For EPC Packet regarding the review of Overture Apartments: August 13th, 2020

Dear EPC,

I agree with the staff report assessment that the 3 story building does not meet the view regulations and should be denied. A 3 story building does not belong along a view corridor designated to protect views. The prior approval for this site were 2 story town homes, with a 24ft. height. This is much more appropriate for this location along a view corridor.

I want to clear up two misconceptions.

The first misconception is a few references I have seen recently in the staff 1) report (pg. 15) and other land use applications referring to Coors Blvd. as a Premium Transit Area. This is not the case. Councilor Sanchez introduced an amendment in 2017 to remove Coors Blvd. from the Premium Transit designation. Coors Blvd. is a Major Transit corridor, not a Premium Transit Corridor. Coors is also a high capacity, limited access, principle arterial roadway, to move traffic quickly. It is a suburban type corridor with limited transit service. The Westside does not have the infrastructure to support a Premium transit corridor nor do we want Coors Blvd. to be a Premium transit corridor. There are limited amount of river crossings and no grid system to handle intense transit oriented type development, as seen in a downtown setting. Councilor Sanchez introduced an amendment in 2017 to the ABC-Z Comp Plan to remove Coors Blvd. from the Premium Transit designation. As a result, City Council removed the Premium transit designation, and maintained Coors as a Major Transit corridor in the ABC-Z Comprehensive Plan.

See Councilor Sanchez's Amendment below:

Explanation: This amendment would update the Comprehensive Plan's Centers and Corridors map to revert the proposed designation of Coors Blvd. from Premium Transit to the existing Major Transit designation adopted in 2001. It would amend text references in the Comprehensive Plan to Coors as a Premium Transit Corridor.

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CITY COUNCIL OF THE CITY OF ALBUQUERQUE

March 6, 2017

FLOOR AMENDMENT NO.	то	R-16-108	
AMENDMENT SPONSORED	BY COUNCILOR	Sanchez	_

Exhibit A to R-16-108 is hereby amended as follows:

In Chapter 3, Vision, pages 3-6 and 3-7, amend Figures 3-1 (the Countywide Vision Map) and 3-2 (the Metro-focused Vision Map) to remove the "Premium Transit" designation from Coors Blvd., and maintain the "Major Transit" designation only as previously adopted by the Council.

In Chapter 5, Land Use, pages 5-10 and 5-11, amend Figures 5-2 (the Countywide Vision Map) and 5-3 (the Metro-focused Vision Map) to remove the "Premium Transit" designation from Coors Blvd., and maintain the "Major Transit" designation only as previously adopted by the Council.

In Chapter 5, Land Use, page 5-15, amend Figure 5-5 (Centers and Corridors map) to remove the "Premium Transit" designation from Coors Blvd., and maintain the "Major Transit" designation only as previously adopted by the Council.

In Chapter 5, Land Use, page 5-18, delete and replace the last paragraph of the "Premium Transit Corridors" text as follows:

"The design and operation of premium transit service will vary according to the land use context and underlying Corridor designation. Much of Central Ave. is also designated as a Main Street Corridor with pedestrian-oriented development, so stations are planned every quarter mile. On other Premium Transit Corridors, if they have lower densities and less street connectivity, transit stations may be spaced farther apart to serve nodes of higher-intensity, pedestrian-oriented activity."

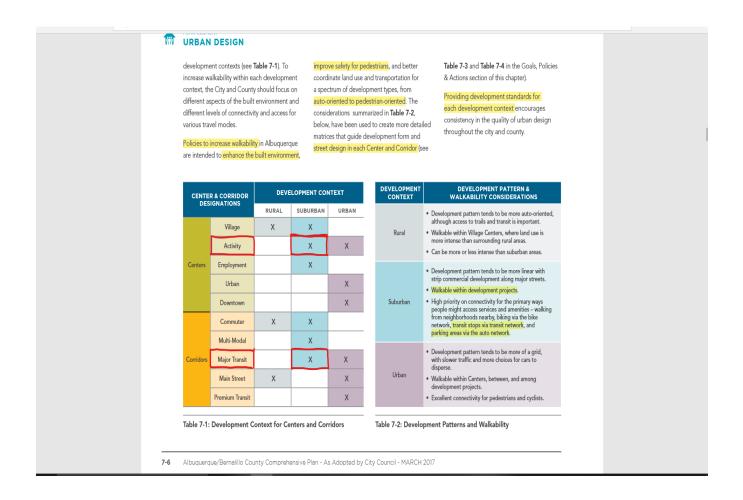
In Appendix F, Centers & Corridors, page A-48, remove the Premium Transit designation for Coors Blvd. between Tower and Seven Bar Loop, between Ellison and Seven Bar Loop, and on Ellision Dr. between Cottonwood Dr. and the NW Transit Center Via Cibola Loop, and maintain the "Major Transit" designation only as previously adopted by the Council.

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See Comp Plan tables below with list of corridor designations including Major transit. Note: Coors is a Major Transit Corridor **NOT** a Premium Transit Corridor.

