

TO: Tom Nelson, Director MOA Planning Department  
William Bobrick, Consultant, Lobbyist for Wal-Mart  
James Sawhill, P.E., Lounsbury & Associates, Consultant for Wal-Mart  
Municipality of Anchorage Assembly  
Mayor Mark Begich

FROM: Bob Roses, President Northeast Community Council, 333-6461

THRU: Dean Syta, Secretary Northeast Community Council, 337-7331

SUBJECT: Proposed Wal-Mart Development within Northeast Anchorage

Beginning in May of 2005, the proposed Wal-Mart development of the "Miller Property" to the west of the Muldoon Fred Meyer has been the subject of a number of NECC membership and special committee meetings. As the NECC understands the Wal-Mart proposal, the development would include both a Sam's Club warehouse store, and a Wal-Mart "Super Center" to be located on the Miller Property. Various elements of this proposal, including the site plans for the development, liquor sales, operations, and community and neighborhood impacts have been discussed at length by the NECC membership.

At the November 17, 2005 general membership meeting of the NECC in particular, the community and neighborhood impacts of the Wal-Mart were discussed as part of the NECC business agenda. The following motion was made, seconded and voted upon:

NECC November 17, 2005 Motion (2):

*The North East Community Council opposes the efforts of Wal-Mart to build a Superstore and Sam's Club on the north side of Debarr Road Between Creekside and Patterson streets [a.k.a. the Miller Property] for the following reasons:*

- 1. This property is part of the Creekside Town Center Plan as listed in the most current version of MOA Title 21 and as listed in the proposed 2020 Comprehensive Plan. Construction of these two "box stores" violates the policies, spirit and intent of the 2020 Plan for a Town Center. Town centers are meant to include a mixture of residential housing, small shops, restaurants, schools, etc., and are not meant to be regional shopping centers. Locating these Wal-Mart stores here creates a regional shopping center drawing customers from a large geographic area.*

2. *The Traffic Impact Analysis recently conducted estimates up to 15,000 new vehicle trips daily to the Wal-Mart and Sam's Club during peak times. Even with [proposed] stoplights at Patterson and Creekside along Debarr, this traffic volume will overwhelm Debarr Road and the surrounding areas.*
3. *This area has a tendency to hold fog and air pollutants. The increased vehicle traffic will decrease the air quality for those who live, go to school, and work in the area.*
4. *The proposed development will negatively impact the existing schools adjacent to the development.*

After considerable discussion of the merits of these points, the motion was voted upon, and passed: 27 in favor, 6 opposed, 3 abstaining.

While this motion may appear to conflict with the earlier NECC position taken on the proposed site plans for this development (NECC October 20, 2005, Motion 2, distributed previously), this is not the case. The earlier NECC motion on the site plan only addressed NECC satisfaction with progress that had been made on interior elements of the proposed site plans. No position was taken at that time on the community and neighborhood impact of the development, or on Wal-Mart's plans as a whole. That position is as stated above.

We ask that you act upon this motion as warranted in the interests of the NECC and the community of Anchorage as a whole. Thank you for your attention to this matter.

Signed:



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Bob Roses, President NECC

This day:

12/3/05