

To Richmond City Council
Nov 18th, 2013

Re: Smart Centers : Walmart proposal for West Cambie area

Smart Centers should be smart and propose the new store be a "Walmart Neighbourhood store". These more compact stores are smaller and tailored to the communities they serve. There are now 286 stores called "Walmart Market" and they are about 40,000 sq ft as opposed to the approx 160,000 sq ft proposed by the proponent.

The City of Richmond created the West Cambie Area plan as part of the Official Community plan for a reason, to create a sustainable community. The plan states "Under no circumstances should design teams consider this character area as being solely "highway - orientated." Development along Alderbridge must be compact, urban form and meet high standards of site planning and urban design."

A Big Box store does not serve the needs of the "Character Area" it draws shoppers from outside the area and even outside the city. West Cambie deserves a community mall like Terra Nova, Seafair, Ironwood, Blundell and Garden City malls. Normally Big Box stores are located in area's off the beaten track and along major highways not in new communities like West Cambie which are struggling to find their special identity.

A perfect example of a smart plan is the new 33,000 sq ft "Walmart Neighbourhood Market" in Lake Oswego ,Oregon it opened to rave reviews and at the grand opening the store donated \$10,000 dollars to local charities, this is the kind of neighbour West Cambie needs to be a Sustainable Character community . We should not sell this community

short by allowing a development that **will overshadow the community** and change the character and livability of the area forever.

In 2008 the City of Vancouver decided that the proposed Walmart for Marine drive was not a good fit and I suggest that it is not a good fit for this area of Richmond either. We do not need to draw more traffic into the Alexandra neighbourhood but should instead help the neighbourhood develop a character that the community can build on.

I ask City Council to choose to follow the OCP and not allow more changes which would for a proposal like this, the choice is yours. This is a land use issue and how council votes will affect the unique character of the West Cambie neighbourhood. Richmond City Council has a responsibility to respond to the needs of the community and to listen to their concerns . I live in Ironwood and the original proposal for the mall was too big , and as a community we fought to lower the overall size of the mall, increase the parking and in the end the city was offered a library for \$1 per year for 25 years as an incentive. Through a thoughtful process City Council and stakeholders came up with a better plan that was a success story that we can all be proud of .

A Walmart Market would be a better fit for the west Cambie area and the extra space in the new mall would allow be a better variety of stores and potentially stores that will support our local economy and not purchase all their wares from China.

I ask Council to once again show leadership and work with the community for a *" Made in Richmond Solution."*

Thanks Carol Day

Walmart Market Stores, A better Fit for Richmond

approx 40,000 square feet ,these stores cater to the neighbourhoods.



Exterior of a Neighborhood Market by Walmart in [Winter Springs, Florida](#)



First Neighborhood Market Logo used from 1996-2008.



Second Neighborhood Market Logo used from 2008-2010.

Introduced in 1998 as **Wal-Mart Neighborhood Market** (some stores still call it **Walmart Neighborhood Market**), Walmart Markets range around 40,000 square feet (3,700 m²), which is a quarter of the size of a typical Walmart Supercenter in the [United States](#). However, in many countries, stores of this scale would be classified as superstores or "compact hypermarkets." Walmart Markets employ 80–100 employees and offer about 28,000 items.

United States[\[edit\]](#)

Walmart Neighborhood Market[\[edit\]](#)

As of 2008, the Walmart Neighborhood Market chain has expanded into many smaller Southern markets in the United States. Some of these stores are located relatively close to existing Walmart Supercenter stores; such examples include [Newport News, Virginia](#); [Center Point, Alabama](#); [Mandeville, Louisiana](#); [Cape Coral, Florida](#); [Homewood, Alabama](#); [Sherwood, Arkansas](#); [Fayetteville, Arkansas](#); [Southaven/Horn Lake, Mississippi](#); [Kenner, Louisiana](#); [Plano, Texas](#) and [Norfolk, Virginia](#). Aggressive expansion of this division is planned in the next five years.^[*citation needed*] 5 stores were built in Wichita, Kansas. A new Hispanic oriented Walmart Neighborhood Market opened in [Hialeah, Florida](#) in early 2012, replacing a closed [Circuit City](#) location.^[*is*]

There are also some stores opened in Wisconsin, and [Beaverton, Oregon](#) replacing a recently closed [Ashley Furniture HomeStore](#).^[*is*] Another store in Bellevue, Washington opened in late June 2012, replacing an old [Kmart](#) space. A Neighborhood Market opened in [Wauwatosa, Wisconsin](#) on June 20, 2012 and was the first to open in southeastern Wisconsin. Since the opening of the first store in the Wisconsin market, two additional stores opened in the [Menomonee Falls & Milwaukee Area](#). The newest "Walmart Neighborhood Market" has opened October 2, 2013 in Mount Pleasant, Wisconsin. This will make it the fourth Walmart Neighborhood Market in southeastern Wisconsin. Two new stores in Bellevue, NE and Omaha, NE opened March 1, 2013.

Additionally, a location has been announced for [Levittown, New York](#) in the former location of a Waldbaums® supermarket in Levittown Mews (which opened on July 10, 2013).

Also, a new Walmart Neighborhood Market opened January 30, 2013 in Newport News, Virginia, just a short distance away from a brand new Super Center Walmart, which will open two days later in the city. This Walmart Market will be the second Market store in the Commonwealth and is the only Walmart store in the region with a drive-thru Pharmacy. Also, a new Walmart Neighborhood Market opened March 1, 2013 in [Altadena, California](#), despite opposition from small businesses along the Lincoln Avenue corridor as well as international grocer Super King Market because it will hurt many small businesses and it is the first Walmart (store or neighborhood market) serving the [Pasadena, California](#) area. Plus Walmart recently announced that in late fall 2013, the first Neighborhood Market in the [Palm Springs, California](#) area will open in a 45,000-square-foot building formerly owned for 21 years by Toys R Us.

Greer, South Carolina will have the latest market, opening in 2013 and currently under construction. According to *The Oakland Tribune*, several Walmart neighborhood markets have opened in the [San Jose, California](#) market, including a 38,000-square-foot store at Westgate Mall in the southwest section of the city which opened in October 2012, and in January 2013, a 41,000 square foot store opened in the city's Evergreen district just off Aborn Road.

Prepared by Carol Day