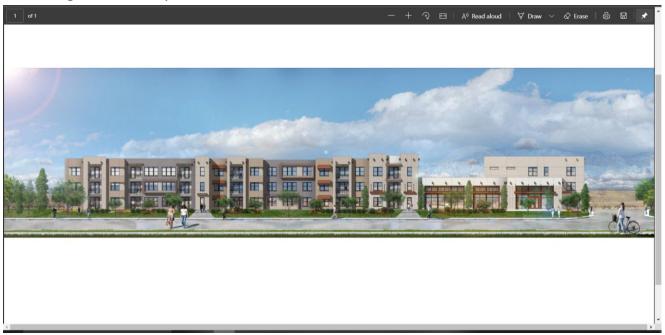
CORRIDOR NAME & SEGMENT(S)	CORRIDOR TYPE	LRTS DESIGNATION	2040 MTP PRIORITY TRANSIT	CORRIDOR NAME & SEGMENT(S)	CORRIDOR TYPE	LRTS DESIGNATION	2040 MTP PRIORITY TRANSIT
2ND ST: Mountain Rd Gold St.	Major Transit	Community PA	Priority Route	COTTONWOOD DR: Ellison - Seven Bar Loop	Major Transit		Priority Route
2ND ST: Roy Rd Mountain Rd.	Commuter	Regional PA		DENNIS CHAVEZ BLVD: Atrisco Vista - Coors Blvd.	Commuter	Regional PA	
4TH ST: Bridge Blvd Lead Ave.	Major Transit	Minor Arterial / Local	Priority Route	EL PUEBLO: 2nd - Jefferson	Premium Transit		
4TH ST: Marquette - Alameda Blvd.	Multi-Modal	Minor Arterial		ELLISON DR: Cottonwood Dr.			
4TH ST: Bridge Blvd McKnight, Matthew - city limit	Main Street			- NW Transit Center via Cibola Loop	Major Transit		
ALAMEDA BLVD: I-25 - County Line	Commuter	Regional PA		ELLISON DR: Northwest Transit Center - Golf Course Rd.	Major Transit	Regional PA	Priority Route
ALAMEDA BLVD: Wyoming -	Multi-Modal	Regional PA		GIBSON BLVD: Broadway Blvd. - Kirtland AFB (Gibson Gate)	Commuter	Regional PA	
I-25 ARENAL/86TH/BENAVIDES:	maid modul	negionarii		GIRARD BLVD: Lomas - Central	Major Transit	Major Collector	Priority Route
Coors Blvd Snow Vista	Major Transit	Community PA	Priority Route	GOLF COURSE RD/TAYLOR RANCH RD: Montano to	Major Transit	Minor Arterial	Priority Route
ATRISCO VISTA: Dennis Chavez - Paseo del Norte	Commuter	Regional PA		McMahon	Wajor Transit	Willor Arterial	,
BRIDGE BLVD/TOWER RD: 4th St Coors Blvd. & 4th St Goff	Major Transit/ Main Street	Community PA	Priority Route	I-25	Commuter/	Interstate	Priority (Partial)
BROADWAY BLVD: Central Ave Gibson & MLK - Gibson	Multi-Modal/ Main Street	Regional PA		1-40	Major Transit	Interstate	Priority (Partial)
CARLISLE: Lomas -	Major Transit	Minor Arterial	Priority Route	ISLETA BLVD: I-25 - Bridge Blvd. & Goff - Bridge	Multi-Modal/ Main Street	Community PA	
Montgomery CENTRAL AVE: Tramway Blvd 98th St. & Wyoming Blvd	Premium Transit/	Community PA	Priority Route	JEFFERSON ST. (OSUNA RD.): I-25 - Paseo del Norte	Premium Transit/ Multi- Modal	Community PA	Priority Route
4.1+b C+ IV	Major Transit/ Main Street	rnonty Route	JEFFERSON ST. (OSUNA RD.): Paseo del Norte - Alameda	Multi-Modal	Community PA		
COORS BLVD: Gun Club - I-25	Commuter	Regional PA		BLVD			
COORS BLVD: Gun Club Rd Tower	Major Transit	Regional PA	Priority Route	JUAN TABO BLVD: Central Ave. - Academy Rd.	Multi-Modal	Community PA	
COORS BLVD: Tower Rd	Major Transit	Regional PA	Priority Route	LOMAS BLVD: Central Avenue - Tramway BLVD	Major Transit	Regional PA	Priority Route
COORS BYPASS: Coors Rd Alameda Blvd.	Commuter	Regional PA	Priority Route	LOUISIANA BLVD: Gibson - Montgomery (with loop on Americas Pkwy)	Major Transit	Community PA	Priority Route
			Table continues				Table continue

The following table shows that a major transit corridor can either be: urban, rural or suburban. Coors fits into the suburban development context:



2) The second misconception was the illustration presented at the facilitated meeting. The illustration shown at the facilitated meeting showed a nice looking building facing Coors Blvd. with the mountain behind it. The July 9th/EPC staff report contained the proposed elevation drawings that show that this was not the case. The site plan elevations in the staff report show the actual west elevation correctly facing Coors. The western elevation is very plain. This was misleading at the facilitated meeting. The colored rendering below with the mountain behind it, is actually the east building elevation which faces the mountain. This colored

rendering faces Antequera road not Coors Blvd:



The west elevation shown below is the back side of the building which faces Coors Blvd. See below:

