

NOTIFICATION &
NEIGHBORHOOD INFORMATION

Charlene Johnson

From: Charlene Johnson
Sent: Thursday, October 11, 2018 8:27 AM
To: Jim Strozier (cp@consensusplanning.com)
Subject: FW: Neighborhood contact information
Attachments: NA Contact List_13001 Singing Arrow Ave_Facilitated Mtg Request.xlsx

Charlene Johnson, Planner
CONSENSUS PLANNING, INC.

302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801 :: fax (505) 842-5495

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, October 10, 2018 2:22 PM
To: Charlene Johnson <Johnson@consensusplanning.com>
Subject: RE: Neighborhood contact information

Charlene,

Good afternoon. As requested, see list of applicable neighborhood associations and coalition of neighborhood associations within a 1 mile radius of the subject site. I was able to speak with Shannon Triplett with the Alternative Dispute Resolution office and forwarded along all of the relevant information. She will be getting in contact with you soon. Thanks.

Association Name	First Name	Last Name	Email
Coronado Terrace HOA	Debra	Sessa	dsessa@comcast.net
Coronado Terrace HOA	Bob	Martinson	rmart1943@aol.com
Willow Wood NA	Samantha	Martinez	samijoster@gmail.com
Willow Wood NA	Jonathan	Hollinger	jonathan@techtronics-nm.c
Singing Arrow NA	Ilena	Estrella	ilenaestrella@hotmail.com
Singing Arrow NA	Wanda	Umber	wlumber@comcast.net
Juan Tabo Hills NA	Richard	Lujan	richtriple777@msn.com
Juan Tabo Hills NA	Catherine	Cochrane	catcochrane1@gmail.com
Sandia Vista NA	Brenda	Gebler	happygranny8@q.com
Sandia Vista NA	Lucia	Muñoz	lulumu1213@gmail.com
Mirabella Miravista NA	Laurie	Estrada	laudonest@gmail.com
Mirabella Miravista NA	David	McGrogan	david.mcgrogan@gmail.com
Four Hills Village HOA	Herb	Wright	herbwright@peoplepc.com
Four Hills Village HOA	James	Cochran	fhvapresident@gmail.com
Supper Rock NA	Kathleen	Schindler-Wright	baasch1@comcast.net
Supper Rock NA	Ken	O'Keefe	cnkokeefe@msn.com
Hidden Valley Community Services Association Incorporated	Michael	Carroll	mcarroll03@comcast.net

Hidden Valley Community Services Association Incorporated	Wayne	Plemons	wplemons@msn.com
East Gateway Coalition	Michael	Brasher	eastgatewaycoalition@gmail.com
East Gateway Coalition	James	Andrews	jamesw.andrews01@gmail.com

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: Charlene Johnson [<mailto:Johnson@consensusplanning.com>]
Sent: Wednesday, October 10, 2018 1:47 PM
To: Quevedo, Vicente M. <vquevedo@cabq.gov>
Subject: Neighborhood contact information

Hello Vicente,
 This is Charlene from Consensus Planning, I called you yesterday to request neighborhood association contacts for 13001 Singing Arrow Ave. SE. Do you have an estimated time that I can expect that information?

Thank you -

Charlene Johnson, Planner
CONSENSUS PLANNING, INC.
 302 Eighth Street NW
 Albuquerque, NM 87102
 phone (505) 764-9801 :: fax (505) 842-5495

=====
 This message has been analyzed by Deep Discovery Email Inspector.

From: [Jim Strozier](mailto:Jim.Strozier)
To: dsessa@comcast.net; rmart1943@aol.com; samijoster@gmail.com; jonathan@techtronics-nm.com; ilenaestrella@hotmail.com; wlumber@comcast.net; richtriple777@msn.com; catcochrane1@gmail.com; happygranny8@q.com; lulumu1213@gmail.com; laudonest@gmail.com; david.mcgrogan@gmail.com; herbwright@peoplepc.com; fhvapresident@gmail.com; baasch1@comcast.net; cnkokeefe@msn.com; mcarroll03@comcast.net; wplemons@msn.com; eastgatewaycoalition@gmail.com; jamesw.andrews01@gmail.com
Cc: [James, Steve](mailto:James.Steve); [Tina Reames](mailto:Tina.Reames); [Charlene Johnson](mailto:Charlene.Johnson); jmartinez@cabq.gov; [Vos, Michael J.](mailto:Michael.Vos); [Shannon Triplett](mailto:Shannon.Triplett); [Menicucci, Tom G.](mailto:Menicucci.Tom.G); [Suter, Bonnie B.](mailto:Suter.Bonnie.B)
Subject: IDO Pre-Application Notification for a Site Plan - EPC
Date: Wednesday, October 10, 2018 4:50:00 PM
Attachments: [APage L-22-Z.PDF](#)

Dear Neighbors,

This email is notification that Consensus Planning, Inc. and Cherry/See/Reams Architects are preparing an application for Site Plan to the Environmental Planning Commission (EPC) which requires a public hearing, on behalf of the City of Albuquerque. The site is located in Singing Arrow Park on Singing Arrow Avenue SE, west of 4 Hills Road and east of Dorado Place SE (See attached Zone Atlas Map). The existing zoning is NR-PO-A, Non-Residential – Park and Open Space Zone District. The City of Albuquerque is proposing a new community center on the property.

This is a continuation of the City's previous efforts that resulted in the approval of a Conditional Use to allow the community center within the park. The newly adopted Integrated Development Ordinance (IDO) requires that the EPC review and approve a site plan for new community centers.

Please note, we have contacted the City to request a facilitated meeting for this project. The appointed City Facilitator will contact you about the location and convenient meeting times. Please do not hesitate to contact me if you have any questions or desire any additional information. If you have any questions about the facilitated meeting you may contact the City of Albuquerque Office of Neighborhood Coordination at 505-768-3334 or onc@cabq.gov.

Sincerely,

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

Attached: Zone Atlas Map L-22-Z

From: [Microsoft Outlook](#)
To: samijoster@gmail.com; catcochrane1@gmail.com; lulumu1213@gmail.com; laudonest@gmail.com; david.mcgrogan@gmail.com; fhvapresident@gmail.com; eastgatewaycoalition@gmail.com; jamesw.andrews01@gmail.com
Subject: Relayed: IDO Pre-Application Notification for a Site Plan - EPC
Date: Wednesday, October 10, 2018 4:51:13 PM
Attachments: [IDO Pre-Application Notification for a Site Plan - EPC .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

samijoster@gmail.com (samijoster@gmail.com) <<mailto:samijoster@gmail.com>>
catcochrane1@gmail.com (catcochrane1@gmail.com) <<mailto:catcochrane1@gmail.com>>
lulumu1213@gmail.com (lulumu1213@gmail.com) <<mailto:lulumu1213@gmail.com>>
laudonest@gmail.com (laudonest@gmail.com) <<mailto:laudonest@gmail.com>>
david.mcgrogan@gmail.com (david.mcgrogan@gmail.com) <<mailto:david.mcgrogan@gmail.com>>
fhvapresident@gmail.com (fhvapresident@gmail.com) <<mailto:fhvapresident@gmail.com>>
eastgatewaycoalition@gmail.com (eastgatewaycoalition@gmail.com) <<mailto:eastgatewaycoalition@gmail.com>>
jamesw.andrews01@gmail.com (jamesw.andrews01@gmail.com) <<mailto:jamesw.andrews01@gmail.com>>

Subject: IDO Pre-Application Notification for a Site Plan - EPC

From: [Microsoft Outlook](#)
To: rmart1943@aol.com
Subject: Relayed: IDO Pre-Application Notification for a Site Plan - EPC
Date: Wednesday, October 10, 2018 4:51:12 PM
Attachments: [IDO Pre-Application Notification for a Site Plan - EPC .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

rmart1943@aol.com (rmart1943@aol.com) <<mailto:rmart1943@aol.com>>
Subject: IDO Pre-Application Notification for a Site Plan - EPC

From: [Microsoft Outlook](#)
To: dsessa@comcast.net; wlumber@comcast.net; baasch1@comcast.net; mcarroll03@comcast.net
Subject: Relayed: IDO Pre-Application Notification for a Site Plan - EPC
Date: Wednesday, October 10, 2018 4:51:12 PM
Attachments: [IDO Pre-Application Notification for a Site Plan - EPC .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

dsessa@comcast.net (dsessa@comcast.net) <<mailto:dsessa@comcast.net>>
wlumber@comcast.net (wlumber@comcast.net) <<mailto:wlumber@comcast.net>>
baasch1@comcast.net (baasch1@comcast.net) <<mailto:baasch1@comcast.net>>
mcarroll03@comcast.net (mcarroll03@comcast.net) <<mailto:mcarroll03@comcast.net>>
Subject: IDO Pre-Application Notification for a Site Plan - EPC

From: [Jim Strozier](mailto:Jim.Strozier)
To: "dsessa@comcast.net"; "rmart1943@aol.com"; "samijoster@gmail.com"; "jonathan@techtronics-nm.com"; "ilenaestrella@hotmail.com"; "wlumber@comcast.net"; "richtriple777@msn.com"; "catcochrane1@gmail.com"; "happygranny8@g.com"; "lulumu1213@gmail.com"; "laudonest@gmail.com"; "david.mcrogan@gmail.com"; "herbwright@peoplepc.com"; "fhvapresident@gmail.com"; "baasch1@comcast.net"; "cnkokeefe@msn.com"; "mcarroll03@comcast.net"; "wplemons@msn.com"; "eastgatewaycoalition@gmail.com"; "jamesw.andrews01@gmail.com"
Cc: [Yos, Michael J.](mailto:Yos.Michael.J); "Russell Brito"; [Menicucci, Tom G.](mailto:Menicucci.Tom.G); [Suter, Bonnie B.](mailto:Suter.Bonnie.B); jrmartinez@cabq.gov; "[James, Steve](mailto:James.Steve)"; [Tina Reames](mailto:Tina.Reames); [Rebekah Bellum](mailto:Rebekah.Bellum); [Charlene Johnson](mailto:Charlene.Johnson)
Subject: Singing Arrow Community Center
Date: Thursday, October 25, 2018 6:16:00 PM
Importance: High

Dear Neighbors,

This email is notification that Consensus Planning, Inc. and Cherry/See/Reams Architects are hosting a neighborhood meeting to present an application for Site Plan to the Environmental Planning Commission (EPC) on **October 30, 2018, 5:30 pm at the Singing Arrow Community Center.**

The proposed site for the new community center is located at Singing Arrow Park on Singing Arrow Avenue SE, west of 4 Hills Road and east of Dorado Place SE. The existing zoning is NR-PO-A, Non-Residential – Park and Open Space Zone District. The City of Albuquerque is proposing a new community center on the property.

This is a continuation of the City's previous efforts that resulted in the approval of a Conditional Use to allow the community center within the park. The newly adopted Integrated Development Ordinance (IDO) requires that the EPC review and approve a site plan for new community centers.

Please note, we are still working with the City Office of Neighborhood Coordination (ONC) to have City appointed facilitator to set up a future meeting for this project. This second meeting should occur between the application submittal and the EPC hearing. Please do not hesitate to contact me if you have any questions or desire any additional information.

Sincerely,

[Jim Strozier](mailto:Jim.Strozier), FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: postmaster@outlook.com
To: wplemons@msn.com
Subject: Delivered: Singing Arrow Community Center
Date: Thursday, October 25, 2018 6:19:36 PM
Attachments: [Singing Arrow Community Center .msg](#)

Your message has been delivered to the following recipients:
wplemons@msn.com (wplemons@msn.com) <<mailto:wplemons@msn.com>>
Subject: Singing Arrow Community Center

From: postmaster@outlook.com
To: richtriple777@msn.com
Subject: Delivered: Singing Arrow Community Center
Date: Thursday, October 25, 2018 6:19:34 PM
Attachments: [Singing Arrow Community Center .msg](#)

Your message has been delivered to the following recipients:
richtriple777@msn.com (richtriple777@msn.com) <<mailto:richtriple777@msn.com>>
Subject: Singing Arrow Community Center

From: postmaster@outlook.com
To: cnkokeefe@msn.com
Subject: Delivered: Singing Arrow Community Center
Date: Thursday, October 25, 2018 6:19:33 PM
Attachments: [Singing Arrow Community Center .msg](#)

Your message has been delivered to the following recipients:
cnkokeefe@msn.com (cnkokeefe@msn.com) <<mailto:cnkokeefe@msn.com>>
Subject: Singing Arrow Community Center

From: postmaster@outlook.com
To: ilenaestrella@hotmail.com
Subject: Delivered: Singing Arrow Community Center
Date: Thursday, October 25, 2018 6:19:30 PM
Attachments: [Singing Arrow Community Center .msg](#)

Your message has been delivered to the following recipients:
ilenaestrella@hotmail.com (ilenaestrella@hotmail.com) <<mailto:ilenaestrella@hotmail.com>>
Subject: Singing Arrow Community Center

From: [Microsoft Outlook](#)
To: jonathan@techtronics-nm.com
Subject: Relayed: Singing Arrow Community Center
Date: Thursday, October 25, 2018 6:16:08 PM
Attachments: [Singing Arrow Community Center .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jonathan@techtronics-nm.com (jonathan@techtronics-nm.com)
<<mailto:jonathan@techtronics-nm.com>>
Subject: Singing Arrow Community Center

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
Coronado Terrace HOA	Debra	Sessa	dsessa@comcast.net	13100 Calle Azul SE	Albuquerque	NM	87123
Coronado Terrace HOA	Bob	Martinson	rmart1943@aol.com	13104 Calle Azul SE	Albuquerque	NM	87123
Willow Wood NA	Samantha	Martinez	samijoster@gmail.com	823 Glacier Bay Street SE	Albuquerque	NM	87123
Willow Wood NA	Jonathan	Hollinger	jonathan@techtronics-nm.com	11700 Isle Royale Road SE	Albuquerque	NM	87123
Singing Arrow NA	Ilana	Estrella	ilenaestrella@hotmail.com	12928 Marva Place SE	Albuquerque	NM	87123
Singing Arrow NA	Wanda	Umber	wlumber@comcast.net	12520 Piru SE	Albuquerque	NM	87123
Juan Tabo Hills NA	Richard	Lujan	richtriple777@msn.com	11819 Blue Ribbon NE	Albuquerque	NM	87123
Juan Tabo Hills NA	Catherine	Cochrane	catcochrane1@gmail.com	11705 Blue Ribbon SE	Albuquerque	NM	87123
Sandia Vista NA	Brenda	Gebler	happygranny8@q.com	PO Box 50219	Albuquerque	NM	87181
Sandia Vista NA	Lucia	Muñoz	lulumu1213@gmail.com	316 Dorothy Street NE	Albuquerque	NM	87123
Mirabella Miravista NA	Laurie	Estrada	laudonest@gmail.com	11231 Kaibab Road SE	Albuquerque	NM	87123
Mirabella Miravista NA	David	McGrogan	david.mcrogan@gmail.com	344 Via Vista Street SE	Albuquerque	NM	87123
Four Hills Village HOA	Herb	Wright	herbwright@peoplepc.com	PO Box 50505	Albuquerque	NM	87181
Four Hills Village HOA	James	Cochran	fhvapresident@gmail.com	PO Box 50505	Albuquerque	NM	87181
Supper Rock NA	Kathleen	Schindler-Wright	baasch1@comcast.net	407 Monte Largo Drive NE	Albuquerque	NM	87123
Supper Rock NA	Ken	O'Keefe	cnkokeefe@msn.com	600 Vista Abajo Drive NE	Albuquerque	NM	87123
Hidden Valley Community Services Association Incorporated	Michael	Carrroll	mcarroll03@comcast.net	610 Green Valley Drive SE	Albuquerque	NM	87123
Hidden Valley Community Services Association Incorporated	Wayne	Plemons	wplemons@msn.com	13332 Lodestone Trail SE	Albuquerque	NM	87123
East Gateway Coalition	Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123
East Gateway Coalition	James	Andrews	jamesw.andrews01@gmail.com	13121 Nandina Lane SE	Albuquerque	NM	87123

From: [Jim Strozier](mailto:Jim.Strozier)
To: "dseffa@comcast.net"; "rmart1943@aol.com"; "samijoster@gmail.com"; "jonathan@techtronics-nm.com"; "ilenaestrella@hotmail.com"; "wlumber@comcast.net"; "richtriple777@msn.com"; "catcochrane1@gmail.com"; "happygranny8@q.com"; "lulumu1213@gmail.com"; "laudonest@gmail.com"; "david.mcgrogan@gmail.com"; "herbwright@peoplepc.com"; "fhvapresident@gmail.com"; "baasch1@comcast.net"; "cnkokeefe@msn.com"; "mcarroll03@comcast.net"; "wplemons@msn.com"; "eastgatewaycoalition@gmail.com"; "jamesw.andrews01@gmail.com"
Cc: [Yos, Michael L.](mailto:Yos.Michael.L); "[James, Steve](mailto:James.Steve)"; [Menicucci, Tom G.](mailto:Menicucci.Tom.G); [Suter, Bonnie B.](mailto:Suter.Bonnie.B); [Tina Reames](mailto:Tina.Reames); [Rebekah Bellum](mailto:Rebekah.Bellum); jrmartinez@cabq.gov
Subject: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:23:00 PM
Attachments: [IDOZoneAtlasPage_L-22-Z Reduced Size.pdf](#)

Dear Neighborhood Association Contacts:

First, I want to thank all of you that attended and participated in the meeting held last evening at the existing Singing Arrow Community Center. We appreciate everyone's time and comments.

