

Local versus National:

It's not just environmental,
it's economic—

**When money stays in the Community,
there is a Multiplier Effect:
It is spent again, and again,
and again **in Austin.****

Potential Loss of Local Merchants to a National Chain

Congress Avenue Merchants + Others Local Businesses

Floral

Oil Change and Service

Toys

Finance

Travel

DVD rentals

Groceries

Used Cars

Financial Services

Wal-Mart's services

Floral

Oil Change and Service

Toys

Finance

Travel

DVD rentals

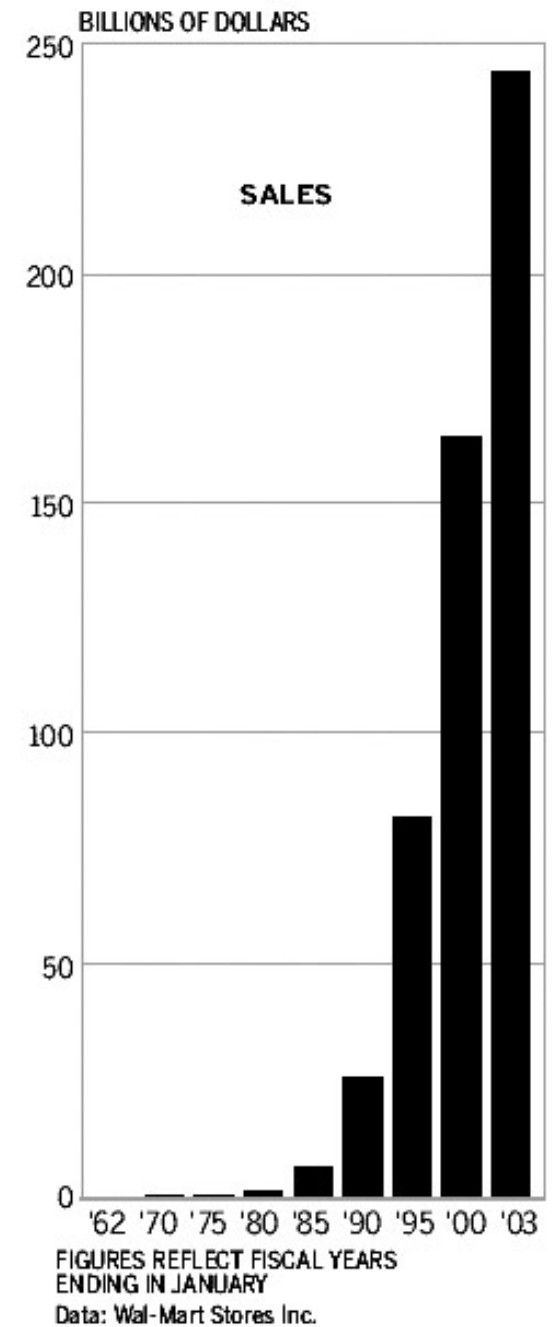
Groceries

Used Cars

Financial Services

When local stores are replaced by national chains, we lose:

- our regional character
- better paying jobs (with benefits)
- and money goes out of the local economy.



“LOW PRICES ARE GREAT. BUT WAL-MART’S DOMINANCE CREATES PROBLEMS – FOR SUPPLIERS, WORKERS, COMMUNITIES, AND EVEN AMERICAN CULTURE.”

