Subject: Wal-Mart at Osuna and Vista del Norte in Albuquerque, NM

Please carefully consider the proposed big box development at Vista del Norte and Osuna.

Even if I were not a resident of the neighborhood I would think that a big box development in this area is a very bad idea.

Increased congestion. (I just can't believe any one does not recognize that we are already bumper to bumper from Edith to San Mateo. If this big box goes in the lines WILL extend.)
No where for the balloons to land. If the Balloon Fiesta goes away there is no way the income generated by a Wal-Mart will make up for what is lost by the Fiesta.
Increased noise and air pollution.
Poverty-level wages of the average big-box employee is not good for our economy. Working people should not have to be on food stamps or apply for health care at UNMH.

I would not have minded a small, walkable retail area with a small neighborhood grocery but a totally open area for the balloons, which brings billions to our economy vs. sucking it out and sending it to out-of-state businesses is a much better plan. Also, open space with grass and trees will hold down pollution from vehicles and dust during our windy springs.

Again, thanks for your support.

Terri Christiansen

Terri Christiansen
1315 Villa Lila NE
Albuquerque, NM 87113

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Wednesday, April 04, 2007 9:24 AM
To: Shumsky, Stephanie E.
Cc: 'cjmaheras@comcast.net'
Subject: FW: Land Development at Vist del Norte

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

From: Chuck & Jodi [mailto:cjmaheras@comcast.net]
Sent: Tuesday, April 03, 2007 8:04 PM
To: Nason, Deborah A.
Subject: Land Development at Vist del Norte

The following note was sent to our Mayor in support of purchasing this land for the city rather than making a costly mistake to allow over commercialization.

Mr. Mayor, the following notes were sent to our council members regarding the purchase of the land tract at Vista del Norte. You are headed in the right direction - lets get the land bought for the city of Albuquerque!

From Charles Maheras, 7020 Santa Marisa NE, Albuquerque NM 87113:
Good morning, my son asked me what would happen to all the balloons if a store bought the land at Vista del Norte. At this point I could only reply that it would be the beginning of the end for the Albuquerque Balloon Festival. Without safe places to land, the pilots and passengers would be in jeopardy and would not come.

I believe that this insight by my son is very real. Please do not let this happen. The 22 acres at Vista del Norte must be purchased by the city. This action will help to ensure the continued viability of the Balloon Festival. Also, if the ground was made into a soccer complex with parking, the year around use would benefit all.

Please support our Mayor in seeking to acquire this land. Do not let the action to allow over commercialization of a tract that cannot support the business. If this happens, in the end we will have an empty retail building and not have the balloon safety zone, in other words a lose-lose scenario rather than a win-win that is created by the purchase.

Make your children proud by purchasing this ground for the city of Albuquerque.

From Jodi Maheras, 7020 Santa Marisa NE, Albuquerque NM 87113:
A key decision is before you tomorrow night, the City's purchase of a tract of land at Vista del Norte. Please take a step for our future by agreeing to purchase this land and preserve the necessary ground to support the Annual Balloon Festival. This event is worth far more than any over commercialization that may occur if the land is used for a big box retailer. If we loose the Albuquerque Balloon Festival, it will negatively impact not only every resident of the city, by also our fine state. Please make the wise decision to support the city purchase of this key ground. Do Not Let It Be Commercialized.

From Sharon Roh, 7020 Santa Marisa NE, Albuquerque NM 87113:
Please support the Mayor in the purchase of all land at Vista Del Norte. I understand that the decision is between open space of some sort to support the Balloonists or a large box retailer. The choice is clear – buy the land. From working my career in a city government, development of this land into a retail center is destined for failure. The infrastructure of the area will simply not support the development, regardless of what hired engineers may tell you. Your residents know the reality and real consequences of this direction. Purchase of the land supports the long term viability of the Balloon Festival and can help ease the crowding on current parks. Every time I pass a soccer field, it is filled. This ground is central to the city and would be a welcome asset to the entire city. Make the easy and wise choice, buy the land for the benefit of the city and state.

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Wednesday, April 04, 2007 2:43 PM
To: Shumsky, Stephanie E.
Subject: FW: Wal-Mart at Vista del Norte

From: linhays901@comcast.net [mailto:linhays901@comcast.net]
Sent: Wednesday, April 04, 2007 11:02 AM
To: O'Malley, Debbie; Romero, Elaine T.; Cadigan, Michael J.; Shair-Rosenfield, Kara; Benton, Isaac; Patten-Quintana, Lorena; Loy, Craig E.; jrbenaavidez@cabq.gov; ksanchez@cabq.gov; mheinrichh@cabq.gov; Winter, Brad D.; McCan, Michael L.; Sanchez-Pare, Kelly; Mayer, Sally; Aledo, Milagros C.; dtruje@cabq.gov; Montano, Gilbert A.
Cc: Chavez, Martin J.; Nason, Deborah A.
Subject: Wal-Mart at Vista del Norte

Dear Councillor,

Please hear the voices of the concerned citizens of the Vista del Norte neighborhood who oppose the proposed Wal-Mart at Vista del Norte. Though we were told we would have a neighborhood market for our community, we do not want Wal-Mart. We are asking for your support by making a bid to purchase all of the land that Wal-Mart wants to buy for their purpose. We would like to see parks for the children and a future balloon landing zone for the Balloon Fiesta. Albuquerque has enough Wal-Marts. Vista del Notre is not the normal neighborhood access one would expect to see for such a huge undertaking as a super Wal-Mart. Our neighborhood is depending on your help. Thank you for your service.

Linda Hays
901 Bosque Rd. NE
Albuquerque, NM 87113
Vista del Norte home owner

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Wednesday, April 04, 2007 2:11 PM
To: Shumsky, Stephanie E.
Cc: 'carolfromearth@comcast.net'
Subject: FW: Proposed Walmart Super Center

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

From: Carol [mailto:carolfromearth@comcast.net]
Sent: Wednesday, April 04, 2007 12:37 PM
To: Nason, Deborah A.
Subject: Proposed Walmart Super Center

Dear Deborah,

I am writing to voice my opinion about the proposed Walmart Super Center at the corner of Vista del Norte and Osuna. I am opposed to this development for the following reasons.

1. We contracted to have our home built in Vista del Norte in 2002. At that time we were given a sales brochure touting the future plans of Vista del Norte. The brochure and the sign on the lot at Vista del Norte and Osuna stated that the lot was going to be a 22 acre Neighborhood Shopping Center, Also that Vista del Norte was Your Community, Your Family, Your Life. If the brochure and the sign had stated Walmart Super Center or any other big box store site, we would have built our home elsewhere!

2. Vista del Norte is a subdivision built on a pocket of land on the eastern edge of the North Valley. In a sense it is on an island surrounded by commercial and industrial businesses. Nevertheless it still has the peaceful ambiance of the quiet north valley. May I add

Vista del Norte is also located in the worst polluted areas of Albuquerque.

3. Vista del Norte has developed into a unique community . Many friendships have been made and when you take an evening walk people wave even if they don't know you. The location is convenient to every area of Albuquerque including the big box stores at Renaissance, a nearby Target and if we chose to shop at Walmart there are 2 Super Centers and 1 regular Walmart within a 10 - 15 minute drive of Vista del Norte. We do not need another Walmart on our doorstep!

4. Vista del Norte is located south of the Balloon Park. Everyone that lives here enjoys the annual Balloon Fiesta and the frequent weekend flyovers. The balloons add color, charm and excitement to our community. The 22 acre lot is used year round by the balloon pilots and families flying kites and model airplanes. The site is calling to us to be used as a recreation area and is essential to the future of Balloon Fiesta!

In closing I would like to quote the slogan on the sign, "Your Community, Your Life, Your Future". We have been told we were going to have a Walmart Super Center. No one from Walmart asked if we wanted it, Walmart has not worked with our neighborhood to scale it down to a neighborhood size shopping center. Therefore I believe the best use of the lot is for the city of Albuquerque to purchase the entire lot and for the City to develop the site into a much needed landing site for the balloons and a recreation site. Perhaps at some time in the future a small community center could be added to benefit the families of Vista del Norte. The neighborhood would then feel complete and become a satisfied community!

Yours Truly,
Carol Stuart
265-7315

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Wednesday, April 04, 2007 3:09 PM
To: Shumsky, Stephanie E.
Subject: FW: Big Box plan at Osuna and Vista Del Norte

From: Ginger Williams [mailto:gwill911@hotmail.com]
Sent: Wednesday, April 04, 2007 8:46 AM
To: Romero, Elaine T.; ksanchezpare@cabq.gov; Shair-Rosenfield, Kara; dtrijeque@cabq.gov; Aledo, Milagros C.; jrbenevidez@cabq.gov; gamontano@cabq.org; mmcann@cabq.gov; Patten-Quintana, Lorena
Subject: Big Box plan at Osuna and Vista Del Norte

Dear City Council Members,

My Husband and I are residents of Vista Del Norte. Currently, we love the quiet, peaceful, family oriented environment. We have serious concerns with the proposed Big Box development. This is a family neighborhood and with the proposed development it will bring in additional 10,000-15,000 vehicles per day. Long gone will be the days when families can stroll through the neighborhood. The added traffic also presents to fear of crime in our peaceful neighborhood as well as the depreciation of property values. While the traffic studies presented to the HOA indicate there would be no added traffic issues, I beg to differ. I drive up and down Osuna everyday and I can tell you there are already traffic issues. At 5:00 in the evening it can take 10 minutes to get from Jefferson to Vista Del Norte which is only about one mile. When it rains the roads are a nightmare as there is little to no drainage. How can adding 10,000-15,000 additional vehicles not cause traffic issues?

One of the reasons we purchased our home at Vista Del Norte was the fact that we were told by the builders that the vacant space at Osuna and Vista Del Norte was not zoned for a Big Box plan. My question is, if it's not zoned for this type of development then why is this being proposed? Secondly, one thing that was a main attraction to the area was the hot air balloons. We receive such joy watching the balloons fly over our home. We've gone over to the vacant field and watched the chase crews as they prepare for a landing. We have friends and family who come in to town every year to see the hot air balloons. It would be a shame for this space to be developed rather than preserved for the hot air balloons. I would think the amount of revenue the Hot Air Balloon Fiesta brings in every year must be a much greater value to the city of Albuquerque than building a retail store whose profits go into the company rather than the community.

Thank you so much for your consideration to block the Big Box Plan.

James and Virginia Williams

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Wednesday, April 04, 2007 9:22 AM
To: Shumsky, Stephanie E.
Cc: 'tcordova@queston.net'
Subject: FW: Wal-Mart Development

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

From: Tina Cordova [mailto:tcordova@queston.net]
Sent: Tuesday, April 03, 2007 5:41 PM
To: Nason, Deborah A.
Subject: Wal-Mart Development

April 3, 2007

Planning Department
City of Albuquerque

Dear Planning Department Members,

I am contacting you today to express my hope that you will do what is right by the residents of Albuquerque and resist the Wal-Mart development at Vista del Norte. Although I have not been able to attend any of the meetings. I understand from those that have been present that there hasn't been a single member of the community that has expressed their support of this development. This must undoubtedly send a clear message to our community leaders.

I am against this development for many reasons but primarily because this location does not lend itself to this type of development. I travel several times a day through this area and the roadways can scarcely handle the traffic. I have a concern for how this development will permanently change what is basically a residential area.

I am also against this development because I am a small business owner and although Wal-Mart is not one of my competitors they are the competitors of several other small business people who will be negatively affected by the mega retailer. The concept of taking business away from small business is contrary to everything that is community friendly.

Last, I have lived in this area for quite some time now and I have seen most of the open space dwindle at the hands of developers. This entire corridor is seriously lacking in parks and areas reserved for recreation let alone the balloons that are such a huge part of Albuquerque's history and economy.

I am in no way anti growth but at some point to preserve neighborhoods and history and the things we value most we have to say no to development. This is surely one of those times.

I thank you in advance for your consideration of my request to say no to Wal-Mart and yes to the people of Albuquerque.

Sincerely,

Tina Cordova
7518 2nd St. NW
Albuquerque, New Mexico 87107
(505)897-6787

Shumsky, Stephanie E.

From: SWent999@aol.com
Sent: Thursday, April 05, 2007 6:34 AM
To: undisclosed-recipients
Subject: Council Votes to Buy Osuna Site

URL: http://www.abqjournal.com/news/metro/552248metro04-05-07.htm

Thursday, April 5, 2007
Council Votes to Buy Osuna Site
By Rory McClannahan
Journal Staff Writer

Balloons carried the day Wednesday with the Albuquerque City Council.

Councilors voted unanimously to move forward to buy a 22-acre tract on Osuna NE where Wal-Mart has plans to build a 126,000-square-foot Supercenter.

Councilor Debbie O'Malley introduced the resolution for immediate action Wednesday evening to dedicate $6.1 million in Balloon Fiesta Park and Open Space acquisition bond money to buy the site. The resolution gives the mayor the authority to negotiate with the property owner or to condemn the land.

"It feels pretty good right now," said Rod Crawley, president of the Vista del Norte Alliance neighborhood group. "But I know it's not over yet."

About 20 residents from the neighborhood commented during the meeting. Many were concerned about a large retail store moving into their neighborhood and its impact on traffic, safety and other problems.

Councilors, however, said they were swayed by arguments that the parcel needs to be preserved as a landing space for hot-air balloons, especially during the Albuquerque International Balloon Fiesta held here each fall.

Councilor Ken Sanchez said he is concerned about taking money from Open Space bond funds to buy the parcel when the city has not been able to buy other tracts on the West Side. In the end, though, he said the balloon fiesta is much too important to the city and state.

"It's too bad the city didn't go after this land sooner," Sanchez said. "The longer we wait, the more expensive it will become."

According to Bernalillo County Assessor records, the tract is valued at $3.6 million. Wal-Mart officials have pointed out that condemnation laws do not limit the value of a property to the assessor's value, but to the best use value. That could increase the cost of the property, Wal-Mart officials have said.

O'Malley said she put $6.1 million into the resolution in order to give the city some flexibility in negotiating for the property, which is owned by Vista del Norte Development LLC., a subsidiary of Sundt Corp., an Arizona-based development company. Sundt officials have said they have a contract with Wal-Mart which Sundt intends to honor.

Wal-Mart officials said late Wednesday the company would be moving forward with its plans.

Delia Garcia, spokeswoman for Wal-Mart, said the company is following all regulations laid out by the city for a commercial development. She pointed out zoning on the tract allows for a large store.

The city's Environmental Planning Commission will consider the site plan on May 17.

"We will continue to engage the community," Garcia said. "We know there are people who oppose this. But we believe it is a balanced development."

Mayor Martin Chávez said last week he would support buying the land, but was opposed to taking $4.45 million from balloon park bond funds. He had said the balloon park bonds, which were approved by voters in 2005, should be used on balloon park improvements.

Chávez could not be reached for comment Wednesday.

O'Malley said during the meeting that the scope of the bonds allows for land acquisition. She said money could be found elsewhere in city budgets to replace what would come from the fiesta funds.

Last May, Wal-Mart had proposed to build a 184,000-square-foot Supercenter on the property and a second retail pad site of about 4,000 square feet. At Wal-Mart's request the plan has been deferred several times to try to work out a compromise with neighbors who oppose the development.

Wal-Mart recently reduced the planned size of the store to 126,000 square feet and added three retail pad sites totaling more than 34,000 square feet. The company said it also would set aside 3.8 acres for three years to give the city or a neighborhood group the opportunity to buy it for a park.

Albuquerque International Balloon Fiesta officials and balloon pilots have come out in support of the city

buying the tract. Gary Bennett, president of the fiesta's board of directors, said Wednesday that more than 70 percent of the balloons at the fiesta fly over the Vista del Norte site, and more than half land there.

"It's an important parcel to pilots and to the balloon fiesta," Bennett said.

Garcia said the Vista del Norte site is one of many landing sites the city is looking at and that it isn't as important as balloon people make it out to be.

"If this site is developed, it would not mark the end of the balloon fiesta. There are many other sites available for balloon landings," she said.

Bennett acknowledged that there are other locations that need to be acquired for landing sites, but the Vista del Norte site is special because it lies in the flight path of many balloons taking off.

Although the council voted unanimously for the resolution, several expressed concern with the message it sends.

Councilor Craig Loy said taking over the land could set a bad precedent and wondered what would happen the next time a neighborhood has a problem with a retail development.

"I don't believe this location is ideal for a Wal-Mart, but I do have concerns about preserving private property rights," Loy said.

See what's free at AOL.com.

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Thursday, April 05, 2007 9:05 AM
To: Shumsky, Stephanie E.
Cc: 'EHenWoo@aol.com'
Subject: FW: Wal Mart's Proposed Land Purchase

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

-----Original Message-----
From: EHenWoo@aol.com [mailto:EHenWoo@aol.com]
Sent: Wednesday, April 04, 2007 7:01 PM
To: Chavez, Martin J.; O'Malley, Debbie; Romero, Elaine T.; Cadigan, Michael J.; Shair-Rosenfield, Kara; Benton, Isaac; Patten-Quintana, Lorena; Loy, Craig E.; Benavidez, Javier R.; ksanchez@cabq.gov; Heinrich, Martin T.; Winter, Brad D.; McCan, Michael L.; Sanchez-Pare, Kelly; Mayer, Sally; Aledo, Milagros C.; Trujeque, Diana L.; Montano, Gilbert A.; Nason, Deborah A.; governor@state.nm.gov; ltgov@state.nm.gov; legis@state.nm.gov
Subject: Wal Mart's Proposed Land Purchase

Dear Mayor Chavez, City Councilors and Staff:

I am writing regarding the proposed purchase by Wal Mart of land situated in close proximity to the Vista del Norte community. Councilor Debra O'Malley has put forth great effort for this property to be acquired for the purpose of recreational activities and balloon landing zones. I support her wholeheartedly and feel that this is the better planned use for this area in light of safety issues involving traffic in, out and surrounding that site if Wal Mart were to build there. It also promotes the long-term viability of the Albuquerque International Balloon Fiesta and a safe haven for the youth of our neighborhood.

We feel it highly unethical for Wal Mart to be employing diversionary tactics to lure the residents of this community into making decisions that will inherently prove fatal to the peaceful atmosphere we now enjoy here.

Please, for the sake of this community and Albuquerque at large, do not pass a bill allowing Wal Mart to go forth with their plans. A lot is riding on their success in making this acquisition. Thank you for your kind consideration.

Respectfully,

Mrs. Carol Stuart

****
 See what's free at http://www.aol.com.</HTML>

Shumsky, Stephanie E.

From: Rod Crawley [rcrawley@amerind-corp.org]
Sent: Monday, May 21, 2007 10:13 AM
To: Castillo, John R.; Broderick, Kevin P.
Cc: Riordan, Michael J.; Garcia, Darlene E.; Shumsky, Stephanie E.
Subject: VISTA DEL NORTE CUT THROUGH TRAFFIC STUDY

Kevin and John:

The report completed last year on the traffic issue at Vista Del Norte was never received by us. We are requesting your consideration of a new study with a delivery date the first week in June, the prior report is now severely outdated. The traffic is approaching critical levels during rush hours with commuters finding an alternate route away from the Paseo / Jefferson gridlock.

Please review our request for a new traffic study. Timing is critical with the new commercial development located at El Pueblo / Las Lomitas and the Big Box proposal at VDN / Osuna.

Please install the additional speed limit signs and the "No Thru Trucks" signs as soon as possible, the local commercial delivery trucks have also discovered the cut-through.

Thank you,
/s/
Rod Crawley, President
VDN Alliance
amerrod@yahoo.com

From: Castillo, John R. [mailto:JCastillo@cabq.gov]
Sent: Wednesday, May 02, 2007 8:07 PM
To: Broderick, Kevin P.
Cc: Riordan, Michael J.; Garcia, Darlene E.; Rod Crawley
Subject: VISTA DEL NORTE

Kevin, I spoke to Rodney Crawley tonight. He noted that you conducted traffic studies for this area. He is requesting the results. Contact Rodney to advise.

Rodney Crawley
404-5000
rcrawley@amerind-corp.org

John R. Castillo, PE, Director
Department of Municipal Development
One Civic Plaza, NW, Room #7057
PO Box 1293
Albuquerque, New Mexico, 87103
505.768.3830 fax 505.768.2310
www.cabq.gov

Project 100 1150

Shumsky, Stephanie E.

From: Mike Holroyd [mfh@jchinc.com]
Sent: Friday, June 01, 2007 10:58 AM
To: Shumsky, Stephanie E.
Subject: Wal-Mart Petitions

Greetings,

One of my fellow workers who lives near Candelaria and Menual was recently asked at his home
by a door to door "petition signee gatherer" to sign a petition in favor of a North Valley Walmart.
He declined.

I imagine at the June 14th meeting, Walmart will present a list of thousands of signees supporting
a North Valley Walmart.

To me, this is a disingenuous endeavor on the part of Walmart. An honest approach would be to
ask those thousands of folks how they feel about living 1000 feet from a Walmart store that will be open
24 / 7.

The vast majority of folks who live in the Vista del Norte community are opposed to having Walmart
as a neighbor in their neighborhood. There neighborhood concerns should outweigh the petitions of those living
miles away from the Vista del Norte neighborhood.

Thank you

Mike Holroyd
6800 Vista del Norte 2514
Albuquerque NM 87113

Letters of Support

Lindsey O'Shea
7309 Sidewinder Dr. NE
Albuquerque, NM 87113

Environmental Planning
c/o Stephanie Shumsky
600 Second St. NW
Albuquerque, NM 87102

February 12, 2007

To Whom It May Concern:

I write to voice an apparently unusual opinion. As a resident of Vista del Norte subdivision, I am aware that site planners are considering placing a Wal-Mart on the northeast corner of Osuna and Vista del Norte. As a loyal Wal-Mart customer, I am in favor of the construction and refuse to support the vocal opposition's standpoint. I appreciate your considering the underdog side of the contentious situation, the side too often quelled by boisterous antagonists.

Sincerely,
Lindsey O'Shea
Lindsey O'Shea

March 6, 2007

Environmental Planning
C/O Stephanie Shumsky
6000Secon Street NW
3rd Floor
Albuquerque, NM 87102

Wal-Mart at Vista del Norte/Osuna

We and others in our development of Vista Del Norte would very much like to have the Wal-Mart on Osuna.

It would be very convenient, and provide jobs. We must travel too far now to the closest Wal-Mart.

We attended the first meeting, and the design outline looked very good for this location.

Concerning the traffic situation, we should not receive much more than we are currently getting thru the community. We will probably get more when the business warehouses in the back of the community are sold and fully rented out, than the little we will receive from the Wal-Mart. Most of the Wal-mart traffic will be on Osuna, not thru Vista Del Norte.

Hope they will be starting soon.

Richard & Janet Hall
6800 Vista del Norte
Albuquerque, NM
87113

Richard Hall
Janet Hall

March 7, 2007

Environmental Planning
% Stephanie Shumsky
600 Second Street NW, 3rd Floor
Albuquerque, NM 87102

Ref: Wal-Mart

We have lived in the Vista del Norte housing development for five years, and we hope approval is granted to Wal-Mart for a supermarket center in our area. We badly need a grocery store for as senior citizens; we travel a distance to shop at Smiths on Wyoming and Paso del Norte.

We hope common sense prevails, because we have been concerned in the manner that Vista del Norte Homeowners Association, several businesses, and politicians have conducted themselves in regard to Wal-Mart. There are various issues that deeply concern us, but we will address only a few in this letter. The movement to denied Wal-Mart from coming to our area has been a well-orchestrated hate campaign from the beginning filled with lies, incorrect information, and extreme deceitfulness. Months ago, we received in the "dead of night" a flier on our doors from George Soros's organization stating lies about Wal-Mart. We resented that the "move-on.org." group was allowed to creep in at night to put fliers on our doors.

First concern, we attended the Homeowners Association meeting, and we were disgusted with the meanness and rudeness how the representative of Wal-Mart was treated. He was never allowed to complete his sentences, because catcalls and hissing interrupted him each time he started to speak. It was obvious from the meeting that George Soros's group had planned "way in advance" to prevent Wal-Mart from presenting their views or allowing us to view the screens by individuals jumping up and down like monkeys. We were outrage and in disbelieve that these people could be our neighbors; consequently, we decided to wait and observe the vehicles leaving...sure enough the great majority were not from Vista del Norte, but drove down Osuna Street away from our neighborhood.

Second concern, during one of our visits to the "In Bloom Flowers" shop on Jefferson Street, we were asked to sign a petition to prevent Wal-Mart from coming to our neighborhood. A woman claiming to be the owner was dishonest in her attempt to get our signatures. She claimed 1) the city had granted Wal-Mart a liquor license, but not Smith grocery store, thus Smith was denied a permit to build a store on Osuna, 2) that Wal-Mart had personally destroyed and ruin twenty-two Albuquerque floral shops, and finally 3) Wal-Mart attachs a lot of crime wherever they are located in the city. Seems the owner conveniently failed to remember that a bank robber was killed right behind her shop.

Vista del Norte has its share of crimes with domestic violence, stolen cars, and speeders. There is no sidewalk in our streets that one does not find dog feces, broken beer bottles or weeds. We have problems with dogs barking all day and night, and pet owners continue to walk their dogs without a leash. Vista del Norte Homeowners Association's newsletter continues to report the failure of individuals to abide by the rules and regulations. Even increasing our fees such as $25.00 for a four-inch weed has not solved the problems in our area…and they blame Wal-Mart!

Claiming "traffic safety" is a serious concern by the Homeowners Association is a joke, because we are surround by hundreds of businesses in and around Osuna. In our area, parents walk their children up the entrance to the bike and walk trail. Anyone claiming they are force to walk on Osuna and fear for their children safety…does not live here. The short distance from the proposed exit of Wal-Mart on Osuna Street would be the same short distance the current two different church members use on Osuna…we didn't hear the Homeowners Association complaining about those additional thousands of vehicles on the road. In fact the Association has not complain about the additional traffic that will be coming from the new stores on the "exit" end of Vista del Norte connecting El Pueblo Street. Most of us realized that Jefferson, Osuna, and El Pueblo streets were business related areas **before** we move into the Vista Del Norte housing.

Third concern, politicians from Santa Fe gathering in the local community colleges to protest the opening of a grocery store is not the way most of us want our tax money spent especially knowing that George Soros is funding this effort of destruction of an American owned company. Why are balloonist, who do not live in our area, encouraged to sign petitions to dictate what is built in our neighborhood? Each year their landings have become more and more "dangerous" as they are landing in the middle of our streets.

In summary the realization of a Wal-Mart would provide much need jobs especially for the youth in our area. Seems they have a lot of time on their hands by running up and down the levels with their dirt bikes and vehicles.

Sincerely,

George Patrick Celia Patrick

Mr. & Mrs. George Patrick
7319 Villa Rosado NE
Albuquerque, NM 87113

Shumsky, Stephanie E.

From: Aledo, Milagros C.
Sent: Tuesday, March 27, 2007 8:55 AM
To: Shumsky, Stephanie E.
Subject: FW: regarding case#1001150 Wal-Mart Supercenter @Osuna

---

From: JASBROWN83@aol.com [mailto:JASBROWN83@aol.com]
Sent: Monday, March 26, 2007 5:50 PM
To: Romero, Elaine T.; Sanchez-Pare, Kelly; karasr@cabq.com; Trujeque, Diana L.; Aledo, Milagros C.; jrbenevidez@cabq.gov; Montano, Gilbert A.; McCan, Michael L.; lpatten-quintanna@cabq.gov
Subject: regarding case#1001150 Wal-Mart Supercenter @Osuna

Hello, this is in reference to case # 1001150 Wal-Mart Supercenter - Osuna & Vista Del Norte Application # 06 EPC- 00624, 00625

I would like to urge you to support the development of the vacant lot at Osuna and Vista Del Norte. We believe that the proposal of the Super Wal-Mart and other shops is an excellent use for that 22 acres. It will bring new jobs to the area as well as new, much needed and desired businesses for the neighborhood to use and have easy convenient access to. As Vista Del Norte residents, my husband and I feel that this proposal will be beneficial to our area and local economy. We realize that many people are against this proposal, however, we feel that this is just the opinion of people who are ignorant to the opportunities and convenience it could provide. Like many things, people are resistant to change until it happens, then they are glad it happened. We hope that you take our opinion into consideration. Thank you for your time.

Vista Del Norte Residents, John Brown and Julie Stockton.

AOL now offers free email to everyone. Find out more about what's free from AOL at **AOL.com**.

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Monday, April 02, 2007 10:34 AM
To: Shumsky, Stephanie E.
Cc: 'woodyduncan@comcast.net'
Subject: FW: Osuna Wal-Mart

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

-----Original Message-----
From: Woody Duncan [mailto:woodyduncan@comcast.net]
Sent: Saturday, March 31, 2007 9:48 PM
To: Nason, Deborah A.
Subject: Osuna Wal-Mart

We live in the Vista Del Norte area. My wife and I have no objection to the proposed Wal-Mart. We believe Wal-Mart has tried to address the concerns of the neighborhood. We will not attend any more roudy and negative neighborhood meetings on the topic. Please understand that not everyone in the community is against the development of the area.

Woody Duncan

Read my Blog at
http://www.taospaint.com/WoodysBlog/March07.html

Artist/Teacher Woody Duncan
woodyduncan@comcast.net

"elizabeth grant"
<annette9rant@msn.com
>

05/21/2006 05:39 PM

To <Anvanews@aol.com>, <CasaVera1@aol.com>

cc <albdbde@nmcourts.com>, <AOKPEST@aol.com>, <Blmartin703@aol.com>, <calofgren@msn.com>, <ChrisLorello@clearchannel.com>, <CMcCoy@state.nm.us>,

bcc

Subject Re: Anti Wal-Mart information

Yes, I would like to see something on that corner. What I have not understood is why there is such a lack of planning on the part of developers and the city . Sometimes I think that it is the "Old West" attitude out here, that anything goes, without thinking of what the future holds.
I have family that lives in NC, and go back periodically to visit. It has been interesting to watch the development of http://wwwmeadowmont.com/inside.php?p=mvillage/meadowmont_village, "a planned commercial site. When the shops were first planned, yes, there were many empty, and the Harris Tweeter did not see much business, mainly because the planned community was not finished. When I was last there, the restaurants were busy, and there were many interesting shops to shop in. And what was really nice, is that this is all within walking distance. Really nice to take a walk in the early morning and enjoy a cup of coffee.
Wish something like that could be here!
Annette

----- Original Message -----
From: CasaVera1@aol.com
To: Anvanews@aol.com
Cc: albdbde@nmcourts.com ; annette9rant@msn.com ; AOKPEST@aol.com ; Blmartin703@aol.com ; calofgren@msn.com ; ChrisLorello@clearchannel.com ; CMcCoy@state.nm.us ; dsweetkind@comcast.net ; dtstuart@worldnet.att.net ; ebravo@thegeogroupinc.com ; granoff@zianet.com ; lmmyjada@aol.com ; jlucero42@comcast.net ; knsmith@sandia.gov ; lnhix@comcast.net ; maryhill11@comcast.net ; Meleciop@aol.com ; MikeyPadilla@aol.com ; Mitch2718@aol.com ; molly@aigc.com ; norbert@aigc.com ; paul_edwina@hotmail.com ; plockhart@peoplepc.com ; rcrawley@amerind-corp.org ; rdmmoore@webtv.net ; rebeccamartinez@marykay.com ; reclbs@yahoo.com ; rhix5@comcast.net ; rpsedillo@btblaw.com ; ryan.wallace@krge.com ; SWent999@aol.com ; eddieandtracie@yahoo.com ; sshumsky@cabq.gov
Sent: Sunday, May 21, 2006 4:55 PM
Subject: Re: Anti Wal-Mart information

My wife and I are very much in support of the decision to build a Wal-Mart Supercenter at the intersection of Osuna and Vista Del Norte. We feel that this is a good use of the parcel of land and would be a significant benefit to the neighborhood.

We know that everyone wanted a small, neighborhood grocery story (John Brooks or Sunflower Market), but, let's face it, none of those stores were interested in building here. Sure that would have been nice, but there are not enough homes in the area to entice them to build. So, the parcel of land sits there unused.

This is a very large plot of land. If a developer decided to make a small retail strip mall, there would have to be tenants to fill the stores. Without tenants, the strip mall would decay and once nice stores would sit empty. One only has to look at the newly renovated retail center at Osuna and 4th to see the problem. These type of shopping centers soon attract Dollar stores and consignment shops. Crime then moves in.

Yes, there will be additional traffic, but it will be heavier throughout the day and will not be concentrated at rush hour. Not many people go to a department store as they are leaving for work. This was a problem with the high density town homes that were initially proposed for the area behind the church, but this is a different matter. Besides, Osuna is a major street and traffic is part of a major, busy street. To say that traffic backs up from 4th to San Mateo is an overstatement. The rush hour traffic backs up at

intersections as does the traffic throughout Albuquerque. Gridlock traffic becoming the norm on Osuna and health and safety being compromised is just a scare tactic by people who insist on a John Brooks/Sunflower opening there. Surely one or more entrances from Osuna are planned to relieve any congestion that might occur from Vista del Norte.

The building of Wal-Mart will encourage additional development in the area, mainly the area to the south of the intersection. Anyone who has driven there during a heavy wind will want anything to stop the dust flowing from that undeveloped land.

It is not surprising that crime increases when Wal-Marts arrive. Stores are sometimes robbed. Shoplifting occurs. Shoppers can be victims. What would be a surprise is if this did not occur at stores other than Wal-Mart. No doubt it does.

We realize that it is politically correct these days to drive a Toyota and dislike Wal-Mart but we chose to support this American company and welcome the benefits it will offer. Convenience and a shopping area that is likely to thrive rather than waste away. We hope that our neighbors think this situation through and not be overly influenced by knee-jerk reactions. The sky will not fall with the building of a Wal-Mart there.

Pete and Joy Vera

To: Stephanie Shumsky
Staff Planner
600 2nd Street / 3rd Floor
Albuquerque, NM 87102

CC: Jeffrey Jesionowski, EPC Chair
c/o Planning Department
600 2nd Street / 3rd Floor
Albuquerque, NM 87102

Wal-Mart Stores, Inc.
Bentonville, Arkansas 72716-8611

Dear Ms. Shumsky, July 9, 2006

I am writing to express my and my family's position on the proposed Wal-Mart Supercenter in the Vista del Norte community off of Osuna in Albuquerque, New Mexico 87113. We are very much excited and in favor of the new Wal-Mart!

Both my husband and I work full time, and with a family, grocery shopping can be a big ordeal once we pack everyone into the car and drive across town to all the items on ours list. For me it would be life-saver to have a Wal-Mart Supercenter in the neighborhood where I could stop on my way home from work to pick up groceries. To me the idea of a Wal-Mart Supercenter is even better because I would be able to get other necessities as well, particularly clothes, baby and household items that can be hard to find at typical grocery stores.

To too, was hesitant of the noise, traffic, and especially crime that a store like that would bring into our neighborhood. However, I do feel very satisfied with the proposals Wal-Mart has made to address these important issues, assuming they live up to their promises of extra landscaping and sound barrier walls. I like the fact that due to the layout of the land, the development itself will be stepped-down which I think will help it to blend in with the neighborhood. I have also come to realize that the Wal-Mart corp. actually has one of the lowest crime and theft rates in their industry.

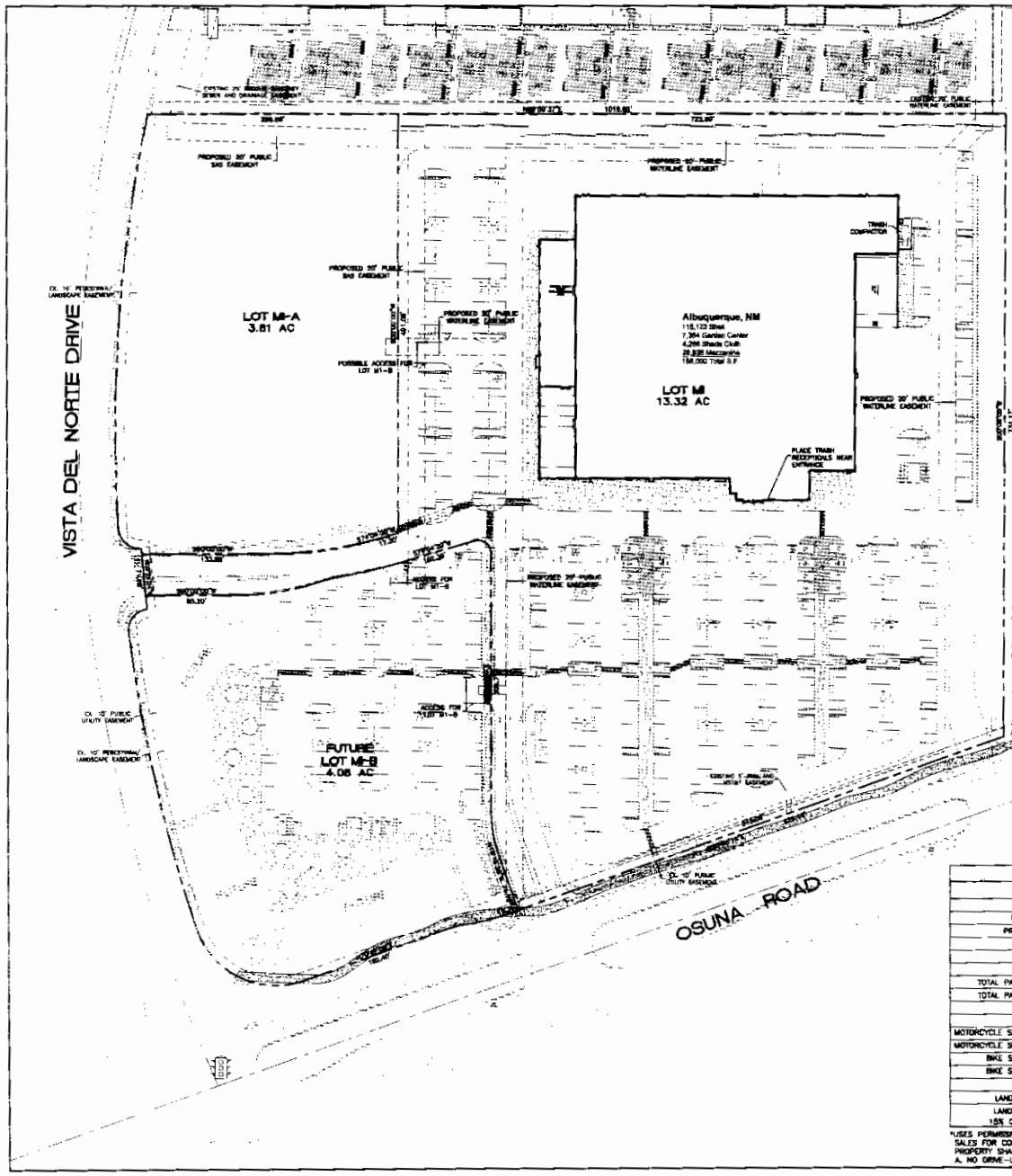
I would also like to see Wal-Mart channel some funds towards the completion of our much anticipated neighborhood park OR build a small park like area at the Wal-Mart. In fact, I would like to see them build some sort of an addition that would make that area and attraction for walkers and family outings. I'm thinking up-scales vendors with out-door shaded seating areas and tables, much like the business around the Paseo del Norte / Wyoming shopping center, specifically Cold Stone Ice Cream Parlor and Starbucks or a Dion's Pizza. I think that would really bring them a lot of business and satisfy the community.

I would also like to add that there are a lot of families in the neighborhood who are in favor of the Wal-Mart but don't feel comfortable expressing their opinion's because of the negative aggressiveness of this so called "Vista del Norte Alliance". I also strongly believe that once the Wal-Mart is in place the majority of this "alliance" will be shopping there right along everyone else.

Thank you for your time. I look forward to shopping at our new Supercenter in the future!

Katherine F. Morgan and family

7527 Jackrabbit St. NE
Albuquerque, NM 87113
(505) 720-9957
kat_morgan18@hotmail.com



NOTES

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2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

5. LIGHT FIXTURES SHALL BE A MAXIMUM OF 30' HIGH WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.

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9. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C2 ZONE OF THE COMPREHENSIVE CITY ZONING CODE.

10. FIREARMS SALES ARE EXCLUDED FROM THIS SITE.

11. FUTURE DEVELOPMENT SHOULD BE CONSISTENT AND COMPLIMENT THE WAL-MART FACADE.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.81	140.00	11.93	9°44'34"	S26°03'06"W	23.78
C2	62.46	635.00	31.44	5°38'46"	N77°27'13"E	62.43
C3	12.46	155.00	6.23	4°36'01"	S84°30'04"E	12.45
C4	505.31	350.00	35.30	82°41'12"	N49°18'30"E	462.80
C5	37.73	15.00	18.88	160°08'40"	N50°21'20"W	29.85
C6	46.81	136.00	23.63	19°13'38"	S09°28'44"E	46.58
C7	12.56	285.00	6.28	2°32'04"	S87°36'36"W	12.56
C8	138.44	485.00	69.87	16°35'47"	N80°06'26"E	137.88
C9	497.86	1635.00	249.43	18°46'08"	S06°09'37"E	495.53
C10	36.41	25.00	22.14	83°41'42"	S41°56'42"E	33.46
C11	36.41	25.00	22.14	83°41'42"	S37°35'00"W	33.46
C12	363.94	1635.00	182.22	12°45'11"	S16°06'26"E	363.38
C13	145.31	485.00	73.35	16°51'35"	S02°14'06"E	143.53
C14	30.24	180.00	15.17	11°33'00"	S27°36'00"W	30.19
C15	40.31	205.00	20.33	11°36'32"	N26°34'27"E	40.24

INDEX TO DRAWINGS

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11. SIGN ELEVATIONS
12. SIGN ELEVATIONS
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14. DETAILS

N

GRAPHIC SCALE

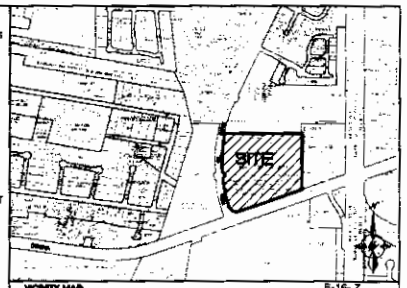
60 30 0 30 60

SCALE: 1"=60'

SITE DATA TABLE

	LOT M1	LOT M1-A	LOT M1-B
TOTAL ACREAGE:	13.32 AC.		
EXISTING ZONING:	*SU-1 FOR C-2 USES		
PROPOSED ZONING:	*SU-1 FOR C-2 USES		
BUILDING SIZE:	156,500 SF		
PROPOSED USE:	RETAIL		
FAR:	0.21		
TOTAL PARKING PROVIDED:	575		
TOTAL PARKING REQUIRED:	575		
HC PROVIDED:	16		
HC REQUIRED:	16		
MOTORCYCLE SPACES PROVIDED:	8		
MOTORCYCLE SPACES REQUIRED:	7		
BIKE SPACES PROVIDED:	30		
BIKE SPACES REQUIRED:	29		
BUILDING HEIGHT:	PER C-2 ZONING		
LANDSCAPE PROVIDED:	155,625		
LANDSCAPE REQUIRED: 15% OF NET LOT AREA	68,022		

*USES PERMISSIVE AND REGULATED IN THE C-2 ZONE, EXCEPT THAT ALCOHOLIC DRINK SALES FOR CONSUMPTION OFF-PREMISE WITHIN 500 FEET OF A RESIDENTIAL ZONED PROPERTY SHALL BE PERMISSIVE WITH THE FOLLOWING EXCEPTION:
A. NO DRIVE-UP LIQUOR SALES SHALL BE ALLOWED



VICINITY MAP R-16-Z

LEGAL DESCRIPTION

TRACT M1 OF VISTA DEL NORTE

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- SETBACK LINE
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK (PATTERN CONCRETE)
- PROPOSED BIKERACK
- PROPOSED FIRE HYDRANT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED PARKING LOT LIGHTING
- PROPOSED CART CORRAL

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

WAL-MART SUPERCENTER 04519-00

OSUNA + VISTA DEL NORTE

SITE PLAN FOR SUBDIVISION

SIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505)858-3100

DRAWN BY: DY

DATE: 5-23-07

2553-SPSE.dwg

SHEET # 1 OF 14

JOB # 25053

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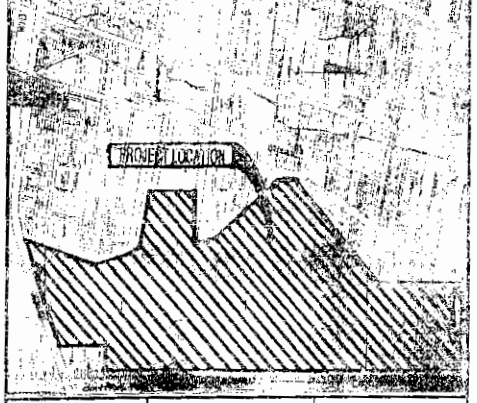
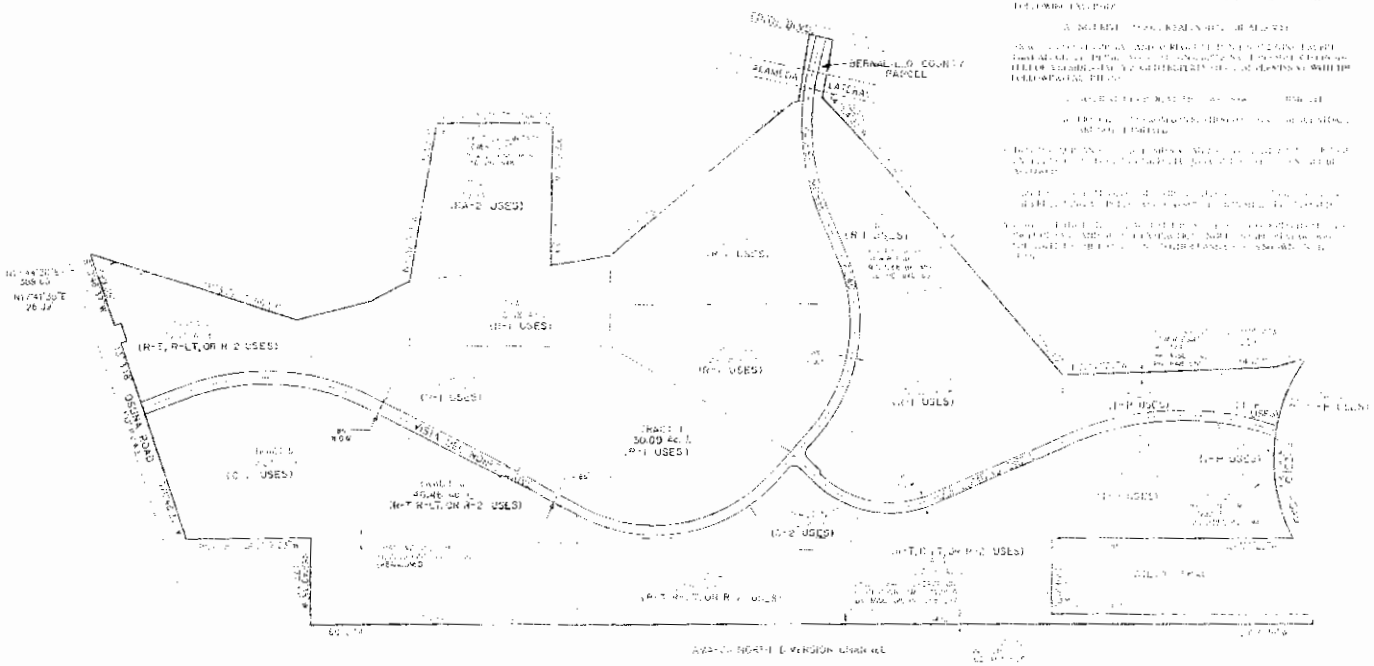
SITEPLAN FOR SUBDIVISION

VISTA DEL NORTE

Albuquerque, New Mexico
February 1998

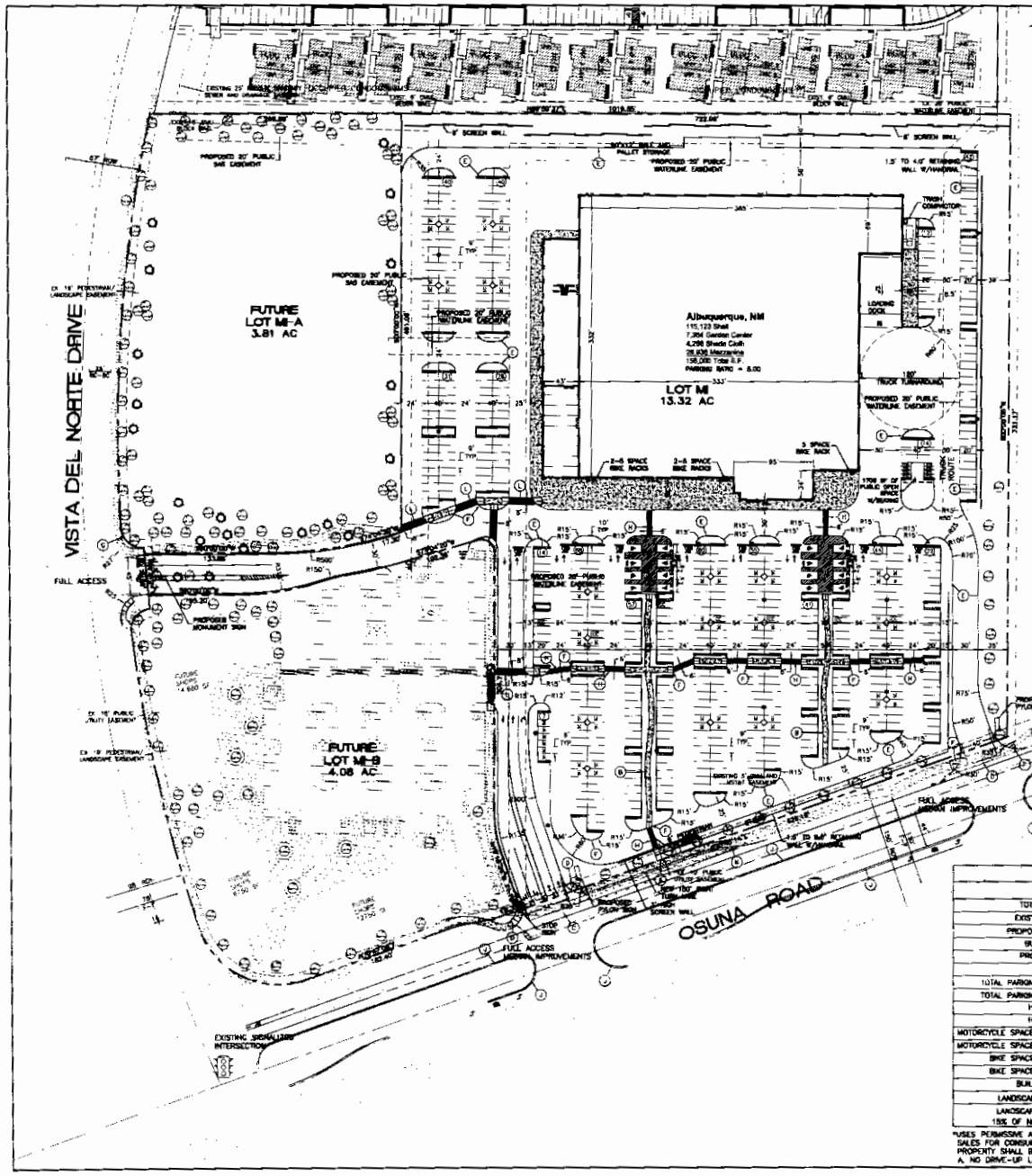


VICINITY MAP	D-16-Z E-16-Z	NOT TO SCALE



AVID

SHEET NO. 2 OF 9



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KEYED NOTE:

- (A) 6' SW PER COA STD DWG #2430
- (B) 6' PEDESTRIAN ACCESS (MATERIAL TO BE CONCRETE)
- (C) 8' VALLEY GUTTER PER COA STD DWG #2420
- (D) HC RAMP PER COA STD DWG #2441
- (E) 8" HEADER CURB
- (F) UNI-DIRECTIONAL HC RAMP PER COA STD DWG #2441
- (G) INSTALL 1 - MONUMENT SIGN
- (H) 6' WIDE RAISED CONCRETE CROSSWALK PER DETAIL SHEET 9
- (I) 6' SW PER COA STD DWG #2430
- (J) MEDIAN CURB & GUTTER PER COA STD DWG #2415B
- (K) 8" STD CURB & GUTTER PER COA STD DWG #2415A
- (L) 6' WIDE RAISED CONCRETE CROSSWALK PER DETAIL SHEET 9

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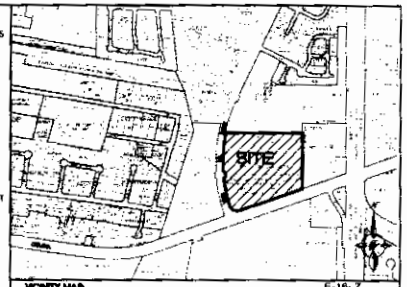

VICINITY MAP

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DRB Chairperson, Planning Department:	Date

* Environmental Health, if necessary

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

WAL-MART SUPERCENTER 6459-00

OSUNA • VISTA DEL NORTE

SITE PLAN FOR BUILDING PERMIT

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505)858-3100

DRAWN BY: DT

DATE: 5-23-07

2553-SPE.dwg

SHEET # 3 OF 14

JOB # 25053

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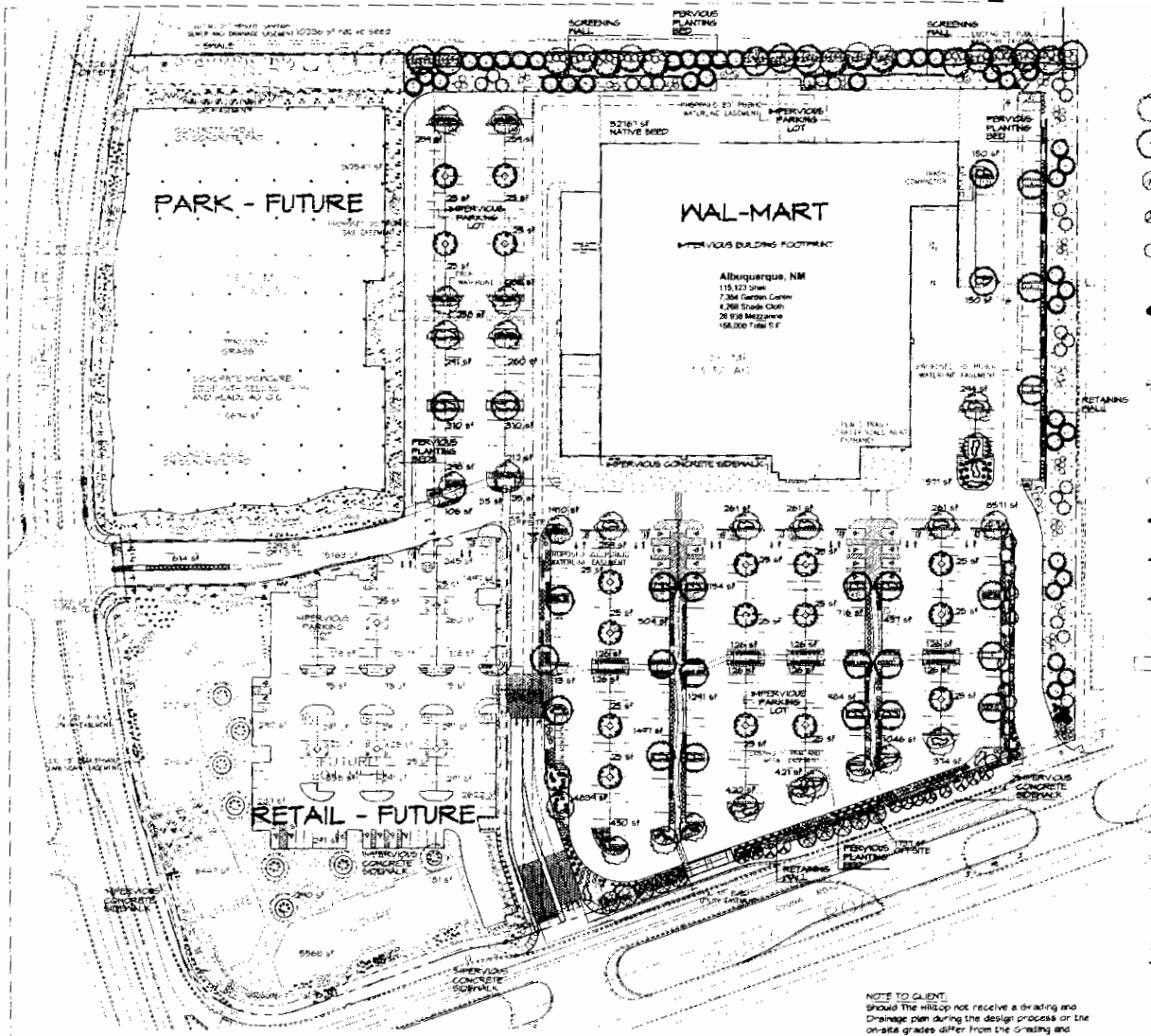


WAL MART PLANT LEGEND

TREES

- KENTUCKY COFFEE TREE (M) 28 — Gymnocladus dioica — 2" Cal.
- CHINESE PISTACHE (M) 35 — Pistacia chinensis — 2" Cal - Min 8' tall
- EASTERN REDBUD (M) 10 — Cercis canadensis — 2" Cal.
- PURPLE-LEAF PLUM (M) 5 — Prunus spp. — 1 1/2" Cal.
- DESERT WILLOW (L) 40 — Chilopsis linearis — 15 Gal. 225sf
- SHUMARD OAK (M) 6 — Quercus shumardii — 2" Cal - Min 8' tall
- CHITALPA (M) 17 — Catalpa x Chilopsis — 2" Cal.
- AUSTRIAN PINE (M) 40 — Pinus nigra — Min. 8' tall & 2" Cal.
- FLOWERING PEAR (M+) 7 — Pyrus calleryana — 2" Cal.

DESERT ACCENTS

- PALM YUCCA (L) 3 — Yucca faxoniana
- OCOTILLO (L) 2 — Fouquieria splendens

SHRUBS, GRASSES, AND GROUNDCOVERS

- SILVERBERRY (M) 23 — Elaeagnus pungens — 5 Gal. 100sf — For rear buffer - to 15' tall
- BUTTERFLY BUSH (M) 31 — Buddleia davidii — 5 Gal. 100sf — (davidii is a non dwarf species) cultivar may vary
- PHOTINIA (M+) 40 — Photinia fraseri — 5 Gal. 64sf — For rear buffer - to 15' tall
- RED YUCCA (L) 143 — Hesperaloe parviflora — 5 Gal. 16sf
- REGAL MIST 244 — aka GULF MUHLY (M) — Muhlenbergia capillaris — 5 Gal. 16sf
- INDIAN HAWTHORN (M) 24 — Rapiolepis indica — 5 Gal. 36sf
- SCOTCH BROOM (M) 42 — Cytisus spp. — 5 Gal. 16sf
- TURPENTINE BUSH (L) 214 — Eriocarpa jerlifolia — 5 Gal. 16sf
- SPANISH BROOM (M) 54 — Genista hispanica — 5 Gal. 16sf
- HUGO PINE (M) 3 — Pinus mugo — 5 Gal. 16sf
- WILDFLOWER 55 — 1 Gal. 4sf
- GREYLEAF COTONEASTER (M) 46 — Cotoneaster buxifolius — 5 Gal. 81sf — Symbol indicates 3 plants
- WINTER JASMINE (L+) 43 — Jasminum nudiflorum — 1 Gal. 144sf

HARDSCAPES

- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- CRIMP STRAW/NATIVE SEED AND WILDFLOWER MIX WITH GRAVEL MULCH

PARK - FUTURE PLANT LEGEND

TREES

- CHINESE PISTACHE (M) 4 — Pistacia chinensis — 2" Cal - Min 8' tall
- EASTERN REDBUD (M) 2 — Cercis canadensis — 2" Cal.
- PURPLE-LEAF PLUM (M) 6 — Prunus spp. — 1 1/2" Cal.
- SHUMARD OAK (M) 2 — Quercus shumardii — 2" Cal - Min 8' tall
- AUSTRIAN PINE (M) 15 — Pinus nigra — Min. 8' tall & 2" Cal.
- FLOWERING PEAR (M+) 8 — Pyrus calleryana — 2" Cal.
- DESERT WILLOW (L) 70 — Chilopsis linearis — 15 Gal. 225sf

DESERT ACCENTS

- PALM YUCCA (L) 12 — Yucca faxoniana

PLANT LEGEND

TREES

- KENTUCKY COFFEE TREE (M) 5 — Gymnocladus dioica — 2" Cal.
- CHINESE PISTACHE (M) 3 — Pistacia chinensis — 2" Cal - Min 8' tall
- EASTERN REDBUD (M) 2 — Cercis canadensis — 2" Cal.
- PURPLE-LEAF PLUM (M) 1 — Prunus spp. — 1 1/2" Cal.
- CHITALPA (M) 3 — Catalpa x Chilopsis — 2" Cal.
- FLOWERING PEAR (M+) 1 — Pyrus calleryana — 2" Cal.
- DESERT WILLOW (L) 20 — Chilopsis linearis — 15 Gal. 225sf

DESERT ACCENTS

- PALM YUCCA (L) 3 — Yucca faxoniana
- OCOTILLO (L) 2 — Fouquieria splendens

SHRUBS, GRASSES, AND GROUNDCOVERS

- INDIAN HAWTHORN (M) 16 — Rapiolepis indica — 5 Gal. 36sf
- SCOTCH BROOM (M) 8 — Cytisus spp. — 5 Gal. 16sf
- NEE YUCCA (L) 18 — Hesperaloe parviflora — 5 Gal. 16sf
- TURPENTINE BUSH (L) 183 — Eriocarpa jerlifolia — 5 Gal. 16sf
- REGAL MIST 20 — aka GULF MUHLY (M) 67 — Muhlenbergia capillaris — 5 Gal. 16sf
- HUGO PINE (M) 1 — Pinus mugo — 5 Gal. 16sf
- GREYLEAF COTONEASTER (M) 24 — Cotoneaster buxifolius — 5 Gal. 81sf — Symbol indicates 3 plants
- WILDFLOWER 84 — 1 Gal. 4sf
- WINTER JASMINE (L+) 97 — Jasminum nudiflorum — 1 Gal. 144sf

HARDSCAPES

- SANTA FE BROWN GRAVEL WITH FILTER FABRIC

PARK - FUTURE CONTINUED

SHRUBS, GRASSES, AND GROUNDCOVERS

- SILVERBERRY (M) 15 — Elaeagnus pungens — 5 Gal. 100sf — For rear buffer - to 15' tall
- BUTTERFLY BUSH (M) 10 — Buddleia davidii — 5 Gal. 100sf — (davidii is a non dwarf species) cultivar may vary
- PHOTINIA (M+) 19 — Photinia fraseri — For rear buffer - to 15' tall
- RED YUCCA (L) 104 — Hesperaloe parviflora — 5 Gal. 16sf
- REGAL MIST 221 — aka GULF MUHLY (M) — Muhlenbergia capillaris — 5 Gal. 16sf
- INDIAN HAWTHORN (M) 32 — Rapiolepis indica — 5 Gal. 36sf
- SCOTCH BROOM (M) 17 — Cytisus spp. — 5 Gal. 16sf
- TURPENTINE BUSH (L) 31 — Eriocarpa jerlifolia — 5 Gal. 16sf
- SPANISH BROOM (M) 6 — Genista hispanica — 5 Gal. 16sf
- HUGO PINE (M) 2 — Pinus mugo — 5 Gal. 16sf
- WILDFLOWER 34 — 1 Gal. 4sf

HARDSCAPES

- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- COMMERCIAL GRADE STEEL EDGING
- CRIMP STRAW/NATIVE SEED AND WILDFLOWER MIX WITH GRAVEL MULCH
- SEEDED LAWN W/ SPRINKLERS AS SHOWN

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

NOTE: Redbuds, flowering pears, and purple leaf plum are included in plant legend to maintain an analogous landscape palet throughout the Vista del Norte subdivision, and shall be kept to the st/ed/ed/ing.