This letter is notification that Consensus Planning is submitting an application for Site Plan to the Environmental Planning Commission (EPC), on behalf of the City of Albuquerque. The applicant is proposing a new Singing Arrow Community Center on the property, which requires a public hearing before the EPC. The proposed community center's address is 13200 Wenonah SE. It is located at the northeast portion of Singing Arrow Park between Four Hills Road to the east and Dorado Place to the west.

The application for Site Plan to EPC is being submitted by November 1, 2018 for a hearing on December 13, 2018.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)).

Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.3955.

Per IDO Section 14-16-6-4(D)(2), "If a facilitated meeting is required by the City, the City shall assign a facilitator, who shall attempt to schedule the facilitated meeting within 15 consecutive days. The meeting shall occur within a period of 7 consecutive days prior to the next scheduled hearing or meeting of the decision-making body."

Thank you.

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: postmaster@outlook.com
To: cnkokeefe@msn.com
Subject: Delivered: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:24:34 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Your message has been delivered to the following recipients:
cnkokeefe@msn.com (cnkokeefe@msn.com) <<mailto:cnkokeefe@msn.com>>
Subject: Singing Arrow Community Center - IDO EPC Application Notification

From: postmaster@outlook.com
To: ilenaestrella@hotmail.com
Subject: Delivered: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:24:33 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Your message has been delivered to the following recipients:
ilenaestrella@hotmail.com (ilenaestrella@hotmail.com) <<mailto:ilenaestrella@hotmail.com>>
Subject: Singing Arrow Community Center - IDO EPC Application Notification

From: postmaster@outlook.com
To: richtriple777@msn.com
Subject: Delivered: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:24:33 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Your message has been delivered to the following recipients:
richtriple777@msn.com (richtriple777@msn.com) <<mailto:richtriple777@msn.com>>
Subject: Singing Arrow Community Center - IDO EPC Application Notification

From: postmaster@outlook.com
To: wplemons@msn.com
Subject: Delivered: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:24:32 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Your message has been delivered to the following recipients:
wplemons@msn.com (wplemons@msn.com) <<mailto:wplemons@msn.com>>
Subject: Singing Arrow Community Center - IDO EPC Application Notification

From: postmaster@outlook.com
To: wplemons@msn.com
Subject: Delivered: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:24:32 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Your message has been delivered to the following recipients:
wplemons@msn.com (wplemons@msn.com) <<mailto:wplemons@msn.com>>
Subject: Singing Arrow Community Center - IDO EPC Application Notification

From: [Microsoft Outlook](#)
To: dsessa@comcast.net; wlumber@comcast.net; baasch1@comcast.net; mcarroll03@comcast.net
Subject: Relayed: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:24:01 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

dsessa@comcast.net (dsessa@comcast.net) <<mailto:dsessa@comcast.net>>
wlumber@comcast.net (wlumber@comcast.net) <<mailto:wlumber@comcast.net>>
baasch1@comcast.net (baasch1@comcast.net) <<mailto:baasch1@comcast.net>>
mcarroll03@comcast.net (mcarroll03@comcast.net) <<mailto:mcarroll03@comcast.net>>
Subject: Singing Arrow Community Center - IDO EPC Application Notification

From: [Microsoft Outlook](#)
To: samijoster@gmail.com; catcochrane1@gmail.com; lulumu1213@gmail.com; laudonest@gmail.com; david.mcgrogan@gmail.com; fhvapresident@gmail.com; eastgatewaycoalition@gmail.com; jamesw.andrews01@gmail.com
Subject: Relayed: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:23:57 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

samijoster@gmail.com (samijoster@gmail.com) <<mailto:samijoster@gmail.com>>
catcochrane1@gmail.com (catcochrane1@gmail.com) <<mailto:catcochrane1@gmail.com>>
lulumu1213@gmail.com (lulumu1213@gmail.com) <<mailto:lulumu1213@gmail.com>>
laudonest@gmail.com (laudonest@gmail.com) <<mailto:laudonest@gmail.com>>
david.mcgrogan@gmail.com (david.mcgrogan@gmail.com) <<mailto:david.mcgrogan@gmail.com>>
fhvapresident@gmail.com (fhvapresident@gmail.com) <<mailto:fhvapresident@gmail.com>>
eastgatewaycoalition@gmail.com (eastgatewaycoalition@gmail.com) <<mailto:eastgatewaycoalition@gmail.com>>
jamesw.andrews01@gmail.com (jamesw.andrews01@gmail.com) <<mailto:jamesw.andrews01@gmail.com>>
Subject: Singing Arrow Community Center - IDO EPC Application Notification

From: [Microsoft Outlook](#)
To: happygranny8@q.com
Subject: Relayed: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:23:53 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

happygranny8@q.com (happygranny8@q.com) <<mailto:happygranny8@q.com>>
Subject: Singing Arrow Community Center - IDO EPC Application Notification

From: [Microsoft Outlook](#)
To: herbwright@peoplepc.com
Subject: Relayed: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:23:58 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

herbwright@peoplepc.com (herbwright@peoplepc.com) <<mailto:herbwright@peoplepc.com>>

Subject: Singing Arrow Community Center - IDO EPC Application Notification

From: [Microsoft Outlook](#)
To: jonathan@techtronics-nm.com
Subject: Relayed: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:24:00 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jonathan@techtronics-nm.com (jonathan@techtronics-nm.com)
<<mailto:jonathan@techtronics-nm.com>>

Subject: Singing Arrow Community Center - IDO EPC Application Notification

From: [Microsoft Outlook](#)
To: rmart1943@aol.com
Subject: Relayed: Singing Arrow Community Center - IDO EPC Application Notification
Date: Wednesday, October 31, 2018 2:23:56 PM
Attachments: [Singing Arrow Community Center - IDO EPC Application Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

rmart1943@aol.com (rmart1943@aol.com) <<mailto:rmart1943@aol.com>>

Subject: Singing Arrow Community Center - IDO EPC Application Notification

Typical



October 31, 2018

Laurie Estrada
11231 Kaibab Road, SE
Albuquerque, NM 87123

David McGrogan
344 Via Vista Street, NE
Albuquerque, NM 87123

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Estrada and Mr. McGrogan and the Mirabella Miravista
Neighborhood Association:

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

This letter is notification that Consensus Planning and Cherry/See/Reames Architects have submitted a Site Plan to the Environmental Planning Commission (EPC) on behalf of the City of Albuquerque. The site is located on the east side of Singing Arrow Park and the adjacent parking lot to the north. The property is located at 13200 Wenonah Avenue SE, in the Canada Village-Second Unit Subdivision just north of the Canada Park Open Space. The current zoning for the community center site is NR-PO-A and MX-M for the parking lot. The new Community Center and the parking lot are permissive uses for the respective properties. Community centers within a NR-PO-A zone require a review and approval from EPC. The EPC hearing for this application will be held on December 13, 2018 starting at 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

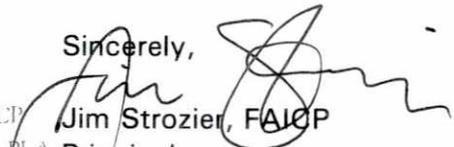
Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information.

Please note, under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.3955. Per IDO Section 14-16-6-4(D)(2), "If a facilitated meeting is required by the City, the City shall assign a facilitator, who shall attempt to schedule the facilitated meeting within 15 consecutive days. The meeting shall occur within a period of 7 consecutive days prior to the next scheduled hearing or meeting of the decision-making body."

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Sincerely,


Jim Strozier, FAICP
Principal

Attached: Site Plan and Landscape Plan for this property

7018 0360 0000 1718 5124

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To: David McGrogan \$7.45

11/01/2018 0101 5

344 Via Vista Street SE

Albuquerque, NM 87123

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

To: Bob Martinson \$7.41

11/01/2018 0101 5

13104 Calle Azul SE

Albuquerque, NM 87123

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

To: Samantha Martinez \$7.41

11/01/2018 0101 5

823 Glacier Bay Street SE

Albuquerque, NM 87123

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

To: Wanda Umer \$7.41

11/01/2018 0101 5

12520 Piru SE

Albuquerque NM 87123

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

To: Catherine Cochran \$7.41

11/01/2018 0101 5

11705 Blue Ribbon SE

Albuquerque NM 87123

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

To: Debra Sessa \$7.41

11/01/2018 0101 5

13100 Calle Azul SE

Albuquerque, NM 87123

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

Total \$7.41

To: Herb Wright

Se: PO Box 50505

St: Albuquerque, NM 87181

City:

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

Total \$7.71

To: Brenda Gebler

Se: PO Box 50219

St: Albuquerque NM 87181

City:

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

Total \$7.41

To: Lucia Munoz

Se: 316 Dorothy Street NE

St: Albuquerque, NM 87123

City:

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

Total \$7.41

To: Richard Lujan

Se: 11819 Blue Ribbon NE

St: Albuquerque NM 87123

City:

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage \$1.21

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To: Michael Brasher

Se: 216 Zena Lona NE

St: Albuquerque, NM 87123

City:

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage \$1.21

Total \$7.41

To: Laurie Estrada

Se: 11231 Kaibab Road SE

St: Albuquerque, NM 87123

City:

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Total \$7.41

Ken O'Keefe 41

600 Vista Abajo Drive NE

Albuquerque, NM 87123

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

Total \$7.41

James Cochran

PO Box 50505

Albuquerque, NM 87181

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

Total \$7.41

Michael Carroll

610 Green Valley Drive SE

Albuquerque, NM 87123

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Postage \$1.21

Total \$7.41

Wayne Plemons

13332 Lodestone Trail SE

Albuquerque, NM 87123

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Postage \$1.21

Total \$7.41

James Andrews

13121 Nandina Lane SE

Albuquerque, NM 87123

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Postage \$1.21

Total \$7.41

Kathleen Schindler-Wright

407 Monte Largo Drive NE

Albuquerque, NM 87123

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

Ilena Estrella, 41
12928 Marva Place SE
Albuquerque, NM 87123



11/01/2018

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.21

Total Jonathan Hollinger \$7.41
Sent 11700 Isle Royale Road SE
Street Albuquerque, NM 87123
City



11/01/2018

Lehner, Catalina L.

From: Charlene Johnson <Johnson@consensusplanning.com>
Sent: Wednesday, November 21, 2018 5:18 PM
To: Lehner, Catalina L.
Cc: Jim Strozier; tmreames@cherryseereames.com; rbellum@cherryseereames.com
Subject: Re: Project #2018-001760; Response to Staff Comment number 4 - A
Attachments: Proof of 1st Class mailing rcpts 11-20-2018.pdf; SACC Buffer Map 11-20-2018.pdf; Revised Buffer Map Property Owners 11-20-2018.pdf

Catalina,

In the staff notes dated November 15, 2018 for project #2018-001760 the following comment was provided:

Please reprint (or re-do) the property owners' buffer map so that it indicates the distance buffered and the ROW included. This information is included on all City-generated buffer maps.

A new buffer map was generated that includes all public right of ways. The property owners that were not included on the original buffer map were mailed notifications on November 20, 2018, and proof of first class notification was received. This is in accordance with IDO policy 6-4(K)(2)(e) which states that required notices must be mailed at least 15 consecutive days before a monthly public meeting or hearing.

The new buffer map, additional property owner addresses, and proof of first class mailing are attached to this email.

In addition, the following addresses were returned undeliverable to the Consensus Planning offices. Per IDO 6-4(K)(2)(c) – 2 on Page 345 we are notifying the City of these addresses to attempt to discover that owner's address most recent address.

Susan M. Ness
532 Pattie Lane, NE
Albuquerque, NM 87123-3818

Jessica R. Hall
500 Pattie Lane, SE
Albuquerque, NM 87123

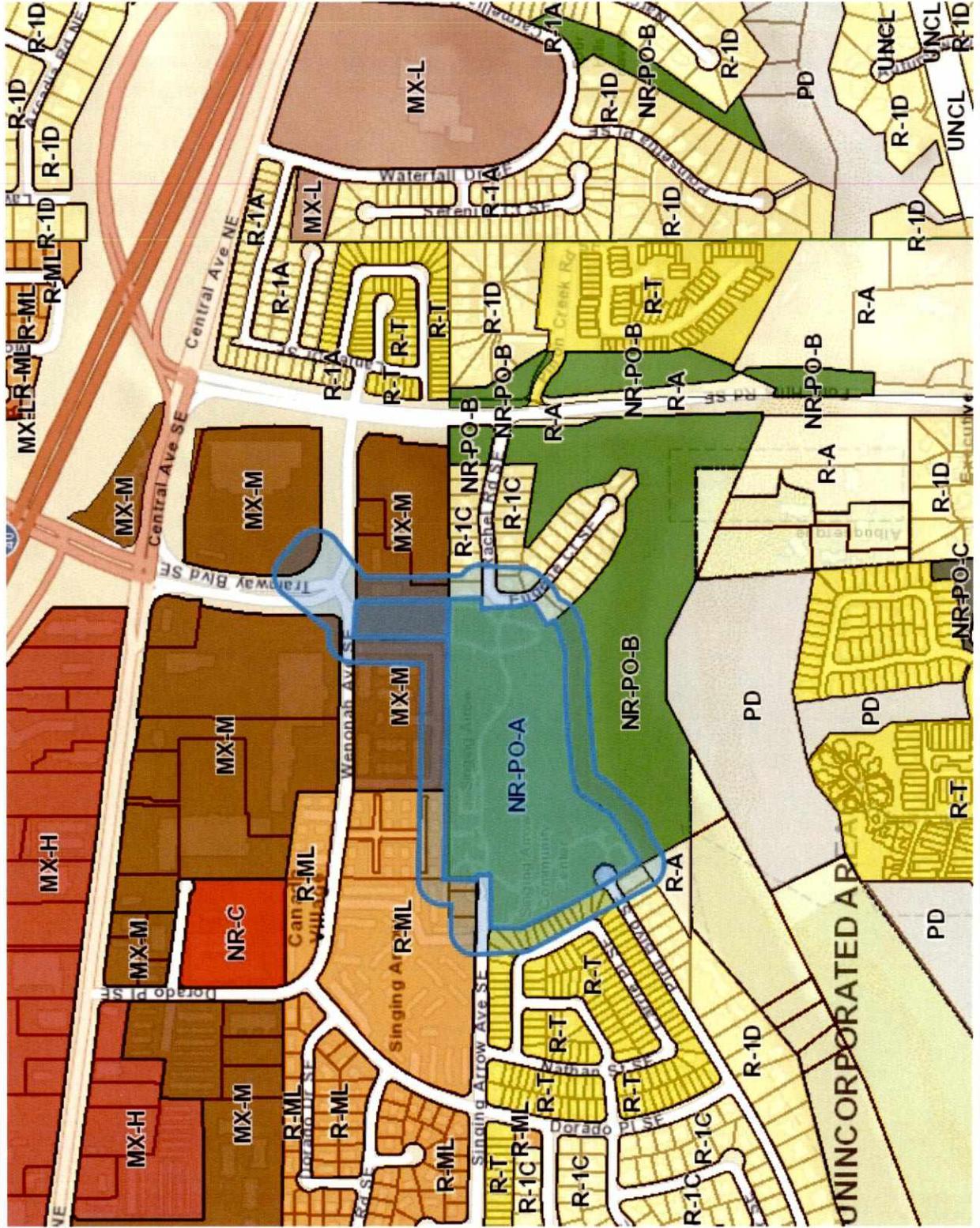
Elena Chernushenko
3101 Port Royale Boulevard, Apt. 128
Fort Lauderdale, FL. 33308-7813