**BusinessWeek
October 6, 2003**



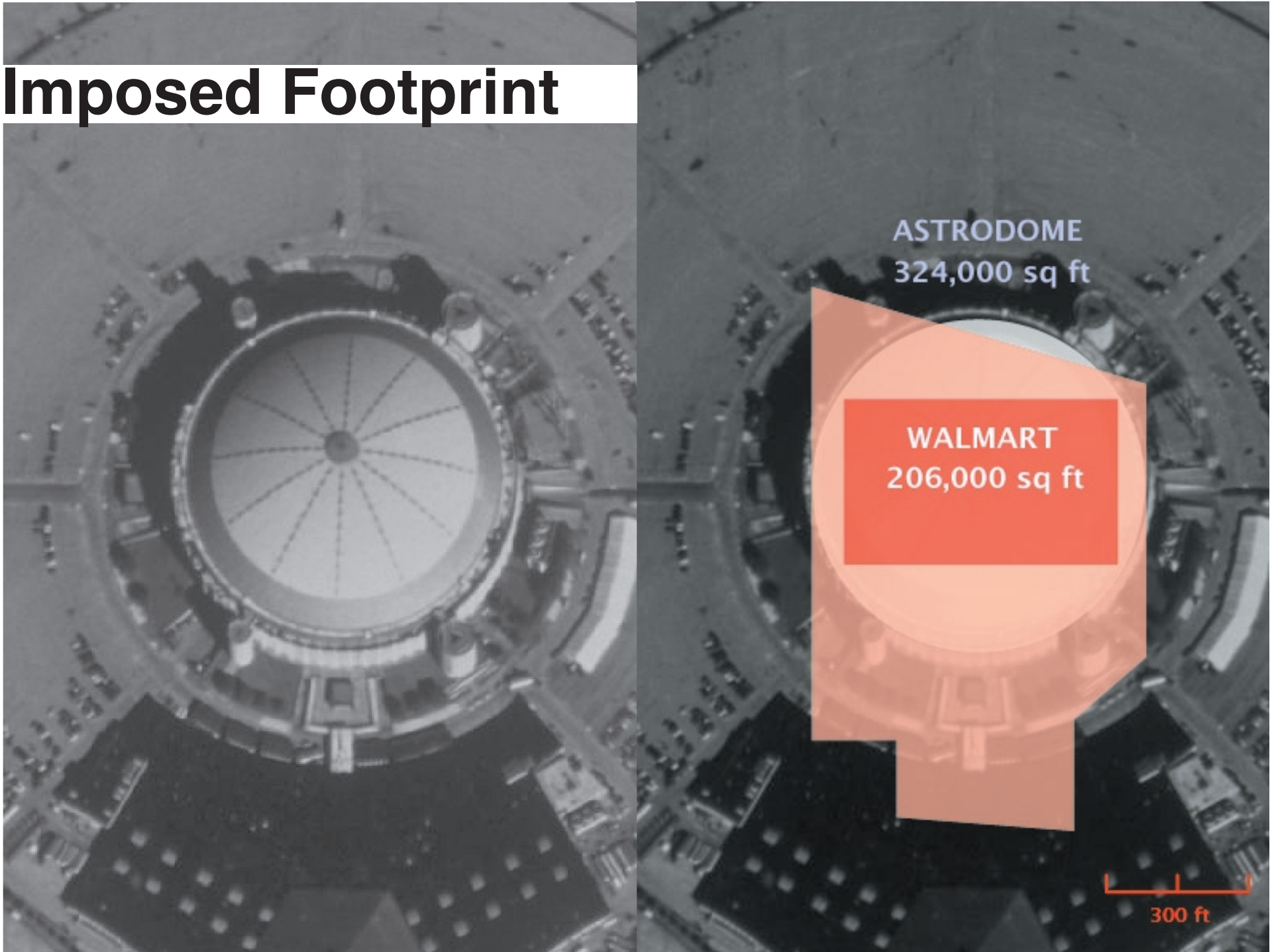
Visual, Noise, and Light Pollution— All Out-of-Scale to Community

Put it into perspective:

Proposed Wal-Mart: 206,000 sq ft

Nearby Home Depot: 130,000 sq ft
(That's 36% smaller than proposed Wal-Mart)

Imposed Footprint





Outdoor Storage and Sales, Poor House-keeping



Infamous Dark Stores

Wal-Mart has a well-documented history of closing stores after a few years of operation, and **leaving them empty, usually for 4–5 years.**

- **Currently closest one is in Georgetown**
- **Austin store on 183 was dark for 3+ years**
- **Over 300 dark stores nationwide, with 44 dark stores in Texas**
- **Texas, our state, has the most dark stores in the country.**

Do we need a dark store in Dove Springs?