SEE SHEET 2 FOR ENTRY AND ISLAND DETAILS
SEE SHEET 3 FOR CALCULATIONS AND DETAILS

N

GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Lic. No. #26458
7909 Edith N.E.
Albuquerque, NM 87114
Ph. (505) 898-9605
Fax (505) 898-7737
clohnson@hilltoplandscaping.com

5-14-07

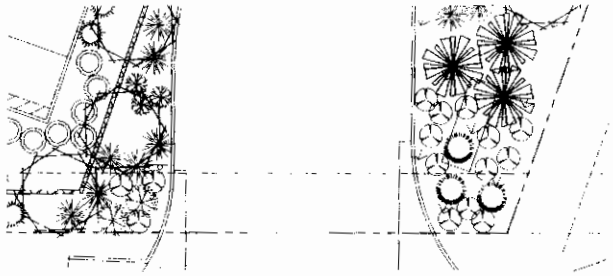
PROPOSED RETAIL CENTER
OSUNA @ VISTA DEL NORTE

LANDSCAPE PLAN

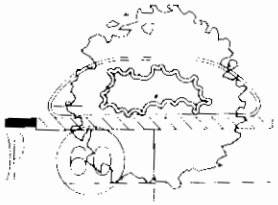
TRUNAN PARTNERS, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY: adf
DATE: 4-11-06
HT-LS-01.dwg
SHEET 1
JOB # 2503.1

(8) site revision rmm 5-16-07
(7) comments rmm 4-12-07
(6) comment rmm 3-19-07
(5) rev site plan rmm 3-14-07
(4) rev site plan/comments rmm 2/28/07
(3) revised site plan rmm 2/1/07
(2) revised site plan adf 5/2/06
(1) revised site plan adf 4/28/06



TYPICAL ENTRY DETAIL
SCALE: 1"=10'



TYPICAL ISLAND DETAIL
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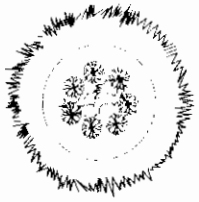

TYPICAL PLANTER DETAIL
SCALE: 1"=10'

- site revision rmm 5-16-07
- comments rmm 4-12-07
- comment rmm 3-19-07
- rev site plan rmm 3-14-07
- rev site plan/comments rmm 2/28/07
- revised site plan rmm 2/1/07
- revised site plan adf 5/2/06
- revised site plan adf 4/28/06

SEE SHEET 1 FOR FULL PLAN AND PLANT LEGENDS
SEE SHEET 3 FOR CALCULATIONS AND DETAILS

GRAPHIC SCALE
10 05 0 05 10
SCALE: 1"=10'

The Hilltop
LANDSCAPE, ARCHITECTS & CONTRACTORS
Cont. Lic. #28458
7909 Edith N.E.
Albuquerque, NM 87184
Ph (505) 898-9690
Fax (505) 898-7737
c.johnson@hilltoplandscaping.com

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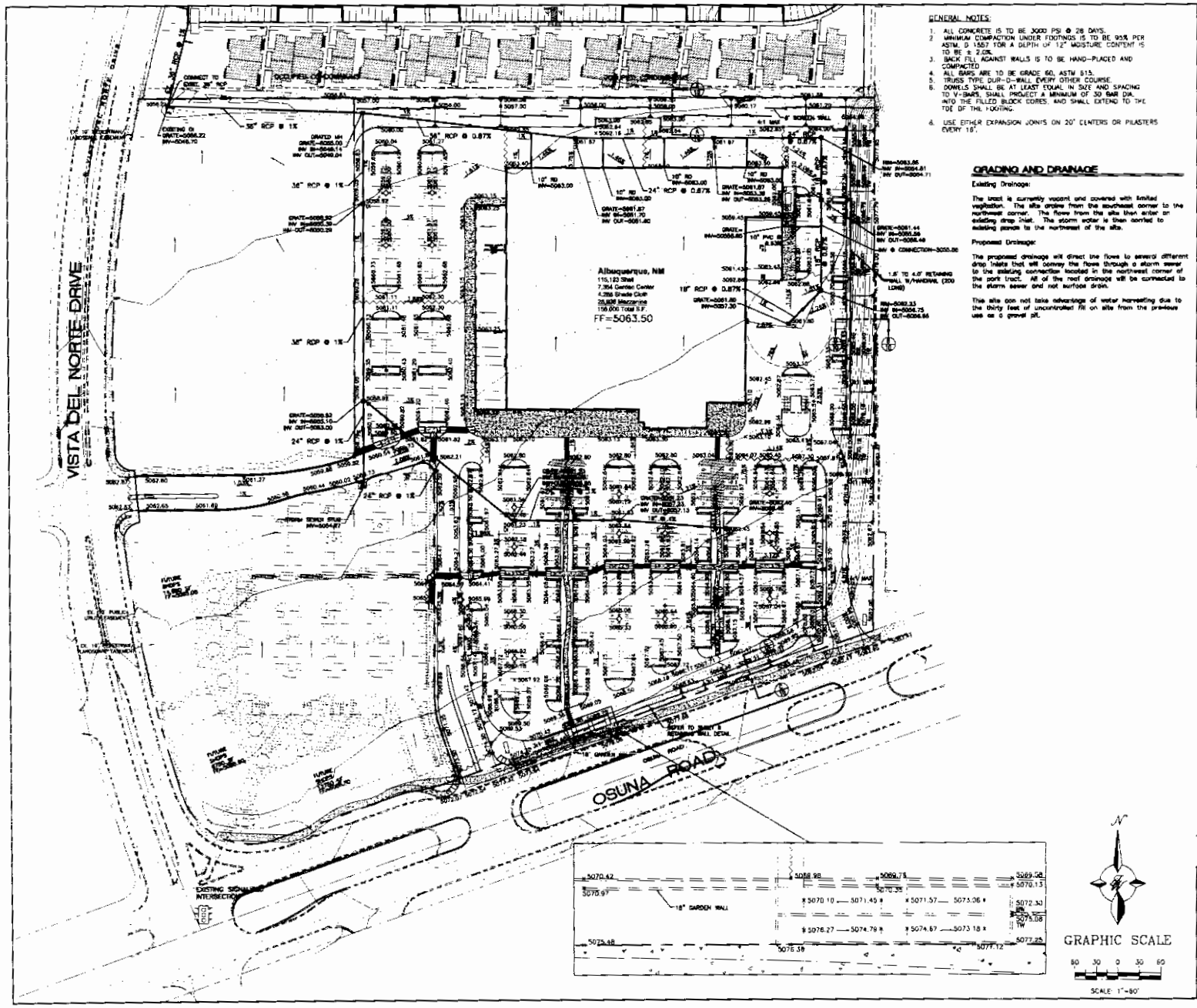
5-16-07

PROPOSED RETAIL CENTER
CUNA @ VISTA DEL NORTE

LANDSCAPE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY	adf
DATE	4-11-06
	H1-LS-01.dwg
SHEET #	2
JOB #	25053



GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

GRADING AND DRAINAGE

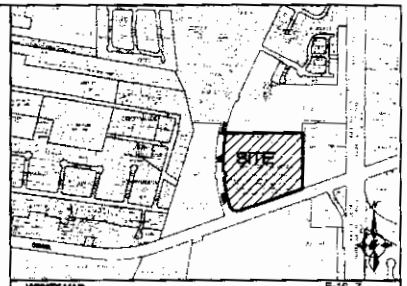
Existing Drainage:

The tract is currently vacant and covered with limited vegetation. The site drains from the southeast corner to the northwest corner. The flows from the site then enter an existing drop inlet. The storm water is then carried to existing ponds to the northwest of the site.

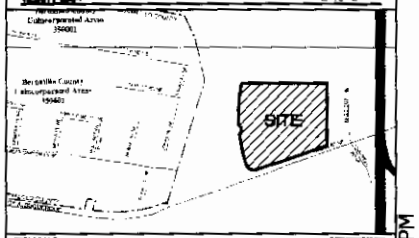
Proposed Drainage:

The proposed drainage will direct the flows to several different drop inlets that will convey the flows through a storm sewer to the existing connection located in the northwest corner of the park tract. All of the roof drainage will be connected to the storm sewer and not surface drain.

This site can not take advantage of water harvesting due to the thirty feet of uncontrolled fill on site from the previous use as a gravel pit.



VICINITY MAP E-19-Z



FIRM MAP

LEGAL DESCRIPTION
TRACT M1 OF VISTA DEL NORTE

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK (PATTERN CONCRETE)
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED PARKING LOT LIGHTING
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING GRADE ELEVATION
- FLOW ARROW
- SLOPE TIE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SINGL. "D" INLET
- PROPOSED STORM SEWER LINE

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL	WAL-MART SUPERCENTER #4559-00 OSUNA • VISTA DEL NORTE GRADING AND DRAINAGE PLAN	DRAWN BY DY DATE 5-15-07 2553-GRE.dwg SHEET 7 OF 14
RONALD R. BONAVENTURA P.E. #7868	SIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	JOB # 25053

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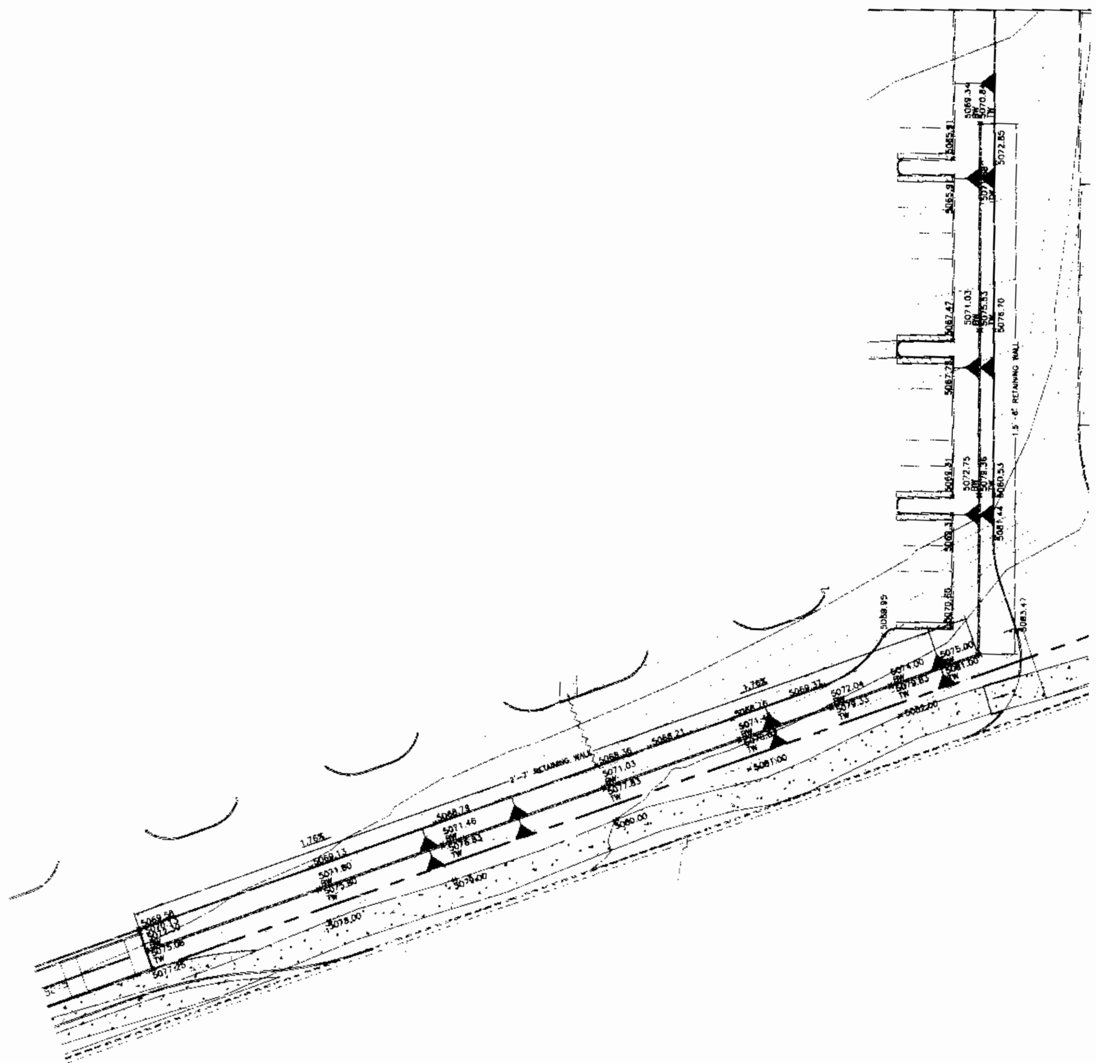
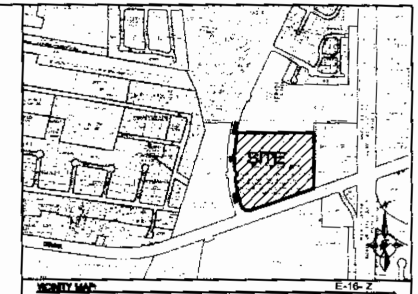
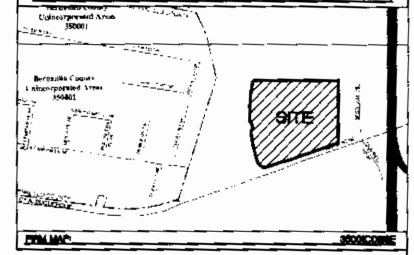


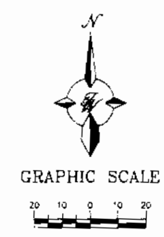




LEGAL DESCRIPTION
TRACT M1 OF VISTA DEL NORTE

LEGEND

EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
BOUNDARY LINE
EXISTING BOUNDARY LINE
EASEMENT
STRIPING
PROPOSED BUILDING
EXISTING SIDEWALK
PROPOSED SIDEWALK
PROPOSED CROSSWALK (PATTERN CONCRETE)
PROPOSED SCREEN WALL
PROPOSED RETAINING WALL
PROPOSED PARKING LOT LIGHTING
EXISTING CONTOUR
EXISTING INDEX CONTOUR
PROPOSED SPOT ELEVATION
EXISTING GRADE ELEVATION
FLOW ARROW
SLOPE TIE
PROPOSED STORM SEWER MANHOLE
PROPOSED SNGL. "D" INLET
PROPOSED STORM SEWER LINE



ENGINEER'S SEAL	WAL-MART SUPERCENTER 44519-00 OSUNA • VISTA DEL NORTE	DRAWN BY CY
	WALL DETAIL	DATE 5-15-07
		2553-GRE.dwg
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # 8 OF 14
		JOB # 25053

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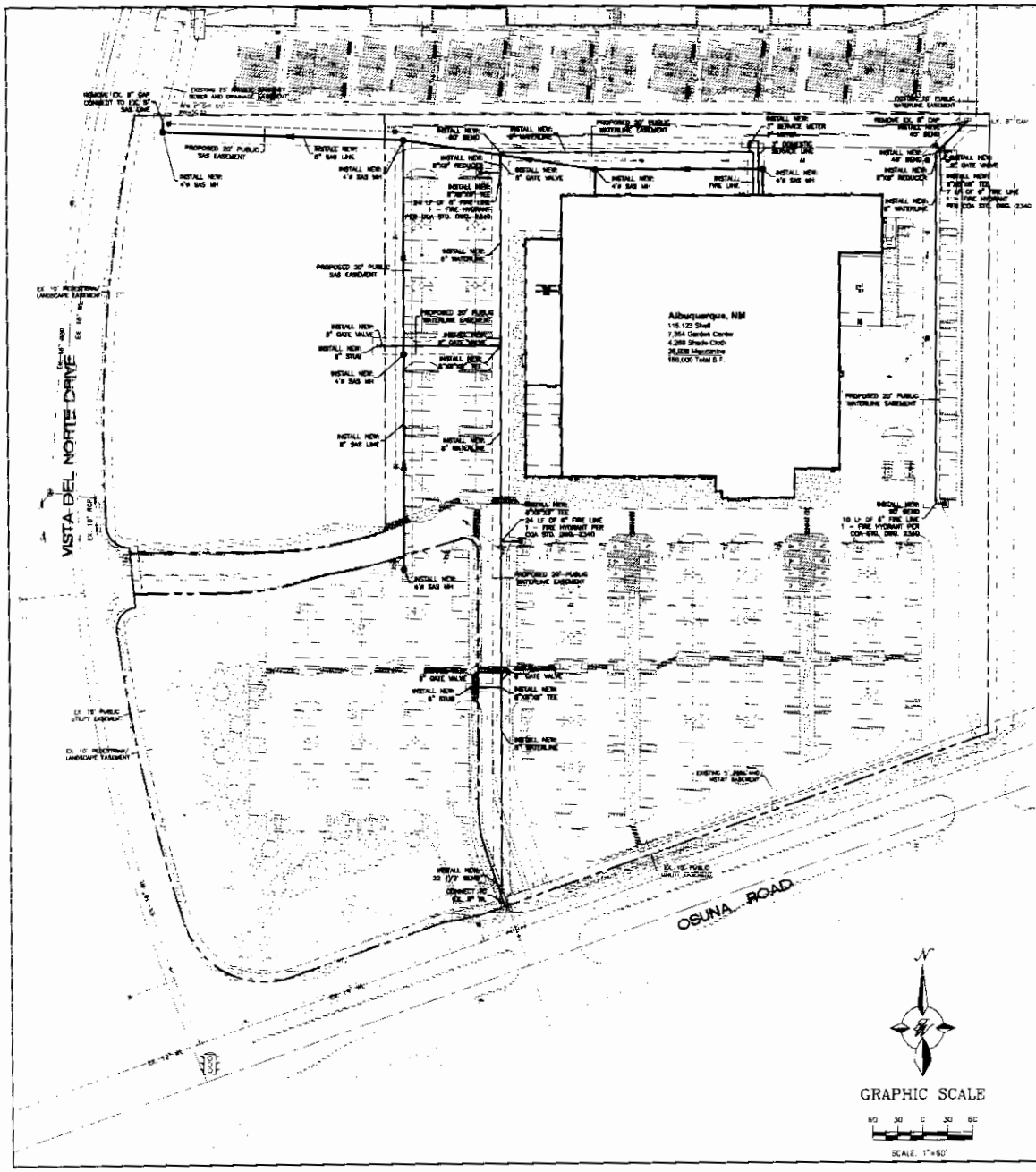


NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH NMJU SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1999), FOR LOCATION OF EXISTING UTILITIES. THREE WORKING DAYS PRIOR THE CONTRACTOR MUST CONTACT NMJU (866-2561).