Sarif & Samia S. Rabadi
120 Wyoming Boulevard, NE
Albuquerque, NM 87123

Thank you,

Charlene Johnson, Planner
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801 :: fax (505) 842-5495

Singing Arrow Community Center Buffer Map



Legend

IDO Zoning

- RA
- R-1A
- R-1B
- R-1C
- R-1D
- R-1E
- R-1F
- R-1G
- R-1H
- R-1I
- R-1J
- R-1K
- R-1L
- R-1M
- R-1N
- R-1O
- R-1P
- R-1Q
- R-1R
- R-1S
- R-1T
- R-1U
- R-1V
- R-1W
- R-1X
- R-1Y
- R-1Z
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- NR-SU
- NR-PO-A
- NR-PO-B
- NR-PO-C
- NR-PO-D
- PD
- PC
- UNCL

□ Bernalillo County Parcels
 □ Municipal Limits

Notes

Prepared by Consensus Planning, Inc.
 100' Buffer



WGS_1984_Web_Mercator_Auxiliary_Sphere
 11/20/2018 © City of Albuquerque

1:7,212

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

CROWDER LONI R
528 PATTIE LN SE
ALBUQUERQUE NM 87123-3818

YOUNG JUDY K
13309 RACHEL RD SE
ALBUQUERQUE NM 87123-5632

GONZALES ERNEST & GONZALES
PORFIRIA LLC--B
1733 SINGLETARY DR NE
ALBUQUERQUE NM 87112-4841

CITY OF ALBUQUERQUE ATTN: REAL
PROPERTY DIVISION MANAGER
PO BOX 1293
ALBUQUERQUE NM 87103

CLAYCOMB RONALD W & MARTHA
504 EUGENE CT SE
ALBUQUERQUE NM 87123

MARTIN VANESSA D
12945 MARVA PL SE
ALBUQUERQUE NM 87123

SWI REAL ESTATE LTD PTNS C/O NICKEL
& CO LLC
1014 VINE ST FLOOR 7TH
CINCINNATI OH 45202

EMERY LORING & MARY K
13304 RACHEL RD SE
ALBUQUERQUE NM 87123-5631



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From:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

To:

CITY OF ALBUQUERQUE ATTN: REAL
PROPERTY DIVISION MANAGER
PO BOX 1293
ALBUQUERQUE NM 87103



1000

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From:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

To:

CROWDER LONI R
528 PATTIE LN SE
ALBUQUERQUE NM 87123-3818



1000

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

To:

YOUNG JUDY K
13309 RACHEL RD SE
ALBUQUERQUE NM 87123-5632



1000

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From:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

To:

GONZALES ERNEST & GONZALES
PORFIRIA LLC--B
1733 SINGLETARY DR NE
ALBUQUERQUE NM 87112-4841



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From: _____
Consensus Planning, Inc. _____
302 8th Street NW _____
Albuquerque, NM 87102 _____

To: _____
CLAYCOMB RONALD W & MARTHA _____
504 EUGENE CT SE _____
ALBUQUERQUE NM 87123 _____



1000

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From: _____
Consensus Planning, Inc. _____
302 8th Street NW _____
Albuquerque, NM 87102 _____

To: _____
EMERY LORING & MARY K _____
13304 RACHEL RD SE _____
ALBUQUERQUE NM 87123-5631 _____



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12945 MARVA PL SE _____
ALBUQUERQUE NM 87123 _____

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& CO LLC _____
1014 VINE ST FLOOR 7TH _____
CINCINNATI OH 45202 _____



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Re-done

Singing Arrow Community Center Buffer

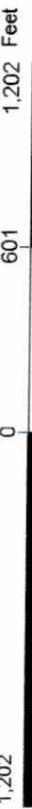
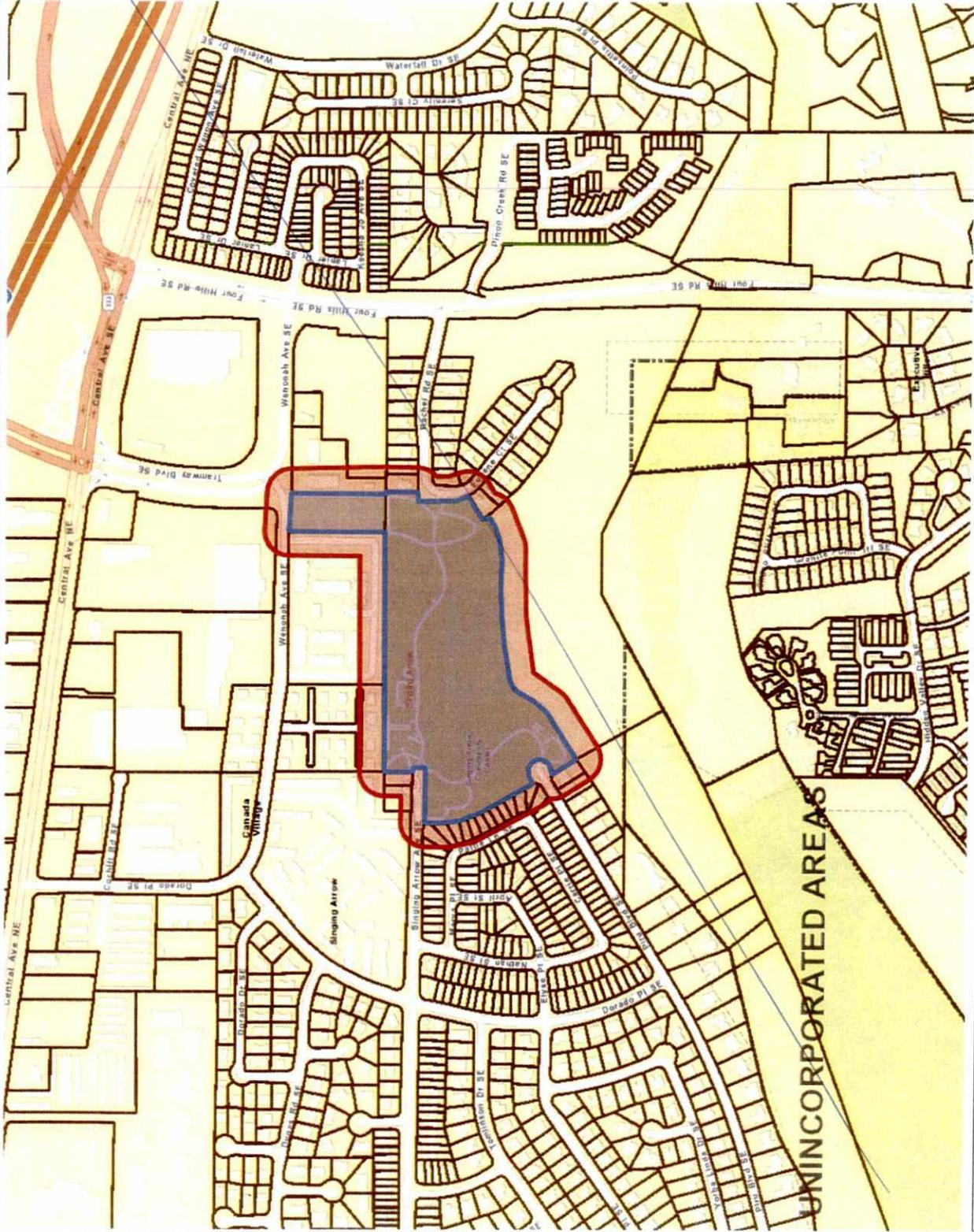


Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map**

Notes

Prepared by Consensus Planning, Inc.



WGS_1984_Web_Mercator_Auxiliary_Sphere
 10/23/2016
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1:7,213

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CROWDER, LONI R
528 PATTIE LN SE
ALBUQUERQUE NM 87123-3818

GALLEGOS, LINDA S
12928 PIRU BLVD SE
ALBUQUERQUE NM 87123

MCFARLANE, GENELYN
13300 RACHEL RD SE
ALBUQUERQUE NM 87123

LSF9 MASTER PARTICIPATIN TRUST
13801 WIRELESS WAY
OKLAHOMA CITY OK 73134-2500

WILSON, CHRISTOPHER W
13 BLANCO DR
EDGEWOOD NM 87015

BREEN, CAROL M
504 PATTIE LN SE
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HALL, JESSICA R
500 PATTIE LN SE
ALBUQUERQUE NM 87123

PADILLA, FRED & LATICIA
540 PATTIE LN SE
ALBUQUERQUE NM 87123-3818

BACHECHI, LIDIA CRISTINA-MARIA
12976 CARRIE PL SE
ALBUQUERQUE NM 87123

GATELY, RENE
500 EUGENE CT SE
ALBUQUERQUE NM 87123

DD INC
9010 MODESTO AVE NE
ALBUQUERQUE NM 87122

WILSON, R LYNN & BONNIE L
TRUSTEES WILSON RVT
501 EUGENE CT SE
ALBUQUERQUE NM 87123-5649

HOST CARE LLC
3535 PRINCETON DR NE
ALBUQUERQUE NM 87107-4213

VIA TIJERAS LP
1230 COLUMBIA ST SUITE 950
SAN DIEGO CA 92101-8588

KENDALL, KAREN L TRUSTEE RVT
12924 PIRU BLVD SE
ALBUQUERQUE NM 87123-3852

BOOKER, CAROL MAE & DANIEL L
13301 RACHEL RD SE
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WENONAH PARTNERSHIP C/O
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DD INC
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CHACON, NANCY
520 PATTIE LN SE
ALBUQUERQUE NM 87123

HUNTERS RIDGE LTD PTNS /
NEVINS & ADAMS PROP INC
920 GARDEN ST SUITE A
SANTA BARBARA CA 93101

STAVROULA LIMITED PARTNERSHIP
5321 MENAUL BLVD NE
ALBUQUERQUE NM 87109

CHERNUSHENKO, ELENA
3101 PORT ROYALE BLVD APT 128
FORT LAUDERDALE FL 33308-7813

FELTE, AUSTIN M & SANTANA M
13305 RACHEL RD SE
ALBUQUERQUE NM 87123-5632

WILLSON, LARK D
505 EUGENE CT SE
ALBUQUERQUE NM 87123

PAULOS, JOANNE C
536 PATTIE LN SE
ALBUQUERQUE NM 87123-3818

NESS, SUSAN M
532 PATTIE LN SE
ALBUQUERQUE NM 87123-3818

RABADI, SHARIF & SAMIA S
120 WYOMING BLVD NE
ALBUQUERQUE NM 87123-2532

Typical



October 31, 2018

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, December 13, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at www.cabq.gov/planning/boards-commissions/environmental-planning-commission and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports.

REQUEST

Consensus Planning and Cherry/See/Reames Architects, have submitted a request for approval of a Site Plan to the Environmental Planning Commission (EPC) for a property located at 13200 Wenonah Avenue SE, in the Singing Arrow Park and adjacent parking lot. The sites are legally described as:

- TRACT A PLAT OF TRACT A SINGING ARROW PARK LOCATED WITHIN CANADA VILLAGE SECOND UNIT CONT. 15.9407 AC.
- TR F-1 REPL. OF TRS F, H-1, J & UNPLATTED LAND FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX CONT. 1.3847 AC. M/L

The site for proposed community center is zoned NR-PO-A and the proposed development is permissive in the NR-PO-A zone. The applicant is proposing to develop the community center on the northeast portion of the site. The site proposed for parking lot is zoned MX-M and is adjacent to the proposed community center location.

If you have questions or need additional information regarding this request please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Attached: Zone Atlas Map L-22-Z



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-KENDALL, KAREN L TRUSTEE RVT
-12924 PIRU BLVD SE
-ALBUQUERQUE NM 87123-3852

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ALBUQUERQUE NM 87123-5649

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To:

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ALBUQUERQUE NM 87123-3818

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NESS, SUSAN M
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To: **WENONAH PARTNERSHIP C/O**
ROBERTS LIVING TRUST
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PROSEVILLE CA 95747

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To:

CHERNUSHENKO, ELENA
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FORT LAUDERDALE FL 33308-7813

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To:

CHACON, NANCY
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ALBUQUERQUE NM 87123



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ALBUQUERQUE NM 87123



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PAULOS, JOANNE C
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To: WILSON, CHRISTOPHER W
13 BLANCO DR
EDGEWOOD NM 87015



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To:

HALL, JESSICA R
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ALBUQUERQUE NM 87123

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PLANNING
CONSENSUS

PROJECT: Singing Arrow Community Center
MEETING: Site Plan - EPC, Pre-Application Meeting
DATE: October 30, 2018

NAME & TITLE	AFFILIATION	PHONE	EMAIL
Alessandra Vigil	COA - FCS	767-5920	cvigil@caba.gov
Claudia Rivera	COA - FCS	836-3487	crivera@caba.gov
Steve James	COA - AMD	768-3852	stjames@caba.gov
Tom Alencuel	COA - CCS	769-3126	talencuel@caba.gov
Penelope S. Simpson	SINGING ARROW	271-83-99	penelope.simpson@comcast.net
Irene Loschke	Four Hills	298-9323	
Michael Spencer	Mountain Ridge	605-555-5148	michael.spencer@comcast.net
Yeha Morris	CRS	768-3161	ymorris@caba.gov
Shaw Alexander	Four Hills	296-0446	shawalexander@earthlink.net
Roger Umbar	Singing Arrow	299-0444	rumbar@gmail.com
Jim Andrews	East Gateway Coalition	296-9999	jandrews@eastgatewaycoalition.com
Paul Delgado	Singing Arrow	915-269-9221	dr.paul.m.delgado@gmail.com
Patty Jeter	Winterwood Park	505-550-8460	pjeter@csd.com
Haron Salgado	Sing Coalition	575-791-5389	haron.salgado@gmail.com
Nancy Krowias	Citizen	294-6345	
Lena Estrella	Privatocitizen	505-417-1570	leestrella@netmail.com
Eileen Mahn	Four Hills	823-4796	eamahn@gmail.com
Martina Werner	Co. Pa.	620-021	martina.werner@comcast.net
Christina Sandberg	COA Parks	768-2370	csandberg@caba.gov
Barbara West		292-7230	bwitt12@gmail.com
Andy Reed			

SINGING ARROW COMMUNITY CENTER

PRE-APPLICATION NEIGHBORHOOD MEETING – FACT SHEET

IDO PROCESS

The Integrated Development Ordinance (IDO) was approved in May 2018. The zoning of the Singing Arrow Park changed from R-1 to NR-PO-A. Which is the new zoning for a park. The **community center is a permissive use in this zone**, but it requires that a site plan is reviewed and approved by the Environmental Planning Commission (EPC). The existing parking lot is zoned MX-M, which allows commercial and mixed-use development. Since it is planned to be part of the Community Center project, it will be included in the site plan application. We anticipate making an application to the EPC this Thursday for a hearing before the EPC on December 13th.

The IDO requires that we offer to have a pre-application meeting with the affected neighborhood associations, if they choose, prior to an application to discuss the Site Plan. We set up this meeting in advance knowing it is important to keep the community informed. We intend to have another City facilitated meeting prior to the EPC hearing. The City facilitator will be contacting the neighborhoods to schedule this meeting.

