



Community Meeting on Wal-Mart

Sunday, June 13, 2004

Sponsored by
The Coalition of Tri-Lakes Communities
www.CoalitionTLC.org

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The Purpose of This Meeting

- Review the Wal-Mart proposal and solicit residents' questions and concerns.
- Inform residents as to what they can do right now to affect the outcome.



The Coalition

- Mission: Help maintain the character and unique quality of life of the Tri-Lakes area.
- No membership fees or other membership requirements. The Coalition is entirely funded by donations.



Topics

- | | |
|--|----------------------------------|
| ▪ Background | ▪ Traffic |
| ▪ Site and Site Plan | ▪ Environmental Impact and Crime |
| ▪ Zoning | ▪ The Bottom Line |
| ▪ The PIC | ▪ It is NOT a Done Deal! |
| ▪ Impact on Monument | ▪ What You Can Do |
| ▪ A Better Alternative | ▪ Break, Questions and Answers |
| ▪ Comparison to Master Plans and Covenants | |



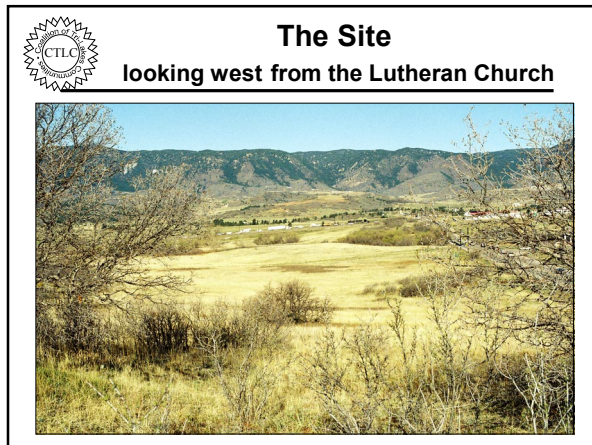
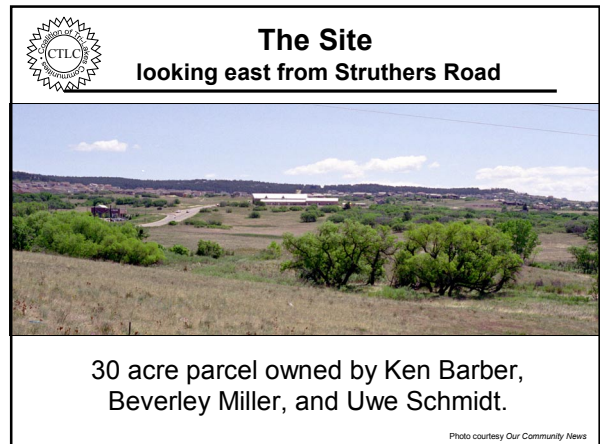
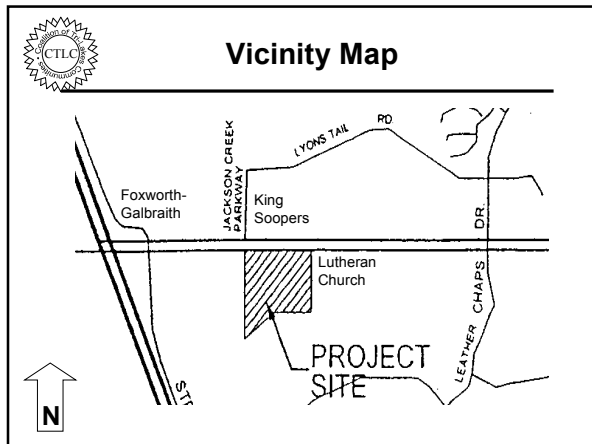
Background

- 1999: Wal-Mart agent approached Monument with proposal to build a Supercenter on Baptist Road across from King Soopers.
- Rather than resolve road improvement issues raised by the town, Wal-Mart elected to put the project on hold in mid-2000.
- **The project was never heard by the Monument Planning Commission or the Board of Trustees.**

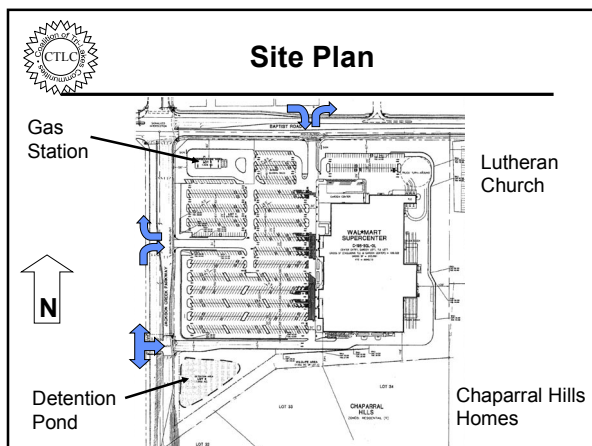


The Latest

- May 11, 2004: County Planning Commission voted 7-1 to recommend denial of the rezoning request.
- **June 24, 2004: The Final Decision -** The Board of County Commissioners will hold a public hearing on the rezoning request.



- The Proposed Store**
- 24 hour/day Supercenter
 - 203,091 square foot structure (4.7 acres)
 - Home Depot and Safeway buildings are about 65,000 sq. ft.
 - King Soopers is less than 87,000 sq. ft.
 - Parking for about 1,000 cars on 19 acres of parking lot



- Some Site Plan Issues**
- Trail connections NOT as required by the County Trails and Open Space and BRRTA.
 - Poor access for the church and houses east of the site.
 - Fence and landscaping between the site and adjacent residential insufficient as a sound and sight buffer.



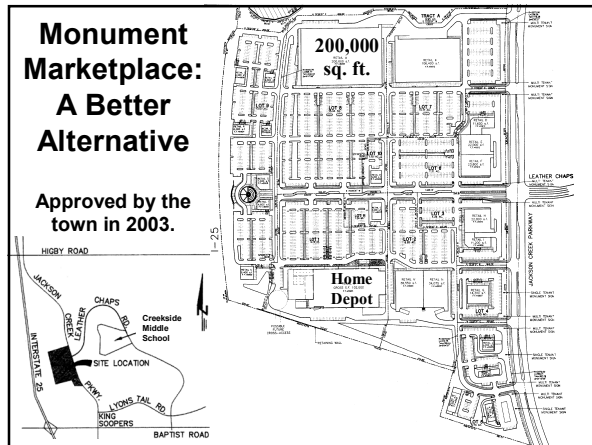
The PIC

- Initially, shoppers would pay 3% “retail sales fee” to a **Public Improvement Corporation (PIC)**. After 3-5 years, fee would be cut to 1.5%. (vs. 3% Monument sales tax).
- The PIC would be a private non-profit corporation **without accountability** and not subject to TABOR.
 - Directors appointed, not elected
 - No public meetings and no open records



Impact on Monument

- 84% of Wal-Mart sales are taken from existing businesses Source: PBS Store Wars
- Monument’s sales tax revenue (King Soopers, Safeway, etc.) is about \$1.5 million of the total general fund budget of about \$2.5 million.
- Assuming a 33% reduction in sales at stores in Monument, sales tax revenue would decline \$500,000*. Approximately seven Town employees would be let go of which 3-4 may be police officers.



Baptist Rd. Site Zoning

- Current zone: R-4**
 - Multi-family residential with small scale commercial (e.g., convenience store)
- Requested zone: PUD**
 - Planned Unit Development
 - Provides flexibility for innovative approaches
- Zone for a “Big Box” store: PBC**
 - Planned Business Center
 - Regional commercial - The most intense commercial zoning in the county.



The Gift of Rezoning

- Proposed site on Baptist Road is roughly \$4 million less than the properly zoned and planned 200,000 sq. ft. site at the Monument Marketplace.
- Rezoning = Corporate Welfare Gift to Wal-Mart, the largest corporation in the World.



Comprehensive Plans

- County-wide Policy Plan**
 - A guide for land use decisions in El Paso County
- 2000 Tri-Lakes Comprehensive Plan**
 - Vision: Preserve the character and land use patterns while providing well-planned growth.
 - Mission: Growth that preserves and enhances the Tri-Lakes area



Comprehensive Plans (cont.)

- Excerpts from plans:
 - Ensure zone changes and land uses are compatible with existing neighborhoods
 - Discourage development with conspicuously large surface parking areas in view of I-25.
 - Commercial development along Baptist Rd. should be encouraged to merge into Monument.
- **A “big box” store at this location does not meet the requirements of the comprehensive plans**



Chaparral Hills Covenants

- Covenants were written by one of the owners of this parcel, Ken Barber
 - Purchasers of lots agree to the commercial development of this 30 acres ***“in a manner compatible with maintaining the property values of Chaparral Hills”***
 - Purchasers depended on the comprehensive plans and covenants
- **A “big box” store does not satisfy the covenants**



Roadwork Issues

- Baptist Road redesign not complete and culvert is undersized: Much of the proposed roadwork may be throwaway.
- Proposed plan has the church traffic making a U-Turn at Leather Chaps to go west on Baptist Road.
- How will the additional right-of-way for Jackson Creek Parkway be obtained (condemnation?) and who will pay for it?
- Marketplace already making most of the significant improvements to Baptist Road.



Traffic Impact


- Double the traffic at Jackson Creek Parkway and Baptist Road
- The additional traffic at I-25 and Baptist would make the intersection function at a level of service F, the worst rating possible.
- Delays at many intersections would more than double.



Safety



Baptist Rd. I-25 Interchange

- Interchange has serious traffic volume, congestion, and sight distance problems 
- The redesign of the Baptist Interchange has been completed.
- Money for construction will likely not be available for many years.



I-25 Interchange (cont.)

- At the NEPCO meeting June 1, 2002, Carl Schueler, Manager of County Planning, said, ***“No matter how much Wal-Mart contributes to Baptist Road improvements, the day it goes in, it would kill the interchange.”***



Environmental Impact

- 4.7 acre store – **Three times the size of Home Depot**
- 19 acres of parking lot
- Buffer from residential area wouldn't meet minimum requirements for most cities.
- 28' light poles, 8' taller than King Soopers' poles.
- Common practice to leave surplus equipment and trash behind the store.



Chapel Hills Store



Castle Rock Store



Polluted Runoff

- Drainage from 25+ acres would flow into a 1.7-acre detention area on the southwest corner then flow west into Jackson Creek and the wetlands
- Pollutants would be washed by storm water into the detention area.
 - Parking lot de-icers
 - Fertilizers and pesticides from the garden center
 - Petroleum product spills from cars and trucks on the lot, gas station, and car service center



Wal-Mart Fined \$3.1 million for runoff

May 13, 2004 - Associated Press

- Clean Water Act violation at 24 construction sites in nine states including Colorado. Store sites include Castle Rock and Colorado Springs.
- Wal-Mart failed to get permits, did not institute a runoff control plan, or install controls to prevent discharge.
- In 2001, a similar settlement included a \$1 million penalty. EPA inspections of other sites arising from that case led to the latest settlement.



Crime

- Colorado Springs Wal-Marts typically average 1-3 calls per day.
- Top category: Theft. Others include suspicious persons, medical emergencies, traffic accidents, and domestic disturbances.
- With only two sheriff's deputies for northern part of the county, Monument officers would have to respond.
- Result: **Slower response for all residents.**



Wal-Mart – The Bottom Line

- Monument board never voted on it.
- Wal-Mart wants to “shoehorn” a giant store onto a 30-acre parcel.
- Marketplace is a much better alternative.
- Requires the most intense commercial zoning, far different from the parcel's current multi-family zoning.
- Incompatible with the county's comprehensive plans and the Chaparral Hills covenants.



Bottom Line (cont.)

- PIC, a private corporation, would receive tax revenue that should have come to Monument. No accountability. Voters lose control.
- Would seriously damage Monument's tax base
- Would double the traffic on Baptist Road creating severe congestion and safety concerns
- Would “kill” the Baptist Road interchange which won't be reworked for years
- Significant environmental and police call impact



It is NOT a Done Deal!

- It requires a significant change in zoning. The Board of County Commissioners could and should just say **NO**.
- These are our elected officials. They are in office to represent our interests not developers' interests.
- **They need to hear from you by letter, FAX, e-mail, and phone.**



What You Can Do

- **Sign the petitions**
- **Talk with your friends and neighbors**
- **Make a donation** to “The Coalition of Tri-Lakes Communities” to help cover expenses.
- **Help the Coalition**
 - Collect petition signatures
 - Sign making
 - Phone banks
 - Participate in car pools



Come to the Hearing