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

9. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.

10. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.

11. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.

12. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.

13. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.

14. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.

15. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.

16. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

GENERAL NOTES

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH N.M.U.U. STANDARDS AND SPECIFICATIONS LATEST EDITION.

2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.

3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.

4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.

5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.

6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.

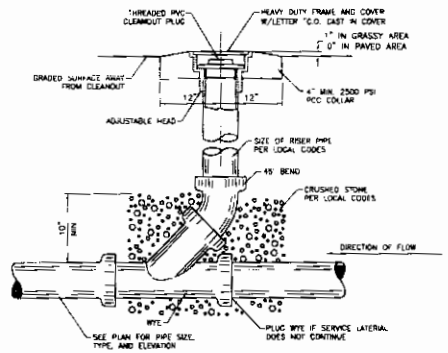
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.

8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

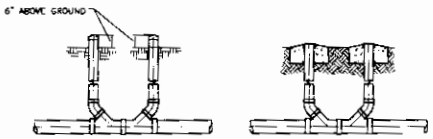
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

LEGEND

	EXISTING SAS MANHOLE
— — 8" SAS — —	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
	PROPOSED SAS CLEANOUT
8" SAS	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
— — EX. 18" WL — —	EXISTING WATER LINE
8" WL	PROPOSED WATER LINE
	PROPOSED CURB
	BOUNDARY LINE
	PROPOSED STORM SEWER MANHOLE
24" RCP	PROPOSED STORM SEWER LINE
	PROPOSED DRY UTILITY TRENCH
	EXISTING DRY UTILITY TRENCH
	PROPOSED FIRE HYDRANT

ENGINEER'S SEAL	WAL-MART SUPERCENTER #4519-00	DRAWN BY: DY
	OSUNA + VISTA DEL NORTE	DATE 4-12-07
	MASTER UTILITY PLAN	2553-MUE.dwg
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # 9 OF 14
RONALD R. BOWMAN P.E. #7868		JOB # 25053

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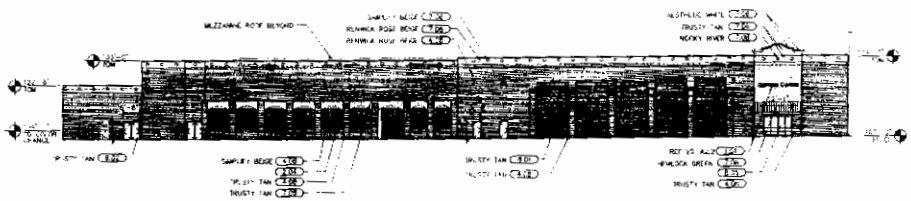
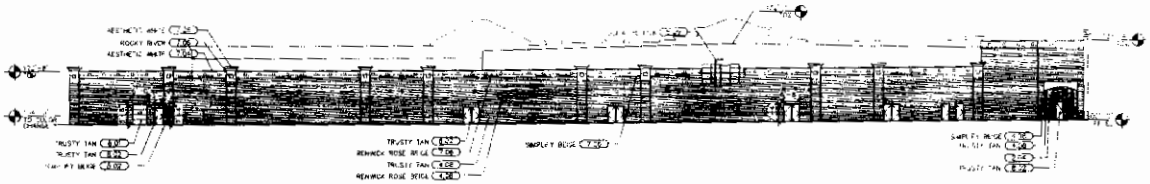
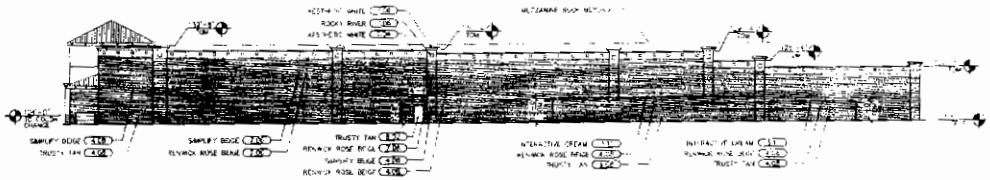


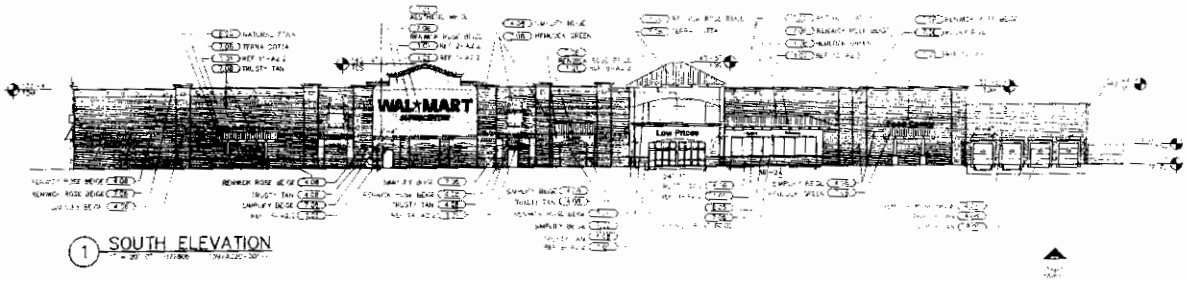
4 WEST ELEVATION



3 NORTH ELEVATION



2 EAST ELEVATION



1 SOUTH ELEVATION

EXTERIOR COLOR SCHEDULE

WAL*MART SUPERCENTER
ALBUQUERQUE, NM

PRELIMINARY DESIGN

EXTERIOR ELEVATIONS

A2

Garden Center

(20) SIGNAGE

Bakery

Deli

Meat

Produce

Low Prices

(19) NOT USED

(18) NOT USED

(17) SIGNAGE

(16) SIGNAGE

(15) SIGNAGE

(14) SIGNAGE

(13) SIGNAGE

Food Center

We Sell For Less

Pharmacy

Optical

1-Hr. Photo

(12) SIGNAGE

(11) SIGNAGE

(10) SIGNAGE

(9) SIGNAGE

(8) SIGNAGE

WAL★MART

SUPERCENTER

(7) NOT USED

(6) NOT USED

(5) NOT USED

(4) NOT USED

(3) NOT USED

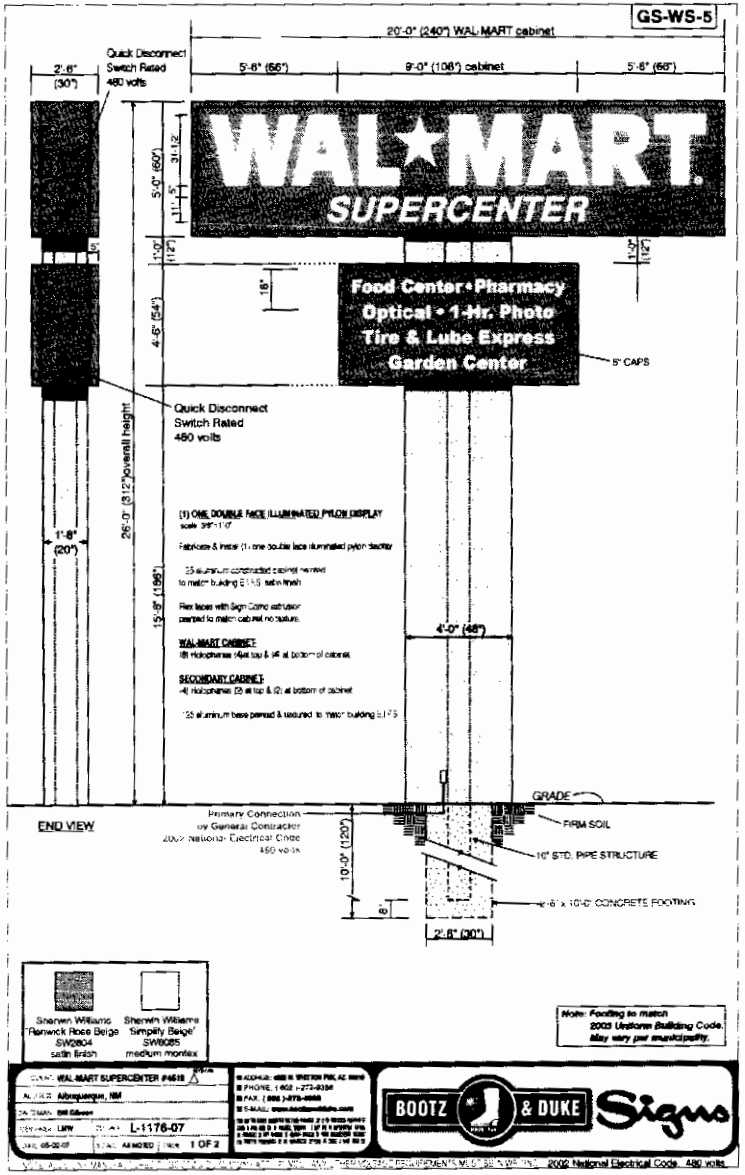
(2) SIGNAGE

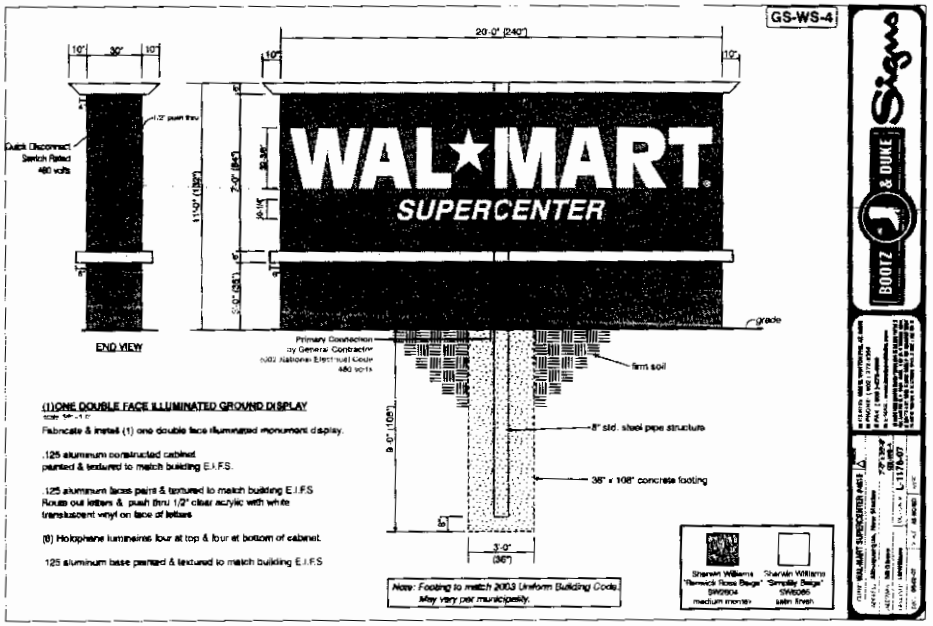
(1) SIGNAGE

WAL★MART SUPERCENTER
ALBUQUERQUE, (OSUNA) NM

PRELIMINARY DESIGN

SIGNAGE





ENGINEER'S SEAL	WAL-MART SUPERCENTER 4519-00 OSUNA • VISTA DEL NORTE	DRAWN BY
	SIGN ELEVATIONS	DATE 4-12-07
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	2553-Sign Elev.dwg SHEET # 11 OF 14
RONALD R. BUCHANAN P.E. #7868		JOB # 25053

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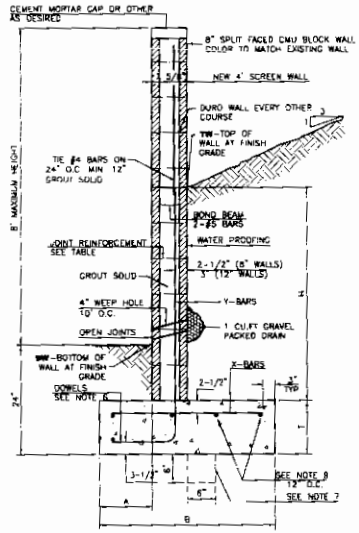


RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

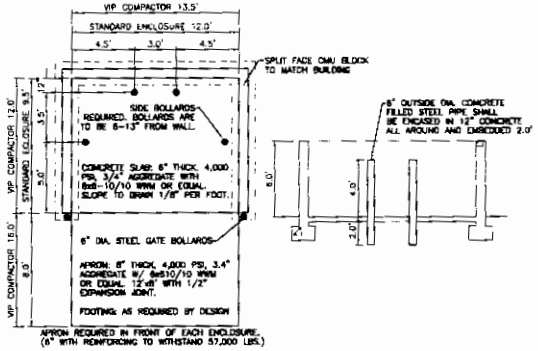
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

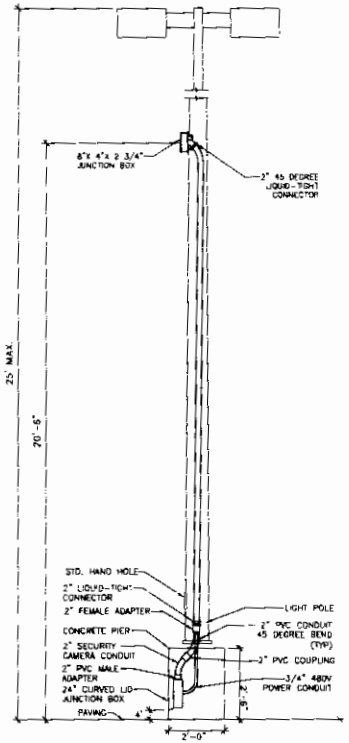
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @18" O.C.	#4 @18" O.C.
6'-8"	18"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @18" O.C.	#6 @12" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

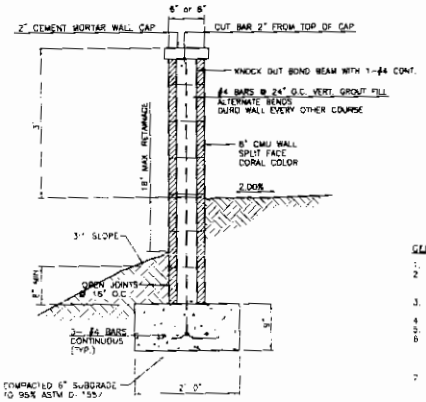


TRASH COMPACTOR ENCLOSURE DETAIL
NTS

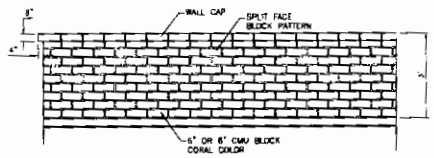


POLE MOUNTED CAMERA DETAIL

NOTE:
ONLY FOR POLE LOCATIONS DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM. CAMERAS AND WIRING BY OTHERS



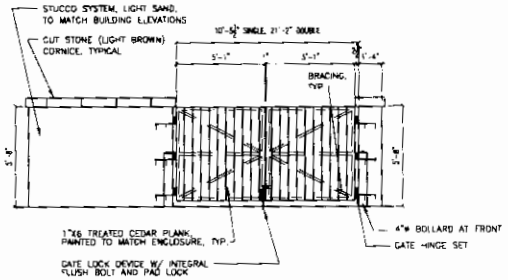
SCREEN WALL SECTION
NTS



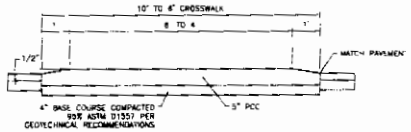
SCREEN WALL ELEVATION
NTS

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING
7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



REFUSE ENCLOSURE ELEVATION
SCALE: 1"=10'



RAISED CROSSWALK
SCALE: 1/2"=1'

ENGINEER'S SEAL	WAL-MART SUPERCENTER #4619-00	DRAWN BY: UT
	OSUNA • VISTA DEL NORTE	DATE: 4-12-07
	DETAILS	2553-Details.dwg
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # 13 OF 14
RONALD R. BONANNAN P.E. #7868		JOB # 25053