The project site is located at the east end of the park and utilizes the existing blighted parking lot. The lot has access from Wenonah and more than twice the required parking spaces for the facility. The new Singing Arrow Community Center will reduce the amount of landscaping in the park by 10.4 percent. The location will not adversely impact the archeological site and is compliant with the City's Archeological Ordinance. The City has and will continue to coordinate with the State Historic Preservation Office (SHPO) as the project moves forward.

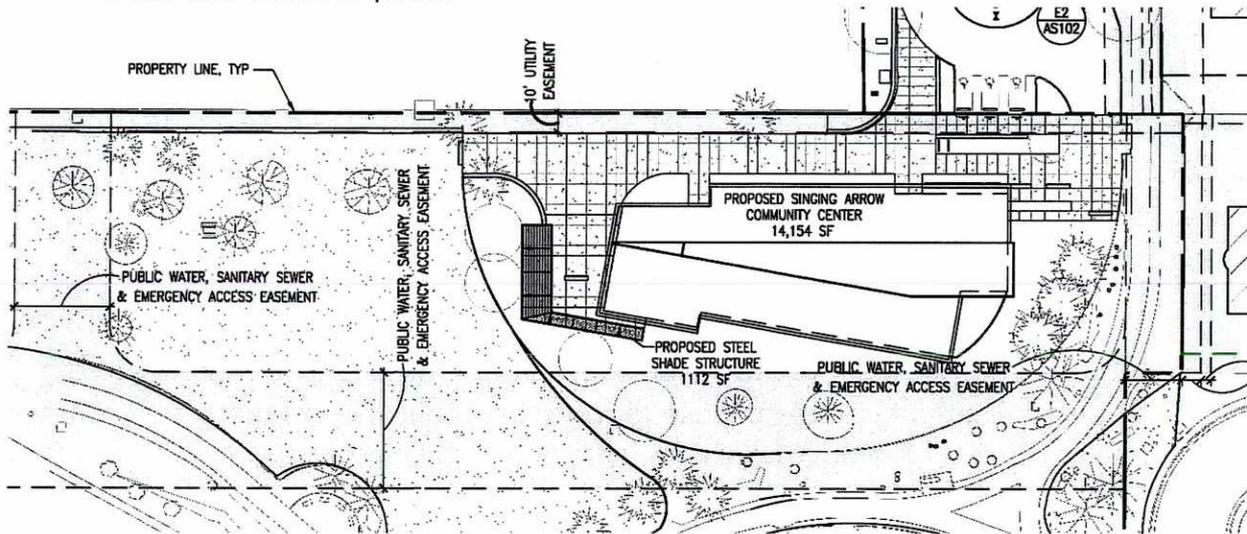
The Site Plan for the new Singing Arrow Community Center includes:

- Site Plan – building location, sidewalks, parking and circulation, access, signage, etc.;
- Landscape Plan – planting plan, water harvesting areas, and site furnishings;
- Grading and Drainage Plan – stormwater conveyance and ponding;
- Utility Plan – water and sewer connections to the property; and
- Building Elevations – dimensions of key building elements, colors and materials, door and window locations, etc.

Key Features of the Site Plan include:

- The building has been designed using colors, materials, and design features derived from Albuquerque and the Southwest;

- The conceptual building design is sensitive to the location within the park, maintains a low profile, and uses high quality materials;
- Variations in height and massing help to provide interest and keep the taller portions of the building limited only to those areas that need the additional height; and
- The narrow side of the building is oriented towards the neighborhood to minimize visual impacts.



DESIGN PROCESS

The Design Team has developed a conceptual design for the site and building based on the location, community feedback, and area needs. As part of the design process and building upon the initial research in the Needs Assessment, the City analyzed several options for the new center which determined:

- Preferred location is at the northeast corner of the park;
- City owned parking lot exceeds City requirements to meet the needs of the new community center with 69 regular parking and 3 handicapped spaces;
- Based upon initial feedback from the community, the building was moved as far to the west as possible. We also reviewed the relationship between other community centers and neighboring houses and this location is further away;
- Parking lot improved with new landscaping, lighting, and security cameras; and
- Specific security design features for the project include:
 - Building designed to minimize exterior niches and dark corners;
 - Landscaping away from the building;
 - New LED lighting in parking lot and building;
 - New Monument Sign on Wenonah Avenue;
 - Lighting and cameras are designed to work together;
 - Parking lot may be gated; and
 - Fire and Emergency access provided for with redesigned parking lot.

Agenda

Singing Arrow Community Center

Site Plan – EPC Pre-Application Neighborhood Meeting

Tuesday, October 30, 2018 - 5:30-7:00 PM

Singing Arrow Community Center Conference Room

5:30 – 6:00

Open house

6:00 – 6:30

Presentation

- Background
- EPC Process
- Overview of Site Plan and Landscape Plan

6:30 – 7:00

Questions and Comments



Meeting Minutes

Project Singing Arrow Community Center
Subject Pre-Application Meeting
Meeting Date/Time Tuesday, October 30, 2018, 5:30 – 7:00 PM
Attendance Please see attached sign-in sheets.

Summary

Consensus Planning, Cherry/See/Reames and representatives the City of Albuquerque Family and Community Services, Council Services, Police Department, Parks and Recreation, and Office of Equity and Inclusion met with community members interested in the development of the new Singing Arrow Community Center to discuss the site plan to be submitted to the Environmental Planning Commission (EPC) on November 1, 2018.

The meeting began with an Open House format which participants were able to view site, landscape, and preliminary floor plans and ask questions. After the Open House, the team presented an overview of the background of the project, the site plans, programming options, and safety and security of the proposed community center site.

Participants were invited to ask questions or provide comments. Most of the questions pertained to funding and need for a new community center in the area.

Site plan issues brought up by the participants were as follows:

Programming: Participants were concerned there was not a gym or sports related facilities for youth like Manzano Mesa Multi-Generational Center. Representatives from Family and Community Services explained that this community center will be smaller in size and will have a game room, other recreational facilities, and classroom spaces that will provide flexible spaces for multiple programs. The City is working to draw more teens into community centers with focus groups throughout the City.

Site Security: Participants expressed concerns about the security of the site including fencing and lighting issues. The architect of the project explained that the new community center will have upgraded lighting on the exterior and has been designed to minimize security issues. Representatives from the police department expressed satisfaction with the design addressing major security issues. Participants would like to see more fencing around the parking lot., while noting that the new design will help with issues of vandalism and reducing other activities in the parking lot.



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
October 5, 2016

Robert J. Perry, Chief Administrative Officer

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: City of Albuquerque, Department of Municipal Development

Legal Description: Tract A, Singing Arrow Park

Zoning: R-1

Acreage: 1.19 acres

Zone Atlas Page: L-22

CERTIFICATE OF NO EFFECT: Yes ___ No ___

CERTIFICATE OF APPROVAL: Yes X No ___

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

Archaeological Testing near LA 12315 for the Proposed New Singing Arrow Community Center, City of Albuquerque, Bernalillo County NM. by Brianne Sisneros, Christopher Carlson, and Connor Malloy. (Jim Railey, P.I., SWCA Environmental Consultants). NMCRIS #135995.

SITE VISIT: Yes

RECOMMENDATION(S):

- ***CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan required).***
- ***Extensive testing near but outside existing site boundary produced negative results.***

MS **Schmader**

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



Susana Martinez
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

December 7, 2017

Councilor Don Harris
City of Albuquerque, District 9
dharris@cabq.gov

Re: Log 106906, Proposed Singing Arrow Community Center

Dear Councilor Harris:

I am writing regarding the City of Albuquerque's proposal to construct the Singing Arrow Community Center (Community Center) and its potential to affect the Rancho de Carnue Archaeological Site (LA 12315; SR 396), which is listed on both the State Register of Cultural Properties and the National Register of Historic Places.

In January 2016 and at the request of the City, SWCA completed archaeological testing (NMCRIS No. 135995) of the proposed Community Center due to its near proximity to the Rancho de Carnue Archaeological Site. SWCA placed 100 subsurface augur tests and two 1 x 1 meter test excavation units within or adjacent to the proposed Community Center construction area, all of which were negative (no historic materials or deposits encountered). Regarding the potential for the Community Center to introduce new indirect threats to the archaeological site (i.e., unauthorized artifact collection, vandalism, looting, etc.), our opinion is that these threats are relatively low because the nature of the site is not easily visible to the casual visitor and a chain-linked fence separates the site from the adjacent park and proposed Community Center. Additionally, the Community Center is currently a public park, and the proposed Community Center would not be a substantial change in use of the area; therefore, we would not anticipate a substantially increased risk to the archaeological site.

Based on the results of the archaeological testing we do not anticipate the Community Center to affect the Rancho de Carnue Archaeological Site; however, should construction activity encounter unanticipated archaeological materials, we recommend that all construction activity stops immediately and both the City and our office is notified.

If you have any questions on these comments, please do not hesitate to contact me. I can be reached by telephone at (505) 827-6162 or email at andy.wakefield@state.nm.us.

Sincerely,

A handwritten signature in cursive script that reads "S. Andrew Wakefield".

S. Andrew Wakefield
Archaeologist

FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Project #: 2018-001760
Property Description: All or a portion of Tract A of Singing Arrow Park, Canada Village, zoned NR-PO-A, located at 13200 Wenonah Ave. SE between Dorado Pl. and Four Hills Rd., containing approximately 15.19407 acres, and all or a portion of Tract F-1 Replat of Tracts F, H-1, J, and unplatted land, zoned MX-M, located at 13200 Wenonah Ave. SE between Dorado Pl. and Four Hills Rd., containing approximately 1.3847 acres.

Date Submitted: December 1, 2018
Submitted By: Jessie Lawrence

Meeting Date/Time: November 29, 2018; 6:00 PM
Meeting Location: Singing Arrow Community Center
13001 Singing Arrow Ave. SE

Facilitator: Jessie Lawrence
Co-facilitator: Leslie Kryder

Parties (individual names and affiliations of attendees are listed at the end of the report):

- **Applicant:**
 - o COA Department of Municipal Development (DMD)
- **Agent:**
 - o Consensus Planning
- **Affected Neighborhood Associations (per CABQ notification requirements):**
 - o Coronado Terrace HOA
 - o Willow Wood NA
 - o Singing Arrow NA
 - o Juan Tabo Hills NA
 - o Sandia Vista NA
 - o Mirabella Miravista NA
 - o Four Hills Village HOA
 - o Supper Rock NA
 - o Hidden Valley Community Services Association Incorporated
 - o East Gateway Coalition

Background/Meeting Summary:

Applicant requests Environmental Planning Commission (EPC) review and approval of a site plan for a new Singing Arrow Community Center to be located at 13200 Wenonah Ave.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

SE. At the facilitated meeting, the applicant team presented the site plan drawings as submitted to the EPC.

Meeting participants in attendance had differing views about the project, with many in attendance strongly concerned and skeptical about the process to this point, the need for a new community center building, and the unknowns about what the uses would be in a new community center building. Neighbors noted that there has been inconsistent information in the past, and there are many concerns that there is not yet sufficient information about what programming would be in the building.

Other concerns about the design included whether the design appropriately recognized and honored the archaeological site and whether the plan was consistent with the Metropolitan Redevelopment Plan. There are also concerns about noise and about the plans for restrooms/showers at the center.

A few meeting participants did express support for the project at the meeting and looked forward to a new building and particularly the fitness facilities and programming for children.

As a follow up item, the project team said that they could provide the occupancy limit / fire capacity of the building.

A complete summary of questions and concerns is included in the Meeting Specifics.

Outcomes:

- *Areas of Agreement*
 - None noted among all meeting participants.
- *Unresolved Issues & Concerns*
 - Concerns about the site plan included:
 - The archaeological site and whether the center design appropriately recognizes and honors it.
 - Noise in the neighborhood.
 - Whether the building could be moved any farther west.
 - Whether the plans are consistent with the Metropolitan Redevelopment Plan.
 - Concerns about programming included caution and skepticism about what would be programmed at the site and a desire to ensure that the center is not a social service facility.
 - Concerns about the process included the status of the GO bonds to fund the project and statements that the project should have consisted of improvements and renovations to the existing Singing Arrow Center.
 - Other concerns included concerns about shower and restroom use and control at the new center.

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Meeting Specifics:

All questions and comments from neighbors and other meeting participants in attendance are indicated with a Q. Answers are provided by various members of the project team, and the individual answering is identified if it is necessary for clarity. Q1, Q2, Q3, etc. indicate different neighbors discussing a common question or comment.

1) Overview of Proposed Project

- a) Jim Strozier, Principal at Consensus Planning and Agent, facilitated introductions of the project team and city staff and provided the overview of the status of the application.
 - i) Under the Integrated Development Ordinance (IDO), a site plan must be presented to the Environmental Planning Commission (EPC) for review and approval.
 - ii) The EPC hearing is scheduled for December 13 starting at 8:30 AM.
 - iii) The team has received comments in past meeting and has updated the site plan to respond to those comments accordingly.
- b) Tina Reames, Architect for the project, presented the site plans and, for meeting participants' information, the building floor plan.
 - i) The proposed building footprint is approximately 14, 716 square feet.
 - ii) Offices and storage are near the main entrance.
 - iii) Near the entrance will be interpretive information on the history of the site, past uses, and archaeology.
 - iv) At the northwest corner of the building is a fitness room with cardio and universal machines (no free weights).
 - v) Outside of the fitness room is a restroom with a shower and changing facility.
 - (1) This is a unisex facility with a keyed entrance, which can be obtained from the reception desk.
 - vi) There's a game room for pool tables, foosball, ping pong, etc.
 - vii) There is additional multi-use space since previous meetings, which could be used for classes, computers, crafts, etc.
 - viii) There is a large meeting space with a warming kitchen connected to a small patio.
 - ix) The new building will be on the northeast corner of the site; the existing building is on the west end of the park.
 - x) The site plan indicates easements in gray; there can't be building in these areas.
 - xi) There will be landscaping around the building.
 - (1) The landscape plan shows water harvesting, low water-use plants and trees, and colorful plants.
 - (2) The landscape plan meets IDO requirements for landscape buffers around parking areas.
 - xii) The project is trying to keep as many of the existing park features as possible, with some additions.
 - xiii) There are removable bollards for emergency access.

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- xiv) There will be signage from the street to the building.
- xv) The elevations include natural stone veneer with grays and warm brown tones, masses of cool gray stucco, and corten steel.
 - (1) The upper clerestory windows above the fitness room are kalwall which is translucent but not transparent.
 - (2) The architect team worked at the site to determine the best views of the landscape.

2) Questions and Concerns about the Site Plan

- a) Q: How tall is the building?
 - i) It's a single story with one raised roof portion.
 - ii) The highest point is 25 feet.
- b) Q: Are there west-facing windows?
 - i) There are windows on the west side and the south side with an overhang and a shade structure by the meeting room to limit heat gain.
- c) Q: Will the door to the patio be exit-only?
 - i) Yes, it will be exit only.
 - ii) Q: So a person who goes out to the patio will have to walk all the way around the building?
 - (1) It's exit only for security purposes. During functions in the meeting room it will be possible to keep the door open, but at other times it will be shut and locked, possibly with a panic bar.
- d) Q: The needs study for the community center said that the location was based on the existing parking lot being there, because it would be cheaper to use the existing lot. But isn't it true that you have to tear out the parking lot to get the fire and water lines in, so you'll end up redoing the whole thing from scratch? And it will cost a lot more than using a dirt lot.
 - i) The project always intended to redo the lot, because it is old and in poor shape.
 - ii) Q: That denies the needs study, which talked about how much would be saved by using the existing lot.
 - (1) That needs study was done by the Parks and Recreation Department. The project team analyzed the needs study and made the best possible decisions from the information provided.
- e) Q: This looks a lot like the Holiday Park Community Center, doesn't it? It's modern. This is a historic site, and it should be consistent with the archaeological importance and historic nature of the site and the historic materials, but the only thing southwestern is the color palette.
 - i) Historic Preservation doesn't have any requirements for this building and doesn't have any jurisdiction over its aesthetics. The project's goal is not to look historic.
 - ii) Q2: We don't know about what the archaeological site is. Shouldn't we understand that and be consistent with it?
 - (1) Q3: The site is known to be a Spanish colonial settlement.