Crime

The typical Wal-Mart requires 200+ police responses per year for theft, burglary, rape, etc. Some stores report over 500 criminal incidents per year. Per store theft is a staggering \$454,500 a year.

Source: Wal-Mart, Fortune

Crime: Example of The Woodlands, TX

270 calls per year for police, including:

- Theft
- Harassment
- Indecent exposure
- Missing person
- Sexual assault
- Robbery
- Indecency with a child

(Most recent reported data June 2000 to June 2001)

What additional resources will be needed to combat increase in crime?

Calls for police per year | Location

270	The Woodlands	235	Scottsdale, AZ
310	Mesa, AZ	439	US Highway 59
560	Conroe	364	Galveston
261	Missouri City	210	Dunvale/Westhimer
140	Sugarland	181	Washington, PA
			(four blocks from State Police barracks)

Source: Friends of Spring Valley, 3 year averages, police reports.

Crime in the Blunn Creek area

The Blunn Creek neighborhoods already have a crime rate that is quite high, and is underserved by the Austin Police Department.

What guarantees can City Council make to help mitigate this situation?

Increased Traffic

- 110,000 sq ft shopping center can generate up to 946 trips per day.
(Source: 1000 Friends of Wisconsin study)
- This would translate at the Blunn Creek site to around 2,000 trips per day.

Prevent these 2,000 cars from using our neighborhood streets:

Do not extend Payload Pass or connect Alpine



City's Own 1995 Full-Scale Environmental Study of Blunn Creek Watershed

- The City funded the creation of a substantial planning document to guide future development in this area. The purpose of this document is to protect the water quality and safety of Blunn Creek.
- This Council-ordered report recommended extensive protection of the Blunn Creek site. Yet the 1995 report stated that no funding was available to pay for any of the recommended protections.
- If the City Council can't provide the protections to Blunn Creek that City Council determined are necessary, then the City must require that the developer provide those protections.



The 1997 MASTER PLANNING PROJECT

Undertaken by SRCC, UT School of Architecture & City of Austin Watershed Protection:

Findings

- Mixed-use development has stalled
- Fragmented land uses and zoning are not compatible
- Crime, prostitution, drug dealing permeating community
- Environmental degradation to Blunn Creek

The 1997 MASTER PLANNING PROJECT

Undertaken by SRCC, UT School of Architecture & City of Austin Watershed Protection:

None of the recommendations include a big box retail site on the Blunn Creek Headwater.

Recommendations

- Multi-family would be appropriate with some duplexes near the green way along Blunn Creek
- Take advantage of the great Hill Country and downtown view potential by placing two or three residential towers in the interior of the area
- Place office buildings and hotels along the southern border (Ben White Blvd)
- Use housing to attract people seeking to enjoy urban Austin

What City Council Can Do To Protect Blunn Creek and the Preserve

- **Require** Wal-Mart to provide the environmental protections recommended by Dr. Lauren Ross or at least as outlined in the City's own 1995 water quality and baseflow protection alternatives report.
- **Require** the Wal-Mart development on Blunn Creek comply with Council Member Goodman's 2001 Heat Island Mitigation Initiative Recommendations
- **Require** Wal-Mart to provide a minimum of 25 feet of closely planted vegetative buffers along the Assumption Cemetery on the east, apartments on the north and the SF-3 lot to the west.

What City Council Can Do To Protect Blunn Creek and the Preserve

- **Require** the City to increase patrols and provide better response time to the neighborhoods around these developments.
- **Prohibit** the extension of Payload Pass or the connection of Payload Pass to Alpine.
- **Require** that Wal-Mart immediately re-fill their dark stores within the vicinity.