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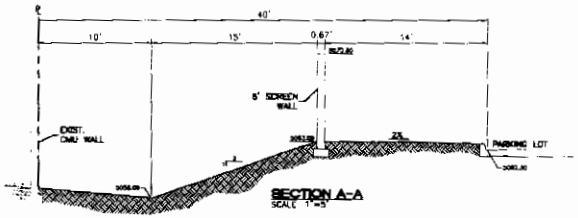
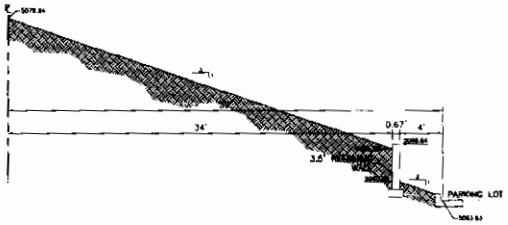


SECTION A-A
SCALE: 1"=5'



SECTION B-B
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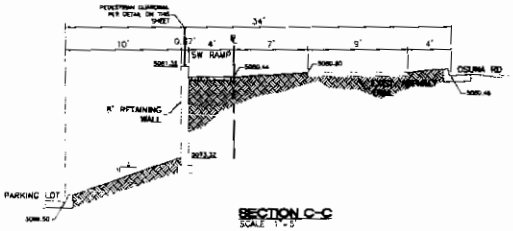
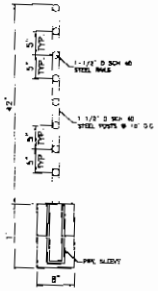
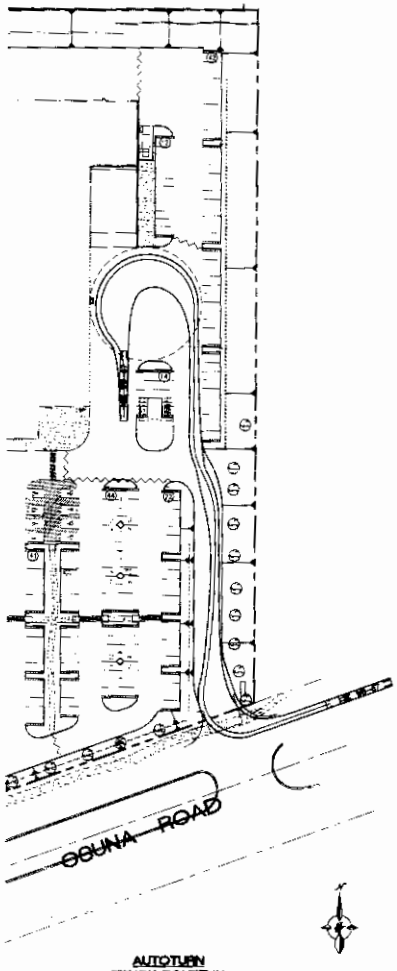


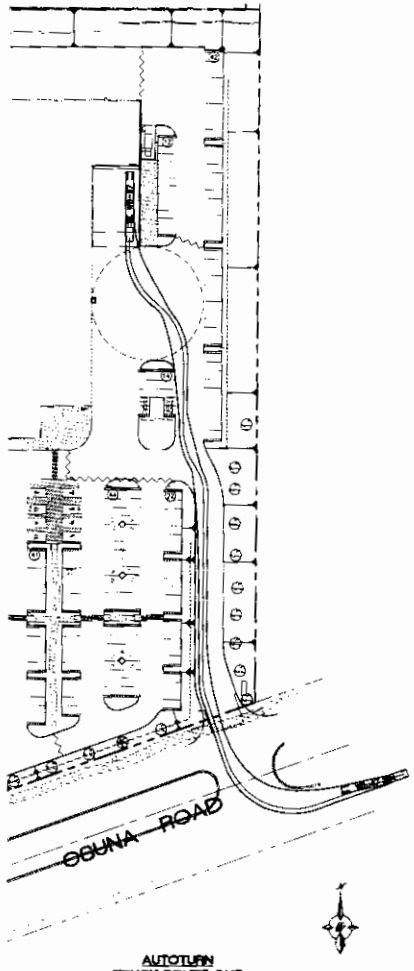
SECTION C-C
SCALE: 1"=5'



GUARD RAIL DETAIL
NTS



AUTOTURN
TRUCK ROUTE IN
SCALE: 1"=60'



AUTOTURN
TRUCK ROUTE OUT
SCALE: 1"=60'

ENGINEER'S SEAL	WAL-MART #97473 OSUNA + VISTA DEL NORTE	DRAWN BY: CY DATE: 4-12-07
	DETAILS	2553-Details-2
	TierraWest, LLC 5571 Midway Park Place NE Albuquerque, NM 87109 (505)858-3100	SHEET # 14 OF 14
RONALD R. BOHANNAN P.E. #7868		JOB # 25053

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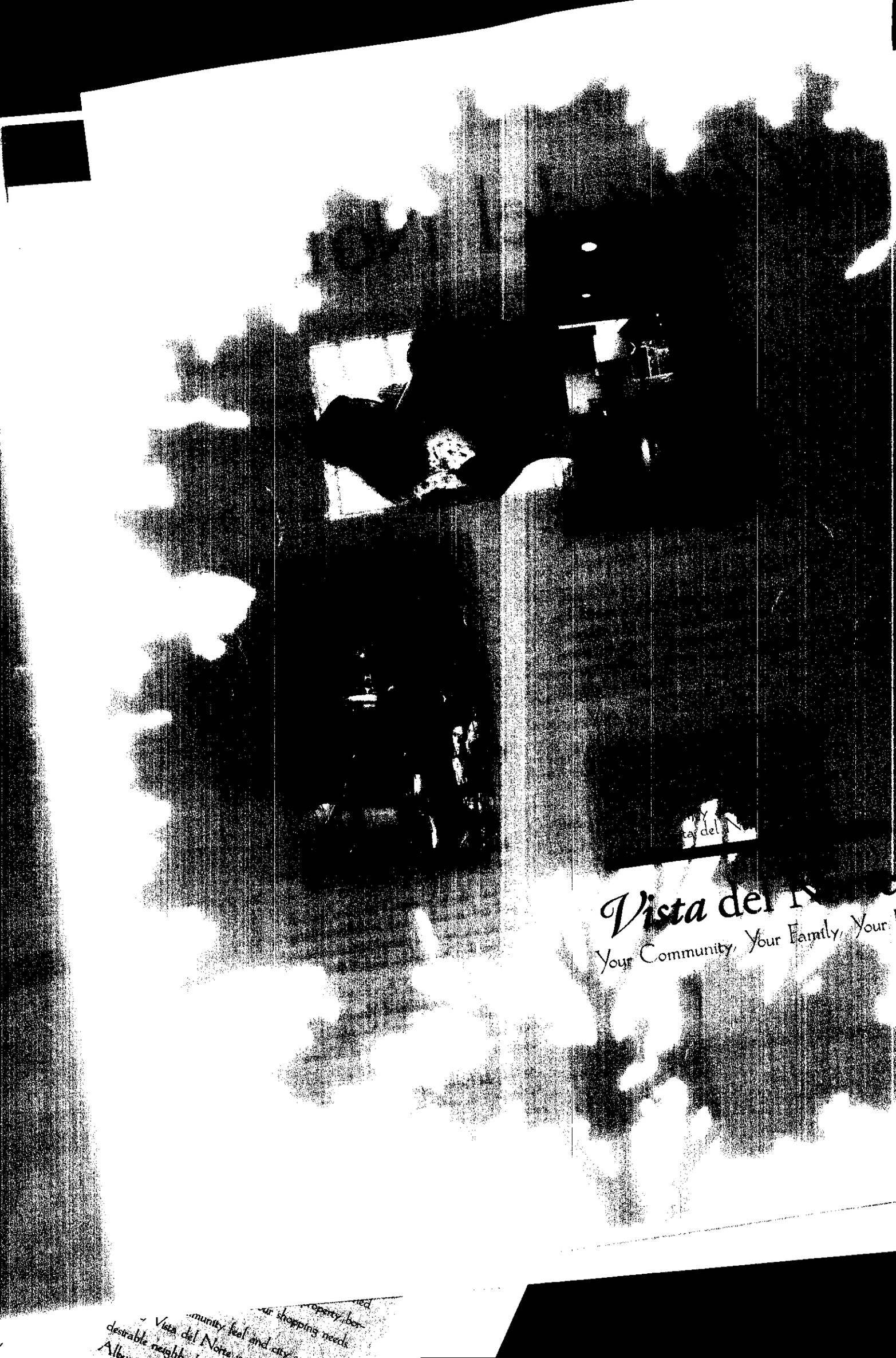
Vista del N
Your Community, Your Family, Your

C nmunity

We we're the largest central community in th e nd one of the finest in the Albuquerque ar a. l love our location near I-25 and Paseo de N within easy reach of the nearly 20,000 job s al the I-25 corridor, not to mention shop- pin y l lining, entertainment, medical facilit chu ch nd community attractions. W short d from Downtown and Th B Fiesta Park br way ea ill. Put si fant stic

Vist

Activities

Vista del Norte
finer things
to fin

St

Vista
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Winrock
away. Maj
variety of no
and restauran
located to the omm

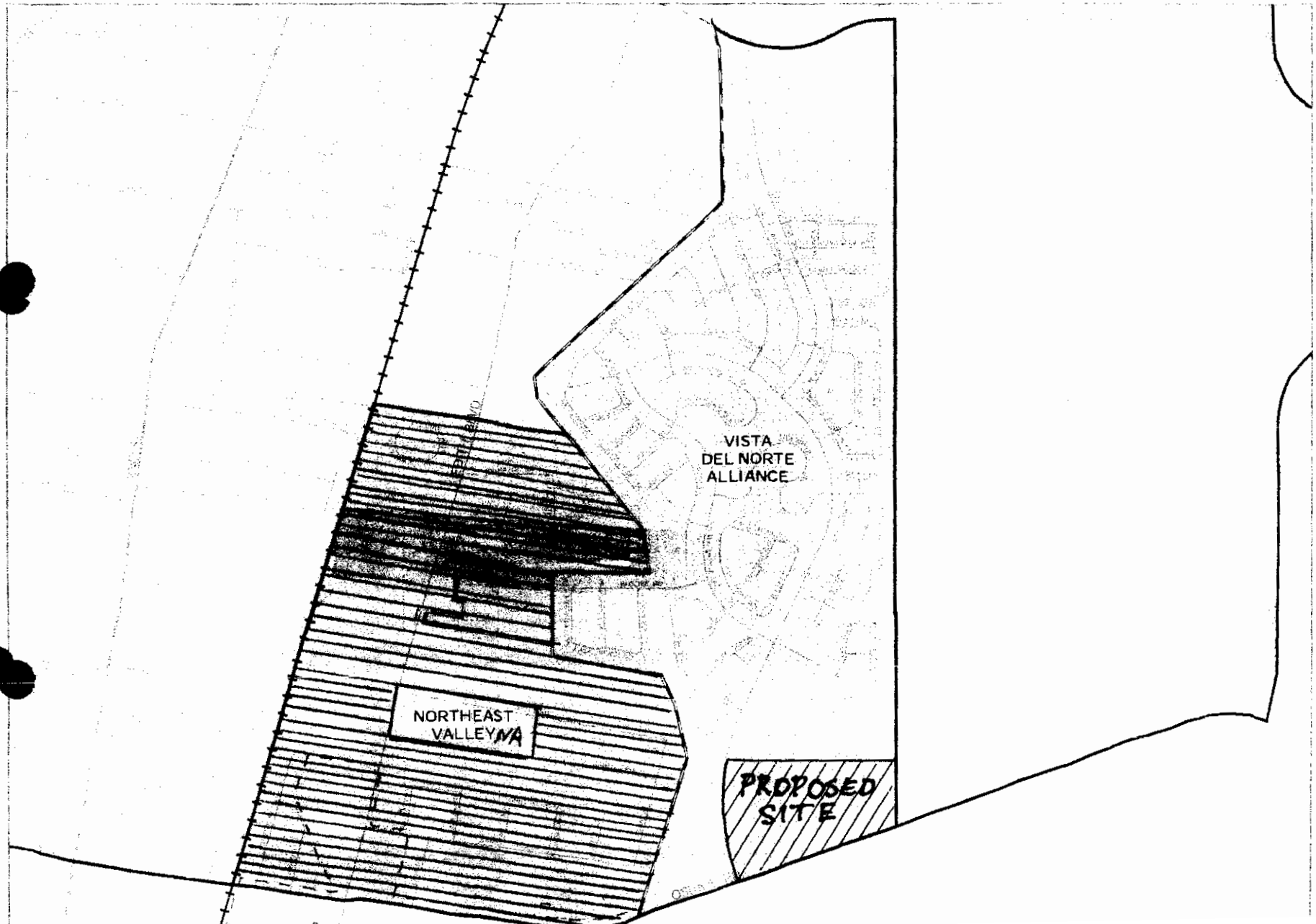
We expect sl pping
become even r re conve
in the future – Vista del Norte has res ed land for a neighborl d retail center near the Suna entrance.

Medica

Presbyterian No side Hospital offering emergenc reatment and routine healthcare, is less an 5 minutes east of Vista Norte. The state' ree largest hospitals are a sh drive down I-25.

Norte

Development, LLC
Louisiana Road NE
Albuquerque, NM 87190-3671
505-888-1674
FAX 505-888-0746



Albuquerque Neighborhood Associations

Legend

Single Associations

Overlapping Associations

Municipal Limits

1 inch equals 832 feet

For information regarding associations not shown on this map, please contact the Office of Neighborhood Coordination at 924-3914

9/2/2005

Shumsky, Stephanie E.

From: Shumsky, Stephanie E.
Sent: Tuesday, May 15, 2007 10:13 AM
To: 'Jon Niski'
Subject: Wal-mart update

Jon,
This is just an update to document the chronology of the Walmart application to date. I will update it as new information comes in and I will place a copy in the file:

Original Application date: 6/15/06
First facilitated meeting: 5/26/06
First deficiency letter sent to applicant by Planning staff: 6/1/06
At applicant's request...90-day deferral at June 15, 2006 EPC hearing
At applicant's request...60-day deferral at September 21, 2006 EPC hearing
At applicant's request...60-day deferral at November 16, 2006 EPC hearing
At applicant's request...60-day deferral at the January 18, 2007 EPC hearing
Revised site plans received for 3/15/07 hearing
Second deficiency letter sent to applicant by Planning staff: 2/8/07
At applicant's request...30-day deferral at the March 15, 2007 hearing
Meet with agent on 3/19/07 to discuss deficiencies
Second facilitated meeting: 3/27/07
At applicant's request...deferral at the April 19, 2007 EPC hearing to June 14, 2007
On or about 5/15/07, Planning staff reserved a room at the Convention Center for the 6/14/07 hearing
As of 5/15/07, revised site plans have not been received by the Planning Department.

Stephanie Shumsky, Planner
City of Albuquerque Planning Department
Development Review Division
600 2nd Street, 3rd Floor
Albuquerque, NM 87102
(505) 924-3933 ph
(505) 924-3339 fax
sshumsky@cabq.gov

Stephanie E. Shumsky/PLN/CABQ
06/01/2006 05:06 PM

To kkrueger@tierrawestllc.com
cc
bcc
Subject EPC Project 1001150 site plan deficiencies (Osuna Wal-Mart)

Kelli,
Listed below are the site plan deficiencies for Project 1001150, the proposed Wal-Mart at Vista del Norte and Osuna Road. If additional deficiencies are noticed during my continued review, I will let you know. Please provide the Planning Department with 11 revised copies, when completed, and include one set of 8.5" X 11" reductions. A letter addressing the general questions will be helpful too. Thank you.

Site Development Plan for Subdivision deficiencies to be addressed by applicant:

- ID existing landscape area at corner of Osuna and Vista del Norte . What is its current purpose and what will happen to it when the outparcel is developed?
- Provide Site Data Table information for both lots
- ID zoning for both lots as SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted

Site Development Plan for Building Permit deficiencies to be addressed by applicant:

- The property lines are extending too far north
- ID easement at northeast corner of property
- ID all easements with keyed notes, if possible (it makes the site plan easier to read)
- ID height of screen wall at west property line
- ID building dimensions (height, width, length, square feet-including garden center, outdoor storage, and auto service)
- Provide site lighting detail and description including height and fixture type of lighting unit (not just the camera detail)
- Indicate the purpose of the drive aisle adjacent to the garden center (the one with arrows pointing eastward)
- Indicate how the parking calculations were determined (staff calculated the total number of required spaces as 669). Based on this number, the required number of HC spaces are provided as well as the required number of bicycle spaces.
- Show where the required number of motorcycle spaces are provided (7)
- Revise Note #9 to read heights as per the C-2 zone
- Revise Site Data Table to specify heights as per the C-2 zone
- ID drive aisle crossing paving treatments (different colored concrete is preferred)
- ID location and provide detail of amenities (patios, benches, outdoor seating, etc.)
- Reword site plan Note #5. It is confusing and redundant.
- Can employee parking be located at rear of building in order to minimize the amount of parking between Vista del Norte and the main building entrance???? If so, revise ite plan to show this preferred configuration.
- The sidewalk along the west and south facades must be an average of 15' wide

since each facade contains a "primary" building entrance. I will be requesting that the sidewalk is a minimum of 15' along the entire length of both facades (to allow room for outdoor displays, trash receptacles, etc.). If this cannot be done please let me know why.