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- (2) The Open Space Division is updating the study of the site, and an RFP will be issued soon.
- iii) Q: If you look at the Coronado site, the building and site are consistent with the historical site. What we request is a modification so that when the archaeological dig is done the building be designed consistent with that style.
- (1) That site is intended to be a recreation. But it's not a practice to build new buildings like that. This is a modern building serving a modern need, and it's respectful of the site, but it's impossible to build a building that resembles all of the previous eras.
- f) Q: Where Rachel Road comes in, how close is the building to the homes?
- i) The building will be 91' 8" from the neighboring property line.
- ii) Q2: When we had the first meeting last February, those of us who lived near Rachel Rd asked if the building could go further west. At that time, the plan was 90' from the existing boundary. Now it's only 91'; hardly a move.
- (1) The archaeological survey showed that we couldn't move it any further away without impinging on the site and the need for emergency vehicle access.
- g) Q: We once moved to a place thinking it would be quiet; then a middle school went in and the noise was incredible. We finally moved away. So I'm wondering about the noise: will there be sound barriers to buffer it?
- i) We will keep the three existing evergreen trees and add one new one. The main entrance is on the north side. We tried to screen the east side to keep noise down.
- ii) On the east side, we minimized the windows and set this portion of the game room wall back to increase the buffer. And the east side is the narrowest part of the building.
- h) Q: You said there will be no outdoor play spaces. It was never intended that there would be outdoor use. All of the noise is shut in. Long ago you said one thing and now you're saying something else.
- i) The intention behind not moving the play area is that it would impact the park further and we wanted to minimize the noise. Most participants will be on the west side of the building.
- ii) Q: The west patio is an open area.
- (1) Yes, we're trying to respect neighbors to the east to minimize the impact on that site.
- iii) Q: You don't show the full site. The building shuts the archeological site off from the parking lot. The site is hidden by the building, and you have to go around. Did anyone think about the whole picture of this park?
- (1) In conversations with Parks and Recreation, we decided to have interpretive signage on the exterior as well. There's an RFP coming to do more investigating. The signage will not only be inside the community center when you walk in, explaining the site, but also we want to have outside signage and possibly a walking trail to the archaeological site with signage, so the public can visit the site. It may not happen right away, but down the road.

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- iv) Q: During the original meeting, the site plan study cited that this facility was to be for 18-64 year olds. Then we were told, oh no! The site plan it was based on didn't include the kids. Then you said, there would be no kids outside. We are now looking at something contrary to our understanding from the beginning.
 - v) Q2: Approximately what is the distance from the edge of the building to the existing path? It looks like quite a bit.
 - (1) Maybe a little less than 90 feet.
 - i) Q: What is the capacity of the building? What is the expected mix of adults, children, etc.?
 - i) That depends on the programming and has not yet been determined.
 - ii) Q: What is the fire capacity?
 - (1) We don't have that on hand, but can provide it.
 - j) Q: Does this design take into account the Metropolitan Redevelopment Plan?
 - i) This was consulted early on and speaks to the neighborhood and area as a whole. I don't know the details off the top of my head. This area is designated as blighted, including the parking lot. This project, by redeveloping the parking lot, is a huge step to removing blight. The purpose of the redevelopment plan is to promote wise public investment to spur on private sector investment. A new community center and parking lot are both positive steps.
 - ii) Q: So businesses have never been consulted? Next month, U.S Congress is voting on whether Route 66 might become a National Historic Trail.
 - (1) Q2: The redevelopment plan was to enhance tourism.
 - (2) This site is off Central; I don't think anything here will contradict the Rt. 66 expansion.
 - k) Q: In 2011 and 2013 we voted to have a beautiful community center right here [in the location of the existing center] – not on the other side of the park. Are you saying that because of the location of the archaeological site, right now there's no way to move that building any farther west than it is?
 - i) Yes. It depends on the archaeological site and the fire access.
 - ii) Q: What if the patio is eliminated?
 - (1) The patio doubles as fire access. It cannot be removed.
 - l) Q: The building layout has a V shape. I'm curious why it was designed that way as opposed to having parallel sides which would provide more interior space.
 - i) All of this space is not programmable space. It's also designed to fit within the buildable space available.
- 3) Questions and Concerns about Site Programming
- a) Q: There are areas on the floor plan that the architect says could have uses determined by the community. What does that mean?
 - i) That's programming space for COA Family and Community Services (FCS). It can be used for meeting spaces, and FCS will take community input to see if we can collaborate on how to use the areas.
 - b) Q: It's set in stone that there will be exercise equipment in the fitness room?

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- i) Yes.
- c) Q: Will there be any outdoor activities for the youth?
 - i) There will be patio space.
 - ii) The existing basketball court on the site will not be changed.
- d) Q: I would like to know the exact uses that some parts of the building will be put to – the ones the community is going to decide later.
 - i) We'll address it generally. Overall on programming strategies, we assess the needs of the local neighborhood. We'll focus on youth programs and after school summer programs. During the day, there will be adult programs. They are multipurpose rooms, so we could decide to do a number of things. It's flexible. And it can change over time—we want to hear from the community. Interest groups, classes, the sky is the limit. Right now we have no specific plans, because we want to work with the community.
 - ii) Q: We're cynical about that.
- e) Q: You mentioned before and after school programs. These changes just came up.
 - i) Q2: Holiday Park Community Center doesn't allow adults when kids are there.
 - ii) We don't mix with kids with adults. If the room is occupied by youth, we don't allow adults to intermingle. The fitness room will always be open to adults, and it's right at the front entrance. During summer adult programs might be limited by space. For the most part, we will use the spaces as much as we can because we want productive activities in those spaces.
- f) Q: If this project is all based on the needs study, then how can you ask the community what they want? It's supposed to be based on needs.
- g) Q: At the first meeting, Jess Martinez said, "I could envision a one stop shop including medical services."
 - i) The first meeting was a long time ago. I don't recall stating such, and none of our community centers are one stop shops.
- h) Q: What is in some of the other facilities as far as social services?
 - i) Community centers are distinct from health and social service centers. At the Health and Social Service Centers it can be a one-stop shop: we might provide emergency food boxes, and a utility shutoff prevent program, for example. In some quadrants a medical professional might provide services. But our social services are very different than a community center.
- i) Q: Would there be social services at our new community center?
 - i) Our understanding is no.
 - ii) Q2: Could that be changed if a future assessment shows a future need?
 - (1) That's not our focus. We specifically have social service centers for that.
- j) Q: There's a coalition that has advertised on social media that there will be social service uses to this center. Since Don Harris backs that coalition 100%, I don't trust what is going on behind the scenes. I've been at this for 4 years. Each time we meet we get surprised with new changes.
 - i) Jess Martinez: Community Centers are under my purview. With honesty, what you're speaking of, social services, sorry, but that's not our focus. That's

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absolutely not what's going to happen. I am the last word on programming at community centers.

- ii) Q: We will hold your feet to the fire on that.
 - (1) Please do.
 - k) Q: We need assurance that this center will not be used to attract the homeless, that no one will distribute food stamps, syringes, etc. Can't have it.
 - l) Q: My daughter is in the Pre-K program here. As a mom of 2 children, I am so excited to see this new community center. For those of you concerned about homeless people, I say, they will be here anyway. They are already here. It would be great to have a beautiful building with nice landscape.
- 4) Questions and Concerns about the Project Process
- a) Q: At the meeting on December 13, what happens?
 - i) The EPC will review and, the project team hopes, approve the site plan drawings.
 - b) Q: Who is on the board?
 - i) There are 9 volunteer members appointed by the City Council who represent the different city districts.
 - ii) The members are lay volunteers with a variety of backgrounds.
 - iii) The public can speak at the EPC meeting during public comment.
 - c) Q: Is the EPC meeting just for the site plan drawings?
 - i) Yes, the EPC only covers the site plan.
 - d) Q: In 2011 and 2013 there were \$2.5 million dollars that voters voted on for renovation and expansion. When we were at the Planning Department someone wrote a letter saying she's so happy THIS building [the existing community center building] is going to be expanded. Please clarify.
 - i) Jess Martinez: There's been a lot of misinformation floating around. I wish that people would call and talk with me. So far, only one person has called me.
 - ii) We will expand early childhood development in this existing facility. Early Pre-K and Pre-K classrooms will be expanded in this facility. Because of licensing requirements of Children, Youth and Families Division (CYFD) and Federal requirements, we will also have to upgrade this facility to meet code and licensing standards.
 - e) Q: When might project construction start and how long will it take to complete it?
 - i) It depends on the EPC and how soon the plan goes through. Construction is generally a year, and would begin after the EPC approval. Between approval and start of construction is usually a few months.
 - ii) If there's an appeal, then there's an additional process. If no appeal, then I imagine the construction documents will be assembled and submitted. Then a couple months for approval of those. So figure 1.5 to 2 years to build.
 - f) Q: How are the finances reconciled with the five-year time period of the GO bonds?
 - i) GO bonds don't have a shelf life. The bonds could be re-scoped by City Council but the bonds do not disappear after five years.

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- ii) Q2: With past bond votes, wasn't the language very open and vague? I'm certain the bond is flexible at the point people vote: it doesn't say that money can only be used in a single way. Please elaborate.
 - (1) We cannot spend money outside the designated scope, per ordinance. But the City Council could vote to change the purpose of the money.
- iii) Q: We had a meeting with the Albuquerque Inspector General who said the bonds expire in five years.

5) Other Questions and Concerns

- a) Q: It appears that most of the people at the meeting were here before. Do we need to go through the whole presentation of the site plan again?
 - i) [Several people indicated that they were not at previous meetings.]
- b) Q: The interpretive display on archaeology in the building with a glass display in the floor, does that mean there's actually a site below the building?
 - i) No, it will be a display only.
 - ii) Q: Will the display point to the actual archaeological site?
 - (1) Those details still need to be worked out. The display could have education about the history of the site, including the archaeology.
- c) Q: I do not believe you should put a shower at the new facility: if you build it, they will come. It's a big problem around UNM and UNM hospital, where transients use the bathrooms and you can't legally keep them out.
 - i) Q2: Transients will use that shower. You can't stop it. You need to get rid of the shower; There's no reason why a community member should need a shower.
 - ii) Q3: The bathrooms will be a mess, like I see at Manzano Mesa.
 - iii) Q4: The new building will include a facility for workouts and it's convenient to have a shower. I think there should be at least two showers.
 - iv) Q5: It's known that bus drivers don't even get access to a bathroom. There are more important priorities than a shower in a community center.
 - v) Q6: You cannot deny access to the homeless, even someone without a towel. That's a problem. If you build it, they will come.
 - vi) Q7: I don't think one shower is a problem. I'm all for clean homeless people. I know you're worried about drugs etc. But these are people in a different situation and live in a different world than you do and we need to respect that, too.
 - vii) Q8: Will there be a time limit on shower use? And will people be allowed to come just to use the shower?
 - (1) You have to register to use the community center and you must use the center consistently to access the shower.
- d) Q: How will restroom access be controlled in this building?
 - i) It will be controlled the same way as at all 22 community centers: through staff diligence to monitor who is coming in and out, not loitering and similar behaviors. We are diligent about who comes in. Also, because of children coming in.

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- e) Q: I expect the community center will raise property values and bring in more families and people who need these services. There are hundreds or thousands of people who could benefit from these buildings and programs.
- f) Q: Is there a fee for accessing the community center?
 - i) This is taxpayer dollars at work, so no fee.
- g) Q: How many jobs will be created by this community center?
 - i) In total, we anticipate 8-10 staff in fall and 12-15 staff in summer.

Application Hearing Details:

- 1) The Environmental Planning Commission (EPC) is an appointed, 9-member, volunteer citizen board with authority on many land use and planning issues. The EPC was formed in 1972 per City of Albuquerque Ordinance #294-1972. Members:
 - Derek Bohannon, Chair, Council District 5
 - Bill McCoy III, Vice Chair, Council District 9
 - Dan Serrano, Council District 1
 - Richard Meadows, Council District 2
 - Joseph Cruz, Council District 3
 - Robert Stetson, Council District 4
 - Maia Mullen, Council District 6
 - David Shaffer, Council District 7
 - Karen Hudson, Chair, Council District 8
- 2) Hearing Time:
 - i. The hearing is scheduled for December 13, 2018.
 - ii. The Commission will begin hearing applications at 8:30 a.m.
 - iii. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule.
 - iv. The agenda is posted on <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission> on the Friday immediately prior to the EPC Hearing.
- 3) Hearing Process:
 - i. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - ii. The facilitated meeting report is included in the staff report and may be used to recommend conditions.
 - iii. The Commission will make a decision and parties have 15 days to appeal the decision.
- 4) Comment Submission:
 - i. Comments may be sent to:

Catalina Lehner, Staff Planner
600 2nd Street NW, Third Floor

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Albuquerque, NM 87102
clehner@cabq.gov
(505) 924-3935

OR

Derek Bohannon, Chair, EPC
Bill McCoy III, Vice Chair, EPC
c/o Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Names and Affiliations of All Attendees:

Jim Strozier	Consensus Planning
Tina Reames	CSR Architects
Rebekah Bellum	CSR Architects
Bonnie Suter	City Council
Charlene Johnson	Consensus Planning
Michele Avis	SA
Laura Salguero	SANE
Aaron Salguero	SANE
Andrew Lipman	FHVA
Bonnie Wilson	SANE
Lynn Wilson	SANE
Darlene Luken	FH-WTBN
Deborah Duncan	
Eileen Mahn	FHVA
Lois Stearns	FHVA
Colleen Aycock	
Dr. Mark Burton	
Roger Umber	Singing Arrow
Lawrence Segura	SACC
Byron Powdrell	
Marcus Johnson	
Sandy Haup	SANA
Penny Simpson	SANA
Cassandra Vigil	COA
Cristin Chavez-Smith	COA
Claudia Rivera	COA
Jess Martinez	COA
Sonny Haguani	COA-OIRA
Paul Delgado	
Sarah Delgado	
Jim Andrews	

**CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

Tom Menicucci	COA-CCO
Robert Salazar	
Debbie Owen	
Martina Messmer	
Judy Young	
Jeffrey Mahn	FHVA
Carol Pierce	COA
Sheila Doucette	FHVA
Karen Little	
Laura Rummier	
Teresa Loschke	FHVA

Lehner, Catalina L.

From: Lehner, Catalina L.
Sent: Monday, December 03, 2018 11:27 AM
To: 'Jessie Lawrence'; dsessa@comcast.net; bob martinson; Samantha Martinez; Jonathan Hollinger; ILENA ESTRELLA; wlumber@comcast.net; Rich Angel; Cat Cochrane; happygranny8@q.com; Lucia Brown; Laurie Estrada; david.mcrogan@gmail.com; herbwright@peoplepc.com; fhvapresident@gmail.com; baasch1@comcast.net; cnkokeefe@msn.com; mcarroll03@comcast.net; wplemons@msn.com; Mlchael Brasher; James Andrews; Jim Strozier; Johnson@consensusplanning.com; SRock4@comcast.net; abqsana@gmail.com; tmreames@cherryseereames.com; rbellum@cherryseereames.com; Suter, Bonnie B.; salguerm@comcast.net; aaron.salguero@gmail.com; aman328@aol.com; Bonnie Wilson; bon.lyn@hotmail.com; copper.star@hotmail.com; deborahduncan43@gmail.com; eamahn@gmail.com; charles.stearns01@comcast.net; cka13705@aol.com; kenpilcher@hotmail.com; rlumber@gmail.com; lpsegura@cabq.com; radio.one@aol.com; mlj.2081@gmail.com; pennysimpson@comcast.net; Vigil, Cassandra R.; Chavez-Smith, Cristin N.; Rivera, Claudia; Haquani, Sonny C.; Martinez, Jess R.; pmdelgado2.sitar5@gmail.com; ladylime748@gmail.com; Menicucci, Tom G.; robertsalazar01@gmail.com; Debbie Owen; martina; youngjudy@ymail.com; jamahn47@gmail.com; Pierce, Carol M.; sheiladon@comcast.net; beyondwebb@gmail.com; ftloschke@comcast.net
Cc: Leslie; Hummell, Tyson; Triplett, Shannon; Henry, Dora N. (DHenry@cabq.gov)
Subject: RE: CABQ Facilitated Meeting Report: Project EPC 2018-001760, Singing Arrow Center

Hi Jessie and all.

Thank you for sending the facilitated meeting report. Just to let folks know, the report becomes an attachment to the Staff report. The Staff report will be provided to the EPC commissioners this Thursday afternoon, and will be publically available shortly thereafter.

Regarding comments, please get your comments to me by this Thursday, December 6th, at 9 am so I can include them as attachments to the Staff report. Comments arriving later than this, but more than 48 hours before the EPC hearing, will be sent to the commissioners separately from the Staff report. This deadline is 8 am on Tuesday, December 11th. Please send me the comments and cc Dora Henry, dhenry@cabq.gov since I will be out of the office Monday and Tuesday. Comments later than that can be read into the record at the EPC hearing on Thursday, December 13th.

The EPC hearing starts at 8:30 am and you're welcome to join us then. However, this case is near the end of the agenda and there's not a way to gauge how long the cases before it will take to be heard. By calling the reception desk at 924-3860, it's possible to find out where we're at on the agenda if you'd like to do this to manage your time. Thank you.

-Catalina

From: Jessie Lawrence [mailto:jessie@lawrencemeetingresources.com]
Sent: Saturday, December 01, 2018 3:06 PM
To: dsessa@comcast.net; bob martinson; Samantha Martinez; Jonathan Hollinger; ILENA ESTRELLA; wlumber@comcast.net; Rich Angel; Cat Cochrane; happygranny8@q.com; Lucia Brown; Laurie Estrada; david.mcrogan@gmail.com; herbwright@peoplepc.com; fhvapresident@gmail.com; baasch1@comcast.net; cnkokeefe@msn.com; mcarroll03@comcast.net; wplemons@msn.com; Mlchael Brasher; James Andrews; Jim Strozier; Johnson@consensusplanning.com; SRock4@comcast.net; abqsana@gmail.com; tmreames@cherryseereames.com;

rbellum@cherryseereames.com; Suter, Bonnie B.; salguero1m@gmail.com; aaron.salguero@gmail.com; aman328@aol.com; Bonnie Wilson; bon.lyn@hotmail.com; copper.star@hotmail.com; deborahduncan43@gmail.com; eamahn@gmail.com; charles.stearns01@comcast.net; cka13705@aol.com; kenpilcher@hotmail.com; rlumber@gmail.com; lpsigura@cabq.com; radio.one@aol.com; mlj.2081@gmail.com; pennysimpson@comcast.net; Vigil, Cassandra R.; Chavez-Smith, Cristin N.; Rivera, Claudia; Haquani, Sonny C.; Martinez, Jess R.; pmdelgado2.sitar5@gmail.com; ladylime748@gmail.com; Menicucci, Tom G.; robertsalazar01@gmail.com; Debbie Owen; martina; youngjudy@ymail.com; jamahn47@gmail.com; Pierce, Carol M.; sheiladon@comcast.net; beyondwebb@gmail.com; ftloschke@comcast.net

Cc: Leslie; Hummell, Tyson; Triplett, Shannon; Lehner, Catalina L.

Subject: CABQ Facilitated Meeting Report: Project EPC 2018-001760, Singing Arrow Center

Hi all,

Attached, please find the meeting summary report from Thursday's facilitated meeting. Should you read something in the report that you believe is an inaccurate representation of what was said in the meeting, please refer to the amendment parameters at the bottom of this page.

There was one follow up item at the meeting, regarding the capacity of the proposed center. When I receive that information, I will forward it to everyone on this list.

I'm including a link to the applicant survey for the project team, and a link to the participant survey for everyone else who attended the meeting:

Applicant survey: <http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-applicant-survey>

Participant survey: <http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-participant-survey>

Thank you for providing feedback. Please be sure to include project number 2018-1760 and my name, Jessie Lawrence, at the top of the form.

Thank you all for your participation. Leslie and I enjoyed working with you.

Sincerely,
Jessie Lawrence

Clarification of Amendment Parameters

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3. If a correction is based strictly on objective fact (e.g., I got the name of a street wrong), I then write an amendment to the report, which goes out to the same people as the report.
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Jessie Eaton Lawrence, JD, MUP, AICP
Attorney at Law and Mediator
Lawrence Meeting Resources

Physical Address: 128 Grant #214, Santa Fe, NM 87501

Mailing Address: PO Box 31854, Santa Fe, NM 87594

Phone: 505-603-4351

Website: lawrencemeetingresources.com

=====
This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: Jessie Lawrence <jessie@lawrencemeetingresources.com>
Sent: Tuesday, December 04, 2018 5:15 PM
To: dsessa@comcast.net; bob martinson; Samantha Martinez; Jonathan Hollinger; ILENA ESTRELLA; wlumber@comcast.net; Rich Angel; Cat Cochrane; happygranny8@q.com; Lucia Brown; Laurie Estrada; david.mcgrogan@gmail.com; herbwright@peoplepc.com; fhvapresident@gmail.com; baasch1@comcast.net; cnkokeefe@msn.com; mcarroll03@comcast.net; wplemons@msn.com; MIchael Brasher; James Andrews; Jim Strozier; Johnson@consensusplanning.com; SRock4@comcast.net; abqsana@gmail.com; tmreames@cherryseereames.com; rbellum@cherryseereames.com; Suter, Bonnie B.; Laura Is; aaron salguero; Andrew Lipman; Bonnie Wilson; bon.lyn@hotmail.com; copper.star@hotmail.com; Deborah Duncan; Eileen Mahn; charles.stearns01@comcast.net; cka13705@aol.com; kenpilcher@hotmail.com; rlumber@gmail.com; lpsegura@cabq.com; radio.one@aol.com; Marcus Johnson; pennysimpson@comcast.net; Vigil, Cassandra R.; Chavez-Smith, Cristin N.; Rivera, Claudia; Haquani, Sonny C.; Martinez, Jess R.; Paul Delgado; Sarah Delgado; Menicucci, Tom G.; Robert Salazar; Debbie Owen; martina; youngjudy@ymail.com; Jeffrey Mahn; Pierce, Carol M.; sheiladon@comcast.net; Laura Rummler; Frank Loschke
Cc: Leslie; Hummell, Tyson; Triplett, Shannon; Lehner, Catalina L.
Subject: Re: CABQ Facilitated Meeting Report: Project EPC 2018-001760, Singing Arrow Center
Attachments: 2018-1760 Facilitated Meeting Report Amendments.pdf

Hi all,

Attached, please find amendments to the facilitated meeting report.

Also, in response to the follow-up item, Rebekah Bellum sent me an email yesterday with the occupancy information. The occupancy load for the new community center is 328 people. I apologize for my delay forwarding the information, but I wanted to send it at the same time as the amendments.

Thank you,
Jessie

Jessie Eaton Lawrence, JD, MUP, AICP
Attorney at Law and Mediator
Lawrence Meeting Resources
Physical Address: 128 Grant #214, Santa Fe, NM 87501
Mailing Address: PO Box 31854, Santa Fe, NM 87594
Phone: 505-603-4351
Website: lawrencemeetingresources.com

On Sat, Dec 1, 2018 at 3:05 PM Jessie Lawrence <jessie@lawrencemeetingresources.com> wrote:
Hi all,

Attorney at Law and Mediator

Lawrence Meeting Resources

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Mailing Address: PO Box 31854, Santa Fe, NM 87594

Phone: 505-603-4351

Website: lawrencemeetingresources.com

=====
This message has been analyzed by Deep Discovery Email Inspector.

FACILITATED MEETING REPORT AMENDMENTS

Date Submitted: December 4, 2018
Original Submission: December 1, 2018
Submitted By: Jessie Lawrence
Facilitator: Jessie Lawrence
Co-facilitator: Leslie Kryder
Project Number: EPC 2018-1760
Meeting Date and Time: November 29, 2018; 6 PM

Amendments:

Meeting Specifics:

2)e)iii)(1): Change “recreation” to “re-creation.”

2)e)iii)(1): Change “But it’s not a practice to build new buildings like that” to, “But it is not a practice of the discipline of historic preservation to build new buildings to look like old ones. New buildings need to be of their time.”

3)e)ii): Remove first “with” in first sentence, so it reads, “We don’t mix kids with adults.”

4)e)i): Change, “Between approval and start of construction is usually a few months” to, “Between approval and completion of construction documents is usually a few months.”

Names and Affiliations of All Attendees:

Add Ilena Estrella, Singing Arrow Neighborhood Association.

Lehner, Catalina L.

From: Jessie Lawrence <jessie@lawrencemeetingresources.com>
Sent: Wednesday, December 05, 2018 5:31 PM
To: dsessa@comcast.net; bob martinson; Samantha Martinez; Jonathan Hollinger; ILENA ESTRELLA; wlumber@comcast.net; Rich Angel; Cat Cochrane; happygranny8@q.com; Lucia Brown; Laurie Estrada; david.mcrogan@gmail.com; herbwright@peoplepc.com; fhvapresident@gmail.com; baasch1@comcast.net; cnkokeefe@msn.com; mcarroll03@comcast.net; wplemons@msn.com; Mlchael Brasher; James Andrews; Jim Strozier; Johnson@consensusplanning.com; SRock4@comcast.net; abqsana@gmail.com; tmreames@cherryseereames.com; rbellum@cherryseereames.com; Suter, Bonnie B.; Laura Is; aaron salguero; Andrew Lipman; Bonnie Wilson; bon.lyn@hotmail.com; copper.star@hotmail.com; Deborah Duncan; Eileen Mahn; charles.stearns01@comcast.net; cka13705@aol.com; kenpilcher@hotmail.com; rlumber@gmail.com; lpsegura@cabq.com; radio.one@aol.com; Marcus Johnson; pennysimpson@comcast.net; Vigil, Cassandra R.; Chavez-Smith, Cristin N.; Rivera, Claudia; Haquani, Sonny C.; Martinez, Jess R.; Paul Delgado; Sarah Delgado; Menicucci, Tom G.; Robert Salazar; Debbie Owen; martina; youngjudy@ymail.com; Jeffrey Mahn; Pierce, Carol M.; sheiladon@comcast.net; Laura Rummier; Frank Loschke
Cc: Leslie; Hummell, Tyson; Triplett, Shannon; Lehner, Catalina L.
Subject: Re: CABQ Facilitated Meeting Report: Project EPC 2018-001760, Singing Arrow Center
Attachments: 2018-1760 Facilitated Meeting Report Amendments 2.pdf

Hello all,

I received a few additional amendments to the facilitated meeting report. I have updated my list of amendments and am attaching it here with today's date.

If you have additional comments, including feedback on the report that I could not include because of my amendment guidelines, please send those comments to the staff planner, Catalina Lehner. She was kind enough to provide information on that in her response on December 3.

Once more, thank you all for your feedback and for your participation in this process. I greatly appreciate it.

Jessie Lawrence

Jessie Eaton Lawrence, JD, MUP, AICP

Attorney at Law and Mediator

Lawrence Meeting Resources

Physical Address: 128 Grant #214, Santa Fe, NM 87501

Mailing Address: PO Box 31854, Santa Fe, NM 87594

Phone: 505-603-4351

Website: lawrencemeetingresources.com

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=====
This message has been analyzed by Deep Discovery Email Inspector.

FACILITATED MEETING REPORT AMENDMENTS

Date Submitted: December 5, 2018
Original Submission: December 1, 2018
Submitted By: Jessie Lawrence
Facilitator: Jessie Lawrence
Co-facilitator: Leslie Kryder
Project Number: EPC 2018-1760
Meeting Date and Time: November 29, 2018; 6 PM

Amendments:

Meeting Specifics:

2)e)iii)(1): Change "recreation" to "re-creation."

2)e)iii)(1): Change "But it's not a practice to build new buildings like that" to, "But it is not a practice of the discipline of historic preservation to build new buildings to look like old ones. New buildings need to be of their time."

3)e)ii): Remove first "with" in first sentence, so it reads, "We don't mix kids with adults."

4)e)i): Change, "Between approval and start of construction is usually a few months" to, "Between approval and completion of construction documents is usually a few months."

Names and Affiliations of All Attendees:

Add Ilena Estrella, Singing Arrow Neighborhood Association.

Remove Mark Burton from the list of attendees.

Change the affiliation of Bonnie Wilson and Lynn Wilson to SANA.

COMMENTS

DECEMBER 13, 2018

PROJECT #1011083 AT 13200 WENONAH AVE, SE
IN SINGING ARROW PARK

INTRODUCTION

At issue is the request for Conditional Use Site Plan Approval to allow construction of a second Community Center in Singing Arrow Park, approximately 450 feet from the existing Community Center. Various changes to the building's purpose and design have been made over the course of the project planning, including the latest plan to use the building as an "interpretive center" and provide signage for the Rancho de Carnue Archaeological site. This latest change was announced at the Facilitated Meeting held 11/29/18.

The project site is located in Singing Arrow Park which is an L-shaped park with 6 entrances. The park currently houses the existing Singing Arrow Community Center, basketball court, a Playground, a covered picnic shelter, and miscellaneous benches and picnic tables. The park abuts the Rancho de Carnue Archaeological site and the Tijeras Open Space. (See Figure 1)

At this point, the Park and its various functions, the Archaeological Site, and Open Space are not visually connected by trails or iconic signage or other features that would highlight the features, use, and historical importance of the overall comprehensive site. In fact, there are many managers of the various components of the overall site. A Park Master Plan was developed in 1997 which proposed integration of the various components.

- The park, shelter, and playground are part of the Parks & Recreation Department.
- The existing Singing Arrow Community Center is currently operated by Family & Community Services.
- The current existing Singing Arrow Community Center houses a Before and After school program which is presently underutilized.
- Child and Family Development Services oversees a separate program in a newer wing of the current Singing Arrow Community Center.
- Family and Community Services also plans to manage the "new" Community Center if it is built.
- The Open Space Division controls the downhill slope hillside as well as the Archaeological Site bordering the Tijeras Canyon Arroyo and Floodplain.



Fig 1: Hexagon numbers show entrances to the park. Existing SACC sits at the West End next to Parking 1. Existing Picnic Shelter & Playground are at Entrance 2. Proposed new SACC adjacent to entrances 3 & 4.

We are requesting that the EPC require the development of a master plan prior to any additional construction. We further request that the look and feel of any construction in the park, including the current project have an exterior look and feel that ties together this construction with existing buildings and construction and the ultimate purpose of the site as a tourist and recreational destination.

HISTORY

Voters passed a bond resolution in 2011 for the express and stated purpose of renovating the Singing Arrow Community Center. (p. 522) In 2013, Family and Community Services requested an additional \$250,000 to “design, renovate, demolish, construct, equip, furnish, provide security, and technology upgrades and otherwise make improvements to *existing* Singing Arrow Community Center. This was noted as priority five of seven from the Department” (Go Bond Request 2011 Singing Arrow, Appendix D).

This request turned into a \$1 million dollar bond issue for the Singing Arrow Community Center in 2013. (p. 521) The City Council later requested a change in scope to change the renovation projects to construction of a new Community Center in 2015.

City Council Bill 14-113

(<https://cabq.legistar.com/LegislationDetail.aspx?ID=1906836&GUID=83BCD2C1-B986-443A-9893-68FA246B603A>) and 17-254

(<https://cabq.legistar.com/LegislationDetail.aspx?ID=3202303&GUID=1864BF17-5853-4E15-B1C0-4BBF45B7AFED>) appropriated \$500,000 for an archaeological mockup to enhance and highlight the Rancho de Carnue Archaeological Site. Based on information presented at the most recent facilitated meeting, it is our understanding that these funds have now been incorporated into the existing project and that some portion of the Community Center Building will be allocated to the “interpretive” center. Since the facility will be largely unavailable during the times when visitors would likely be wanting to view the information (evenings and weekends), this seems a poor decision, and one that was clearly added to the project scope late in the game with little thought or planning.

UNIQUE SITE CONSIDERATIONS

Historically, the 1983 Singing Arrow Neighborhood Plan, the 1997 Park Plan, and various iterations of the East Gateway Sector plan and the Metropolitan Redevelopment Plans all recommend the development and expansion of a Community Center (not 2 Community Centers) in conjunction with the development of the archeological site.

The Applicant states that the Singing Arrow Park is 16 acres. The effective Park area is actually 8.4 acres. The 8.4 acres listed below is *prior* to construction of the outdoor playground and basketball court for the existing Community Center.

The Applicant states that the Proposed Project will consume only 0.34 acres (15,000 square feet), a figure taking into consideration only the footprint of the building itself. Yet, the Applicant provides site plans showing that the project will take 27,181 square feet of Park Area. In our view, this is still far short of the actual functional park area that will become unusable as a result of building construction. We argue that the perimeter of the site will augment that footprint, and the resulting green space (less than 450 linear feet) between two facilities will become functionally unusable. How many buildings can a small park support and still function socially and environmentally as an urban green space? In 2013 the District 9 City Councilor commissioned a study which actually points out the need for green space in order to serve the multistory apartment complexes at the farthest Northwest corner within the Singing Arrow area ([Singing Arrow Need Assessment](#)).

PLANNING DOCUMENTS

As early as 1983, the Singing Arrow Neighborhood Plan recommended development of Singing Arrow Park, preservation of the Archaeological Site, and the need for a community gathering space. The City commissioned a Master Park Plan in 1997, and has, to date, implemented four of

the six phases. The final phase includes development of the archaeological site and features a small visitor center/community meeting facility.

The East Gateway Sector Plan, and the Metropolitan Redevelopment Plan all speak to the need to expand and renovate the existing community center and provide for the green space of the park, the open space in the Tijeras Arroyo, and the preservation of the Rancho de Carnue Archaeological Site.

The goal of City planning is to preserve and enhance the natural and built characteristics and the social, cultural, and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

Policy b: In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment, 2) Built environment, 3) Local history, 4) Culture and traditions. (East Gateway Sector Plan 2-6)

While the architects have made masterful efforts to resolve concerns expressed by the neighbors at various public meetings and hearings, and have apparently now responded to a mandate to add an “interpretive center” to the building, it is not within their scope to develop or adhere to a larger master plan.

The current park and associated structures already give the appearance of independent elements dropped into the park. The addition of yet another structure that is futuristic in appearance but proports to celebrate the archaeology and history of the area create cognitive dissonance. (See Figure 2)

SINGING ARROW COMMUNITY CENTER PROPOSED



Lacks cohesive look and feel

Existing Picnic Shelter & Playground

Existing Community Center

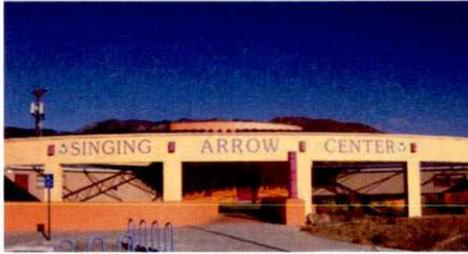


Figure 2: The existing two structures are shown on the bottom. The Architect's rendering of the Proposed Center is shown on top. There is no cohesiveness to this plan or any elements that attempt to make sense of the varied facilities.

CORONADO HISTORIC SITE WAS DESIGNED AND BUILT CONSISTENT WITH THE PUEBLO CULTURE. ALL HISTORIC SITES IN NEW MEXICO AND COLORADO HAVE INCORPORATED THIS LOOK AND FEEL.



We have a rich, in fact priceless, historic and cultural heritage in this last remaining National and State (#LA 12315) archeological site in Albuquerque proper that was lovingly donated in 1937 by the H.V. Logan family. H.V. Logan became very wealthy opening the first General Mercantile store in downtown Albuquerque. Mr. Logan's passion was not acquiring wealth but rather acquiring knowledge and appreciation for the history of this enchanting Land of Enchantment desert of red skies at sunrise and sunset. Mr. Logan originally donated 30 acres for the sole purpose of park to preserve this unique archaeological site. The majority of this 30 acres have fallen into city development so that only approximately ten acres remain now. Newspaper articles record H.V. Logan strongly emphasizing that his gift to the city of these 30 acres was to protect and preserve this evidence of Albuquerque heritage. Mr. Logan's passion was to attract tourism to this area, and he was known to drop everything to have the opportunity to take school

children or tourists by horse and wagon from downtown up to the “fields of Four Hills” to tell stories of original settlement in these “parts”.

We strongly urge the City to take a step back, develop a master strategic plan for the park and the open space and thoughtfully consider how to meet the community needs for a recreational facility and develop an overall plan that deals with traffic flow, parking, and pedestrian traffic from the six (6) entrances to the park. Signage for all of the facilities should be consistent across the park, open space, city buildings, and the archaeological site. The look and feel of all structures should be integrated and should take into account the historical significance of the site. Siting a modern-looking facility in the middle of a park, next to open space and setting it up as an “interpretive center” for an adjacent archaeological site makes no sense. This is especially true in light of the pending funds that may be available for redevelopment along Route 66 which would likely include signage noting the possibility of visiting this Archaeological site.

At a time when the City is being roundly criticized for its apparently lack of fiscal oversight of the ART project, statements such as the following which have been made by City officials in public meetings cause the neighbors and taxpayers great concern:

- “We have to build the building first; then we will decide what services and programs to put in it.”
- “We have difficulty getting teenagers to use community centers. We can’t force them to come in.”
- “We typically open community centers evenings and weekends in the beginning, but in reality they are not used during those periods, so eventually we reduce the hours.
- “We can’t move the facility further west because it would require another archaeological study that the City Councilor says he is unwilling to pay for.”

The Singing Arrow Community Center is one of 6 Community Centers in a 3 mile radius. We have been repeatedly told that we cannot argue need. Realistically, with the variety of activities offered at Manzano Mesa Multigenerational Center (only 1.6 miles away), it would take great effort to create unique programming and activities in this proposed new Center that would entice enough public participation to justify the expenditure of \$5.5M. This proposed new and separate Center will be doomed to be less than optimally used and creates another facility burden on an already overtaxed City infrastructure

Please don't compound the error by allowing a poorly thought out facility to be plopped into a potentially valuable tourist destination and neighborhood retreat without more thought to the overall site plan and the need for integration between the varied contiguous elements. (Figure 3)

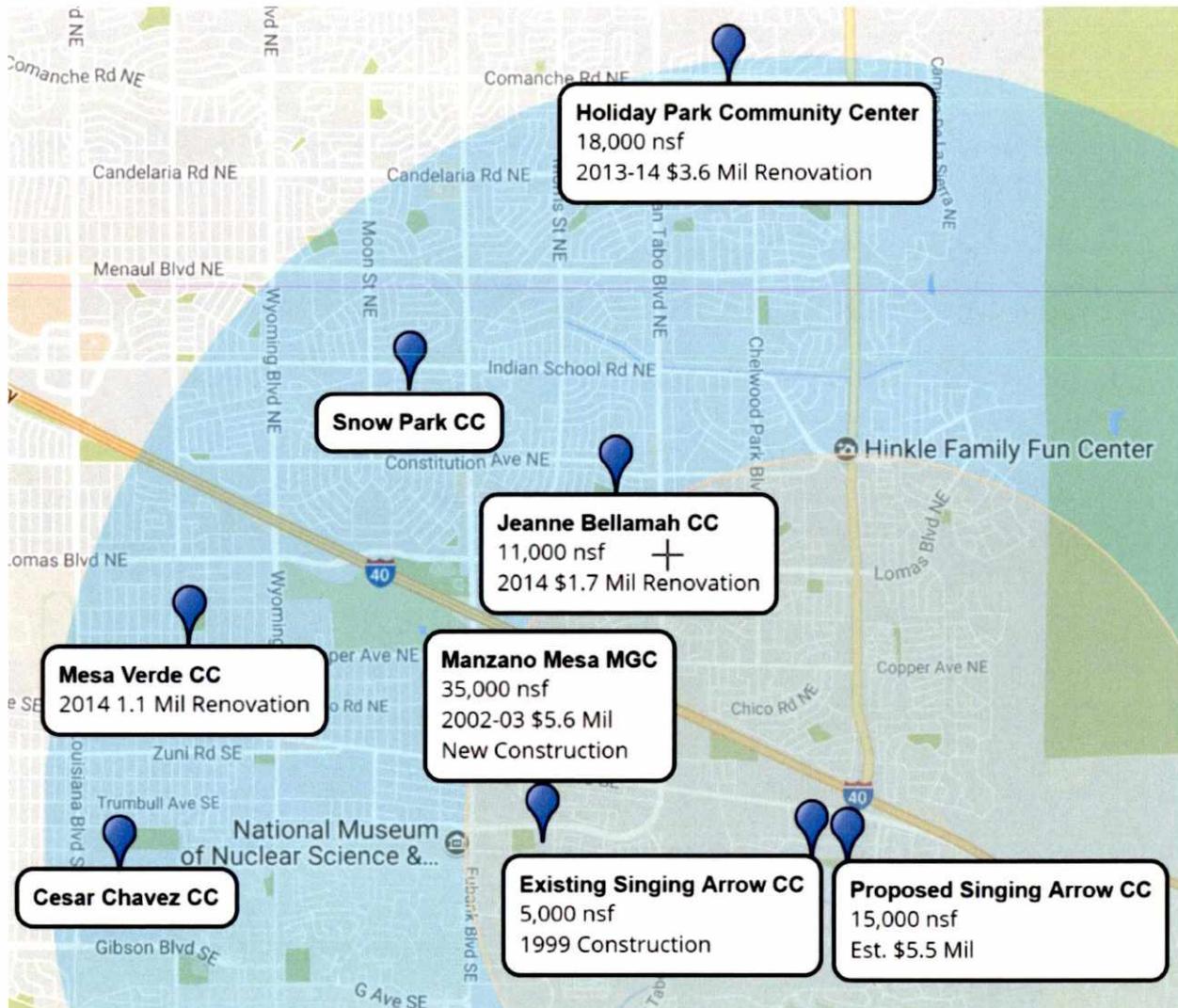


Figure 3: There are 5 Community Centers in a 3 mile area plus the existing Community Centers. The small very enclosed neighborhood served by the Singing Arrow Center is not likely to make optimal use of this Center unless there is unique or unusual programming.

V. Facilitated Meeting

- There is not broad community support for the project as proposed.
- There is broad opposition to showers in a new Center given the high amount of transients in the location.

- There is overwhelming concern that there may be programming that is inappropriate use for a community center and park (i.e. social services).

VI. Conclusion

If this were a commercial project using redevelopment funds, the Developer would have to provide assurances of the long-term sustainability of the proposed project and ensure that it provides architecture that complements and enhances the look and feel of a district (pg. 12, Metropolitan Redevelopment Plan)

Realistically, this site was chosen by the City, not because it was the “best” site, but because it was the least expensive. This site requires a large number of compromises to address the awkward location, security, the proximity to Open Space and the Archaeological Site, and neighborhood concerns. Ultimately the Proposed Center is more of a detriment than a benefit to the neighborhood. There is little evidence of community support for the Proposed Project (see Facilitated Meeting Report).

As a Neighborhood Association we are trying to support the City’s decision to build this facility, but we strongly urge the EPC to require the City to develop a comprehensive master plan for the Park prior to this construction so that we ultimately end up with an attractive, well-thought out and cohesive looking site that incorporates the many diverse elements that currently exist.

Lehner, Catalina L.

From: cka13705@aol.com
Sent: Monday, December 03, 2018 2:24 PM
To: Lehner, Catalina L.
Subject: NO NEW Community Center at Singing Arrow Park

Dear Miss Lehner:

I am writing to let you know that I am OPPOSED to any form of development of the Singing Arrow Park for a new community center across from the existing SACC. City funds have been allocated for the renovation of the existing community center and they should be used for that--especially in that the present community center is proven to be under-utilized.

To take away outdoor park greenspace is a travesty that should not be allowed by the city or its Community and Family Development Dept. We already face a downhill struggle to keep the park drug-free and free of transients. A new facility will only drive this population there to the detriment of the current residents.

I also want to put the city on formal notice that it is only a matter of time that a facility with a shower will only invite unmentionable crimes upon our youth. At such an unfortunate time, this notice will serve as precedent of the city's notice of culpability.

Sincerely,

Colleen Aycock

=====
This message has been analyzed by Deep Discovery Email Inspector.

11/22/2018

Mayor Tim Keller
Box 1293
Albuquerque NM 87103

Councilor Don Harris
Box 1293
Albuquerque NM 87103

Environment Planning Commission
600 2nd Street NW
Albuquerque NM 87102

Re: New Community Center in Singing Arrow Park

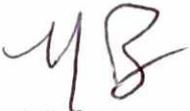
We have many families with young children who do not have time, money, or energy to attend time consuming city meetings. My observation is that primary objectors are retired disgruntled seniors who don't realize the potential for this project or have any concern for children – the future of our society. We have a pile of letters from kids in this area who are excited about a new CC.

To help with site plan approval, planning, and construction, I've written a few points on how our new center can help our area. Community Centers Help:

- Reduce juvenile crime and help redirect youth from participating in drugs and gang activity.
- The current CC is inadequate for teen and adult activities.
- A new CC allows the expansion of day care facilities.
- Increase community communication and interactions.
- Families in need gain access to a variety of city services.
- Provide safe places for families and neighbors to meet, volunteer and hold group activities.
- Increase positive traffic to parks and reduce drug trafficking.

I am personally committed to enriching this neighborhood with tutoring and science workshops.

Thank you for all the work to fund and plan this amazing opportunity for our neighborhood. Also looking forward to development and interpretive display in the archaeological area next to the park that has been closed to the public for decades.



Mark Burton
SE Area Neighborhood Enrichment Coalition
Singing Arrow Neighborhood
601 Dorado Pl SE 87123
505 609-9609
m@sanecoalition.org

Lehner, Catalina L.

From: Sheila <sheiladou@comcast.net>
Sent: Monday, December 03, 2018 10:12 PM
To: Lehner, Catalina L.
Subject: duplicate community center in Singing Arrow Park

I am opposed to the plan to build a \$5.5 million community center in Singing Arrow Park. How does something this absurd happen without the agreement of the surrounding homeowners? There were no public meetings held to inform us this was planned a few years ago. We voted to upgrade the existing center that is a few hundred feet away. Whose idea was it to take the money for that and ram this \$5.5 million through? This whole new community center smells of corruption to me. All we have been told is that architects have made some lovely plans. Those plans can be used somewhere else in Albuquerque where there is an actual need. There are already numerous community centers within a few miles of our little park. We need the grass and picnic areas and walking paths more than eating up the small park with another building. Please stop this outrageous plan.

Sheila Doucette

Sent from Mail for Windows 10

=====
This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: Eileen Mahn <eamahn@gmail.com>
Sent: Tuesday, December 04, 2018 4:53 PM
To: Lehner, Catalina L.
Subject: New Singing Arrow Community Center

Dear Catalina Lehner,

I understand that there will be a hearing on Dec. 13 by the Environmental Planning Commission concerning the proposed building of a new Singing Arrow Community Center.

I would like to voice my opposition to the building of a new community center at the Singing Arrow Park in Southeast Albuquerque.

1. The site proposed for the new building is within 100 yards of the existing community center. Why build another one so ~~close to the existing~~ one which is underutilized and has not been maintained properly over the years? In 2011 a bond issue was passed to improve and renovate the existing community center but it appears that has not been done. It is sadly in need of repair. If the existing one has been neglected and underused, how do we know that the new one will be properly maintained and staffed? My concern is that the new one will experience a similar fate as the current one.

2. The proposed site of the new building is only 91 feet from residential homes. When homeowners purchased their homes, they were located near a park with a community center at the far end of the park. I fear that home values will drop when the new center is built since the privacy of their neighborhood will be invaded.

3. My third concern is the traffic flow into the parking lot for the center. It appears that on the site map that the entrance will be directly across from a very busy city bus stop. Several buses wait at that location while drivers take their breaks. It is already a dangerous intersection with the current traffic flow.

I believe that the money could be put to much better use at this end of Central Ave and Tramway. Until security is guaranteed, panhandlers are dealt with, and new businesses are invited into the area, this project will fail.