- Include the entire zoning classification in Site Data Table (SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted)
- Based on staff's site visits to other area Wal-Marts it is noted that the compressor area generates noise heard from a distance. Please provide additional insulating material at the compressor location.
- ID height of existing wall along the north property line (adjacent to the residential units). This must be at least 8' in order to comply with Zoning Code requirements.
- ID automotive kiosk on the site plan (it is shown on the elevations but not on the site plan)
- ID existing landscape area at corner of Osuna and Vista del Norte . What is it's current purpose and what will happen to it when the outparcel is developed?
- Provide elevation and detail for proposed 3' and 8' screen walls (the elevation provided is for a 4' or 5' screen wall, which is not ID'd anywhere on the site plan)
- ID residential units to the north as owner occupied condominiums. The site plan represents them as apartments/rentals.
- ID trash receptacles (additional receptacles may be necessary in order to minimize litter from/on the site)
- Provide note on site plan indicating that weapon sales are an excluded use (as explained at the facilitated meeting)
- Osuna is slated to be a transit line at some time in the future. Indicate if the applicant is willing to provide a transit shelter with bench and trash receptacle adjacent to the site along Osuna.
- In addition to the site plan issues, address how the site plan meets the North Valley Area Plan's requirement for new development to occur according to Village Center Principles: "The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed use development, and valley scale character." (Policy 1).

-Within 300 feet of intersections, building setbacks should not exceed 10 feet from the public right-of-way.

-Within 100 feet of intersections, sidewalks should be unobstructed by curb cuts or driveways.

Landscaping Plan deficiencies to be addressed by applicant:

- ID all easements (w/keyed notes, if possible)
- ID all landscaping (existing and proposed) for the entire 21 acres
- Show all ponding areas (if the outparcel is used as ponding area, where will ponding area be when it is developed?)
- ID square footage of planting beads (any place greater than 36 square feet must have 75% live ground cover)
- Provide turf area square footage

- Revise landscape calculations (my calculations are different than yours, based on the total lot area (924,115 square feet) and total building area (182,768 square feet)
- The Hilltop usually uses the same plants and trees in every landscape plan they do. Please provide a more varied landscape pallette.
- Ash trees are a high allergen species and should be replaced with a low allergen species of comparable size and spread (Chinese Pistache work well).
- Replace the Purple Leaf Plum trees with Honey Mesquite or Screwbean Mesquite, which are low water use trees.
- Replace Flowering Pear with Chitalpa or Purple Robe Locust in the parking lot and along the streets (flowering pear historically do not do well as parking lot trees)
- Replace Tam Juniper with a low water use, low allergen species with comparable spread (juniper are high allergens)
- Water Harvesting techniques should be incorporated into the site design. Please specify the type of water harvesting techniques used (diversion, porous pavement, etc.). Water Harvesting will be a condition of approval.
- ID what the landscape symbol vv stands for as shown in landscape areas on the plan. It is not shown in the plant legend and appears to comprise a significant portion of the landscape area.
- Provide contour lines
- Provide additional coniferous trees within the northern most landscape buffer. The canopy must cover a minimum of 75% of the area at maturity and the ground cover must provide a minimum of 75% coverage at maturity.
- ID size of parking lot tree planters.
- One street tree is required per every 25 feet of street frontage along Osuna Road. Street Trees are not required along Vista del Norte. However, a recommended condition of approval will require the provision of street trees at a rate of one tree per 25-feet of street frontage along Vista del Norte.
- Based on the size of the building, public space is required in the amount of 2,436 square feet (or six- 400 square foot areas) in addition to landscape requirements. A minimum of 400 square feet of the public outdoor space is required to have at least one of the elements described in Zoning Code section 14-16-3-18(C)(4).

Utility Plan deficiencies to be addressed by applicant:

- ID all easements w/keyed notes (preferred)

Grading Plan deficiencies to be addressed by applicant:

- Property lines extend too far north
- Provide an elevation of the retaining wall (it is subject to the Zoning Code wall requirements)
- Provide narrative of site topography and topography within 100' of the site
- Provide detail about existing or remediated soil conditions (i.e. gravel settling)
- Is the outparcel an existing drainage area? If so, show it on the plan and indicate what will happen to drainage when the outparcel is developed.
- Provide cross sections for grade changes over 4'
- ID all easements w/keyed notes
- ID easement at/along north property line

- ID height of screen wall along west property line
- ID "apartments" as owner occupied condominiums

Building Elevations Plan deficiencies to be addressed by applicant:

- Scale must be 1/8" minimum
- A bar scale is required
- Facade elevations must show cardinal directions
- Show the location and dimension of doors, walls, and framing (or typical dimensions thereof)
- Provide common name colors for architectural elements
- ID pylon sign detail and monument sign detail as separate signs
- ID correct address on signage
- The free-standing sign (pylon ???) on Osuna Road is limited to a sign face area of 250 square feet
- The free-standing sign (monument???) on Vista del Norte is limited to 75 square feet (The proposed sign face area of this sign is 100 square feet, which is too large and does not comply with Zoning Code requirements).
- Mechanical equipment must be screened from view from Osuna and Vista del Norte. A condition of approval will require screening on all sides.
- Building height is limited to 26' with some allowances for greater heights as identified in the O-1 regulations. The proposed building is taller than 26' at most locations. Show/explain how the proposed building heights comply with the height regulations of the C-2 zone.

Other questions/issues:

- A revised TIS is required because the southern most drive way on Vista del Norte was not in the original study.
- Why are three driveways needed from Vista del Norte?
- Is the Neighborhood Market product an option at this location?

Contact me if you have questions or would like to meet to discuss these issues/comments. Thank you.

Stephanie Shumsky, Planner
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103
Phone: 505-924-3933
Fax: 505-924-3339
Email: sshumsky@cabq.gov

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(505) 212-0267 - FAX
e-mail: tobe@swcp.com

Wednesday, June 06, 2007

Ronald Bohannan
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Cut-through Study for Vista del Norte / Las Lomitas

Dear Ron:

As per your request, a cut through study was performed during the AM and PM Peak Hour periods on Las Lomitas and Vista del Norte to determine the volume of traffic that uses the corridor as a short cut between El Pueblo Rd. and Osuna Rd.

The study was performed on April 24, 2007 from 7:30 AM to 8:30 AM and from 4:30 PM to 5:30 PM. The results of the study indicated that there were 4 northbound (from Osuna Rd. to El Pueblo Rd.) cut through vehicles per hour and 7 southbound (El Pueblo Rd. to Osuna Rd.) cut-through vehicles per hour during the AM Peak Hour Period. During the PM Peak Hour period, there were 53 northbound (from Osuna to El Pueblo) cut-through vehicles and 17 southbound (from El Pueblo to Osuna) cut-through vehicles.

I would surmise that business along El Pueblo Rd. prefer to use the Vista del Norte – Las Lomitas connection rather than negotiate the El Pueblo Rd. / Jefferson St. intersection.

Additionally, data was obtained at the railroad crossing on Osuna Rd. between Edith Blvd. and 2nd St. During the data collection period the railroad arm remained down between 26 seconds and 42 seconds. That may imply that the Rail Runner is traveling at different speeds. During the course of the data collection period, the queue length of automobiles on Osuna was recorded for each occurrence of the passing of the Rail Runner from 7:00 am to 9:00 am and again from 4:00 pm to 6:00 pm. The number of queued vehicles during the AM Peak period varied from 2 vehicles to 6 vehicles westbound and from 5 vehicles to 10 vehicles eastbound. The longest queue eastbound occurred during the AM Peak Hour period and the longest queue westbound occurred during the PM Peak period. Assuming that the queue length per vehicle averages 25 feet, then the maximum queue length at the Rail Runner crossing on Osuna Rd. did not exceed approximately 250 feet.

Please call if you have questions or need additional information.

Best Regards,

Terry O. Brown

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MR COG
Communities Working Together

Mid-Region Council of Governments

Donnie Leonard
Chair, Board of Directors
Commissioner, Sandoval County

MEMBER GOVERNMENTS

City of Albuquerque
Albuquerque Public Schools
Albuquerque Metropolitan Arroyo Flood Control Authority
City of Belen
Bernalillo County
Town of Bernalillo
Village of Bosque Farms
Village of Corrales
Village of Cuba
Town of Edgewood
Village of Encino
Town of Estancia
Village of Jemez Springs
Village of Los Lunas
Los Lunas Schools
Village of Los Ranchos de Albuquerque
Middle Rio Grande Conservancy District
City of Moriarty
Town of Mountainair
City of Rio Rancho
Rio Rancho Public Schools
Sandoval County
Southern Sandoval County Arroyo Flood Control Authority
Village of Tijeras
Torrance County
Valencia County
Village of Willard

Lawrence Rael
Executive Director

August 14, 2006

Rod Crawley
President, Vista del Norte Alliance
PO Box 36555
Albuquerque, NM 87176

Dear Mr. Crawley:

In the following table are the functional classifications for some of the roadways in your area. Definitions of each class (from the Future Albuquerque Area Bikeways and Streets, or FAABS) are attached.

Street	Segment	Classification
Osuna Rd.	2nd St. and Jefferson	Principal Arterial
Edith Bd.	Osuna Rd. and El Pueblo Rd.	Minor Arterial
Vista del Norte	Entire Length	Local
Vista del Monte	Entire Length	Local
El Pueblo Rd.	2nd St. to Edith Bd.	Collector
El Pueblo Rd.	Edith Bd. to Jefferson	Local
Las Lomitas	Entire Length	Local

809 Copper Ave. NW, Albuquerque, NM 87102
Phone: (505) 247-1750 Fax (505) 247-1753 Web: www.mrcog-nm.gov

Jefferson St.	Osuna Rd. to Paseo Del Norte	Minor Arterial

If you have any questions about the classifications, please do not hesitate to contact me.

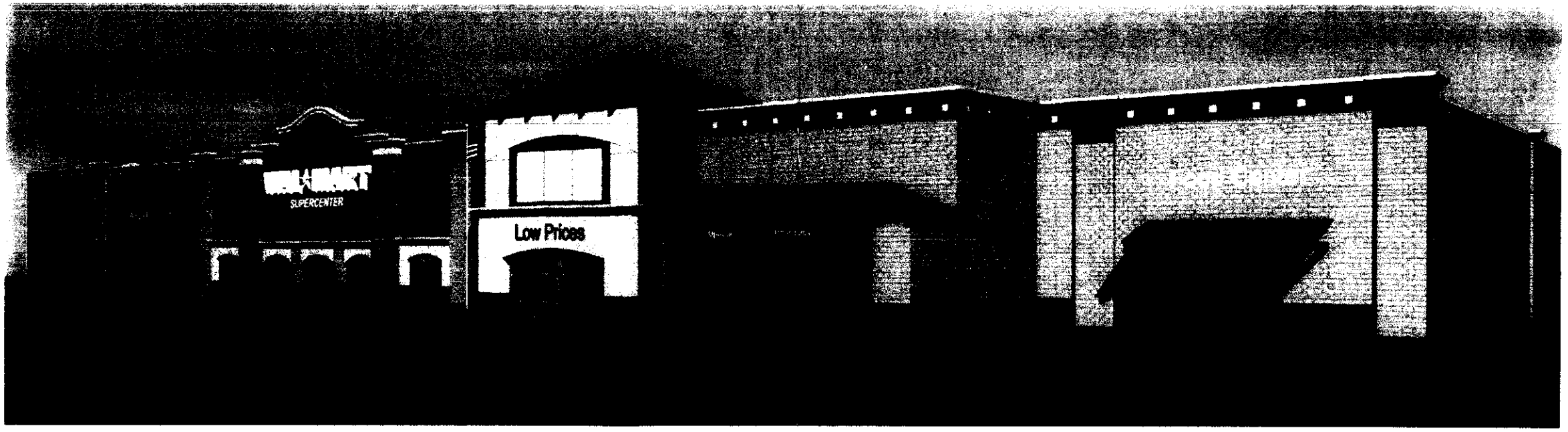
Sincerely,

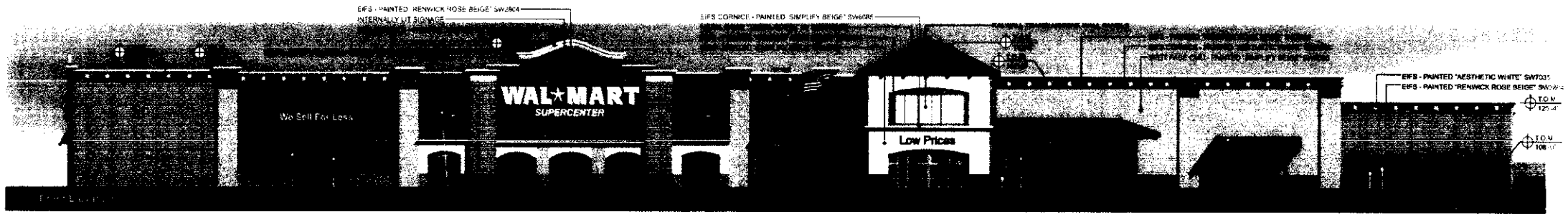
Eric Webster

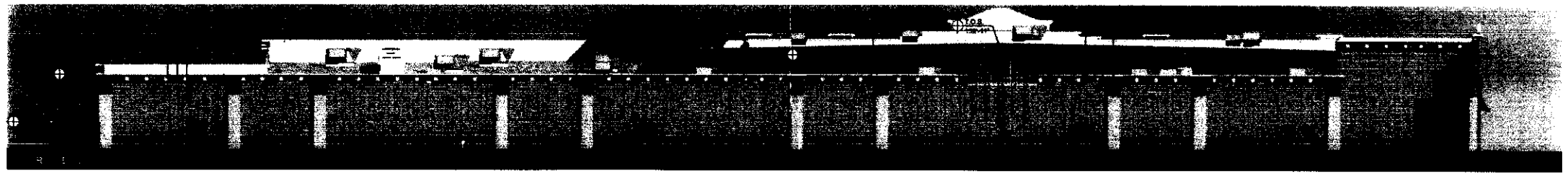
Transportation Planner

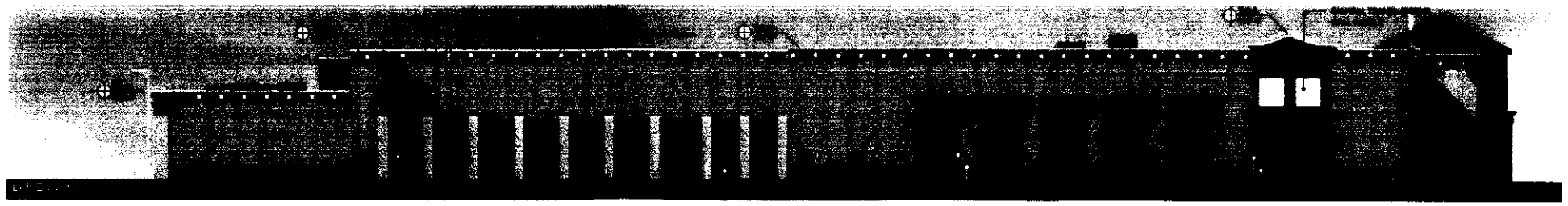
CC: Mark Sprick

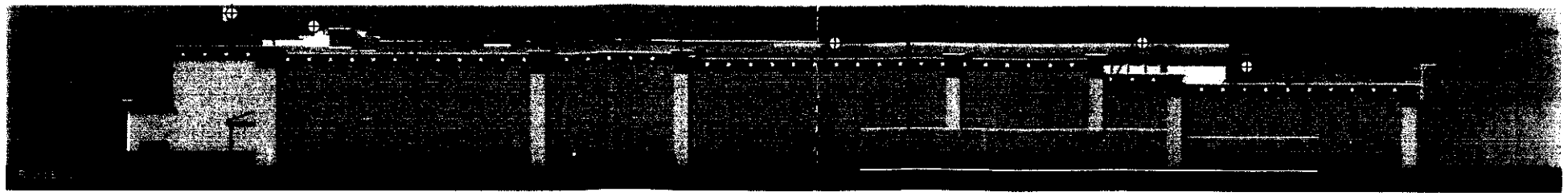
Lauri Ebel (by fax)











WAL★MART
SUPERCENTER

Proposed Exterior Elevations for
Albuquerque (Osuna), NM

JUNE 1, 2007