Sincerely,
Eileen Mahn
Four Hills Resident

=====
This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: martina <martina776@comcast.net>
Sent: Wednesday, December 05, 2018 4:49 PM
To: Lehner, Catalina L.
Subject: Singing Arrow Project #1011083

Environmental Planning Commission
% Catalina Lehner, Senior Planner
600 2nd St., NW, 3rd Floor 87102
P.O. Box 1293
Albuquerque, NM 87103
clehner@cabq.gov
505.924.3935

Ref: Project #1011083 at 13200 Wenonah Ave, SE in Singing Arrow Park EPC Public Hearing on Thursday, December 13, 2018 at 8:30 at Plaza del Sol building, 600 2nd, NW 87102 lower level (basement) hearing room

Dear Mr. Chairman and Members of the Environmental Planning Commission,
I would like to express my opposition to the above project because:

1. The lack of an overall plan for this wonderful park, the last part of which was just developed only ten years ago @ \$400 K/acre and the trees finally grown to sizes that offer shade, is totally irresponsible relative to the quality of planning that all departments of the City that may have a say in Park management/development should apply before spending the ridiculous amounts of money for this monstrosity that would also remove the shade trees and lush green part of the park. Not a single drawing has shown any connection from one use to another. Things are designed to stand as islands, without flow from one use to another, and the existence of the so special portion of this park that represents local history is being ignored for any well designed tie-in with other uses. The public is being pushed away from easy or visible access to future use of the archeological site if this new CC of linear proportion is built. Planned to be locked on all sides except at one entrance from the parking lot, it would be leading along locked doors before the public would see any part of archeology. The response to alleviate this complaint was an impromptu response that was obviously not thought through and would cause a new problem to the adjacent neighborhood to the east. In fact, many times that I have presented negative observations, the responses were band-aids (most likely last minute rush responses prior to another meeting follow-up that did not allow enough time for considerate thought/detail), and caused multiple new problems rather than professional analysis with thoughtful design. "We are only 30% (and will follow with more details in the future)", and "we will build it and then figure out what use we will make of it", are frightening comments in presentations from the planners and architects designing this project. How dare any City department allow such frivolous approaches to spending \$5.5 M? The projects by a Councilor who has no inkling of planning ventures, individually popping up with expensive ideas one at a time, unconnected and floating alone within a space as our park, our district, our Tijeras Arroyo, are criminal in their nature.

Here, I need to remind all about the 1 mile long, 4-lane roadway/(highway?) rammed at us for some unexplained (though probably a self serving reason, since no other explanation is possible) reason, to be built in the flood plain Arroyo from 4 Hills Rd. to Juan Tabo. This was the Councilor's first project suggestion 13 years ago, when first elected, to take west bound cars from the first East exit of I-40 at 4-Hills Rd. to Juan Tabo and back to I-40. After years of being fought over this project, the Councilor suggested putting the 4 lanes on stilts- IN A FLOOD ZONE- and then after further objection by me, suggesting a tunnel into the hillside below the houses on Piru and westward (I believe the Councilor had no clue that the land would need to be purchased from the home owners above). Not only might the houses above start sliding down the hill, but dirt would need continuous shoveling against an underground tunnel after disturbing so much of a sloped hillside that had settled over hundreds of years into a state of natural balance from harm of erosion. Allowing a politician singularly to hire a planning firm to create a "Needs Study" without first reviewing the basic fact with intelligent analysis and without public input first, is negligence by city officials. This project has not been thought through within the context of the whole, the purpose of this park, the cost so far put into it, the existing structures for learning or recreation and their location.; nor the actual size of the park and it's unique historic element for unique exposure to history; nor it's connection to open space(this is a HUGE element that needs to be addressed for any and all use of this park) and the traffic from an overload of busses at it's entrance.

Stop this madness. Slow this project down and go back to before all the push was applied for a new Center based on lies and fraudulent claims of it's necessity. Facts regarding the availability of use at Manzano Mesa MGCC has been ignored and statements that MMMGCC is overrun and bursting at the seams is false. In a recent meeting it was stated that the uses at this center would be the same as at MMMGCC. False. The Gym is well used and folks might like an expansion of said space. But there is no Gym planned for Singing Arrow. In fact, such a large venture should not be placed in our small park. Also whenever someone has asked for a space to use for a meeting or class at MMMGCC, there were various times available in various spaces, all just 1.6 miles from our park, and with bus service to the facility.

I will add more of my thoughts in the next few days. May they still be included as public input before the hearing.

Martina Mesmer
511 Eugene Ct. SE
505-620-0211

I want this \$5.5 million dollars to go for what I voted for, renovate and expand current community center or replace it with this new building. I want to see my tax dollars used for what I voted for and what I believe with help revitalize the East Gateway.

I want this money to be used to revitalize East Gateway, not destabilize this historic entrance to our city. My hope is that the project I voted for and other identified projects in the Metropolitan Redevelopment Plan will actually be realized.

Thank you for your service to our beloved city.

Sincerely,
I ditto Judy Young's words.
Martina Mesmer

=====
This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: martina <martina776@comcast.net>
Sent: Thursday, December 06, 2018 7:59 AM
To: Lehner, Catalina L.
Subject: Project #1011083

This is continuation of input for Project #1011083 from Martina Mesmer

Please attach to previous 2 pages.

2. When many years ago (more than 6 years) our District 9 Councilor suggested adding on to the existing CC, therefore expanding the choices for programs and activities for the neighborhood, those attending Association meetings were cautiously supportive. Not enthusiastic, but supportive. What can an expansion hurt? After more than a year, there had been a continuous concern that this Center might take up too much of the green space. Councilor Harris had quoted some distance from the existing CC that the spread of this new expansion would take eastwardly from the center.. I recall vehemently questioning if this much encroachment of green space was needed. The Councilor called me personally one day to ask if 350' from the existing center would appease me. A neighbor and I measured that distance and found that this distance would remove a row of trees, but we decided we could "stand" such intrusion on the green space. A dig to study archeological findings had not been done.

After the study, commissioned by Don Harris, was completed in 2013, such an archeological dig was done. Today, the Councilor is unwilling to pay for further study/dig to cover an area farther west from where the present building is planned, yet in one of the facilitated meetings he said the center could be moved westward if need be (to appease us obviously). We hear one thing after another and it changes en route over time without any further discussion with the very people who have remained involved in giving input to this now very undesired new CC. Our input is continuously ignored. Facilitated meetings have been set up with friends being the facilitator or even worse, with individuals seated in the audience obviously by Mr. Harris to say "think of the children" or "computers will make the world a smarter place". This banal chatter followed by a statement by the Councilor to say "...and this new CC will be as vibrant and safe as Popejoy Hall or Uptown. This kind of simplistic thinking is allowed by the City and State Government as the logic behind spending \$5.5 M. This project has not been thought through. Stop this now and involve intelligent analysis before such expenditure. Think of the total picture that the park can offer. Stop piecemeal projects in our park.

3.This comment is out of context, but because of time restrains for presentation of our input , i am adding it momentarily. More comments will follow, but this must be sent off to be included for presentation.

The occupancy load for the new CC added to the minutes of the latest facilitated meeting is interesting when the **existing** CC was rated for 300 long ago with a sign on the bulletin board in the office (@ approximately 6,900 s.f. including the rear toddler wing which is under a separate program from the rest of the building and they used to only quote the building as being 5,000 s.f.- to make it look small and claim the need for this new monstrosity. In fact, on the first tour of the existing Center, the architect told me "...and this is only 3,500 s.f. including the canopy". I am not making this stuff up.). Ever since I challenged the claim that the existing Center was overrun above the occupancy allowed by the Fire Marshall, the sign was taken down just before a facilitated meeting almost two years ago. The teens that had been in the building during those times, remembered that sign of 300 occupancy allowed, on the bulletin board. So many twisted facts; so much scamming in this process. there is more, but this must be sent off within a time deadline.

Lehner, Catalina L.

From: martina <martina776@comcast.net>
Sent: Thursday, December 06, 2018 8:31 AM
To: Lehner, Catalina L.
Subject: Project number 1011083

Continuation of comments by Martina Mesmer

There is a new group of people judging this project. It would take more time than I have at present to bring all that we have been through over years of exposure to false pretenses for the need of this center, to bring everyone up to snuff. Impromptu design additions or changes have been made by the professional Architects or Planners for this project, created to just present responses to our objections from meeting to meeting, only to be totally or in great part completely changed by the next meeting; changes that are as meaningless as the previous ones, simply created to give response within the time given to prepare for the next meeting. "We will build it and then figure out what uses we want to make of it later." So they just want to spend this money and then figure out how to apply a use of that expenditure to explain why all this was done.

Are those in government, responsible for the wise expenditure of our tax dollars not in any way ashamed of going forward for years, with a project so badly thought through and so falsely presented by those who wish to spend money to present themselves as doers within the political realm; or are they benefitting some other way?

This whole process has been a sham and should be stopped immediately before it represents itself as another "ART" project horror. Please, please, save the good in our park that already exists. Add to this park with wisdom, analysis, and honesty for the good of the public rather than the good of someone's pocket.

Martina Mesmer

=====
This message has been analyzed by Deep Discovery Email Inspector.

November 22, 2018

Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

Dear Persons,

I would like to express my support for a new large community center. The support of families and youth are desperately important to the health of the larger community and I fully support this idea. I have strong feelings about aligning the demographics of the neighborhoods to the centers that serve them.

I feel that the intended roles of the Manzano Mesa Multigenerational Center (MMMC) and the new Singing Arrow Community Center (SACC) should be reversed mainly because the families targeted by geographic area outlined in the SACC Needs Assessment are nearer the MMMC and the largest senior population is in the area of four hills nearer the proposed SACC. Transportation of children is often an issue for young families. Also, the Sun Van could be used more efficiently in the four hills area if transport were to the new SACC. As it is now, seniors including myself drive miles to MMMC to workout, take classes, and eat subsidized meals.

The existing Singing Arrow community center and the park are seven houses up the street from my house on Rachel Road. The designers have clearly taken into consideration the concerns that residents expressed at previous meetings. I believe Consensus Planning is truly attempting to accommodate the needs of the residents nearby. I appreciate their work.

In any case, the existence of a new community center seems like a good idea. I will do my best to support it in any way I can reasonably do. My guess is that those nearby that are still around to see it go into operation will accommodate and eventually enjoy it. I imagine taking a short walk up the street to garden or teach computer skills. I am a computer scientist and can see myself serving either the elderly or youth in this capacity when I retire. And retirement is near!

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Moore". The signature is fluid and cursive, with a long horizontal stroke at the end.

Susan Moore
13405 Rachel Rd SE
Albuquerque, NM 87123
(505) 926-1119

Nov. 6, 2018

Environment Planning Commission
600 2nd Street NW
Albuquerque NM 87102

Laura W. Rummler
1535 Willy's Knight Drive, NE
Albuquerque, NM 87112

Dear Members of the E.P.C.:

I have a daughter currently enrolled in the Singing Arrow Child Development Pre-K program. She is happy, thriving, and learning so much. We are incredibly impressed with her teachers and her fellow students.

It has come to my attention that there are opportunities being presented to expand the Singing Arrow Community Center. I wanted to share with you my full support on these expansions. There is so much potential for Singing Arrow to grow and become a vital asset to the community. Singing Arrow is in a growing neighborhood with access to many resources but it appears that the area is underutilized and needs care.

An expanded community center would serve to bring more families and community members together, allowing the area to thrive and be cared for. When a community center provides the needs for a neighborhood (child development, sports, play areas, family programming, club and activity spaces) I believe there will be declines in youth crime and drug trafficking. There is also a likely chance to have more positive traffic with community events, volunteer opportunities, and family friendly services. We have increasing numbers of children and families who need access to safe facilities and programming. I want to help all the children of the area because they have become our family.

Please support the initiatives to expand and build a wonderful Singing Arrow Community Center. I know that I will support and volunteer to make sure this project continues. If anyone has questions, I am willing to speak more on this subject by phone or email.

Sincerely,



Laura W. Rummler
801-870-3947
TLRummler@gmail.com

Lehner, Catalina L.

From: Charles Stearns <charles.stearns01@comcast.net>
Sent: Monday, December 03, 2018 7:10 PM
To: Lehner, Catalina L.
Subject: Singing Arrow Community Center and Route 66 National Historic Trail Designation

The bill was passed by the US House on June 5, 2018 and sent to the Senate on June 6, 2018. It has been read twice and referred to Committee on Energy and Natural Resources. It is anticipated that the bill will be signed by President Trump by the end of the year. This will be under the Department of the Interior.

It can encompass a swath no further than 1/4th mile on each side of Rt. 66. Would that include SACC property? They will not take property by eminent domain. This could be a huge influx of money that could pay for all the landscaping, signage and upgrading of buildings along Central. It would make a huge impact on the ENTIRE CITY and the State, for that matter. Might that even include upgrading, expanding and repairing the present Singing Arrow Community Center which I feel is an ARCHITECTURAL GEM and would be a plus to be in or near the Rt. 66 Trail. I also understand that it is underutilized—will a new property also be underutilized?

When I attended the November 29th meeting on SACC, I noticed a large portion of the building had undesignated use. When asked about it we were told assessments would be made in the future in order to determine the use, and various uses were mentioned which only confused the issue and we were emphatically assured it would ONLY BE A COMMUNITY CENTER and no other services offered. This is mind boggling. Taxpayer money to the tune of \$5.5M is being spent on a building and there is no idea of how and to what purpose a large portion of the space will be used. There have been no assessments or studies for the needs. I've never heard of an expensive building being built and not know exactly how it would be used. Incomprehensible!

With the possible designation of Rt. 66 as a Historic Trail and the funding that goes with it, and now with electric buses eliminated and the infrastructure for charging batteries eliminated, it looks to me that we should STOP EVERYTHING, take a deep breath, and see what the impact of the Route 66 Historic Trail Designation will have on us and perhaps help us rethink this entire project.

Respectfully submitted by

Lois Stearns
1128 Castellano Rd, SE
Albuquerque, NM 87123

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This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: Bonnie Wilson <bwilson@paintedsunset.com>
Sent: Wednesday, December 05, 2018 9:23 AM
To: Lehner, Catalina L.
Subject: Project EPC 2018-001760, Singing Arrow Center

501 Eugene Ct., SE
Albuquerque, NM 87123
12/5/2018

Environmental Planning Commission
% Catalina Lehner, Senior Planner
600 2nd St., NW, 3rd Floor 87102
P.O. Box 1293
Albuquerque, NM 87103

Ref: Project #1011083 at 13200 Wenonah Ave, SE in Singing Arrow Park

Dear Members of the Environmental Planning Commission,

I would like to express my opposition to the above project because it will have an adverse effect on the neighborhood by encouraging homeless from around the city to linger in our neighborhood park. As long as city buses force riders off at the end of the route and near the entrance to the park, the entire area, both residential and business, will be effected. A community center at this location is further reason for them to gather for free services which are already available in the downtown area.

I want this \$5.5 million dollars to go for what I voted for, renovate and expand current community center or replace it with this new building. I want to see my tax dollars used for what I voted for and what I believe with help revitalize the East Gateway. A renovation of the existing community center will provide the services needed for child and after school care which we were originally given as the reason for building a new center.

I want this money to be used to revitalize East Gateway, not destabilize this historic entrance to our city. My hope is that the project I voted for and other identified projects in the Metropolitan Redevelopment Plan will actually be realized.

Sincerely,

Bonnie Wilson
bwilson@paintedsunset.com
505-264-2840

=====
This message has been analyzed by Deep Discovery Email Inspector.

13309 Rachel Rd, SE
Albuquerque, NM 87123
12/3/2018

Environmental Planning Commission
% Catalina Lehner, Senior Planner
600 2nd St., NW, 3rd Floor 87102
P.O. Box 1293
Albuquerque, NM 87103
clehner@cabq.gov
505.924.3935

Ref: Project #1011083 at 13200 Wenonah Ave, SE in Singing Arrow Park
EPC Public Hearing on Thursday, December 13, 2018 at 8:30 at Plaza del Sol building, 600 2nd, NW
87102 lower level (basement) hearing room

Dear Mr. Chairman and Members of the Environmental Planning Commission,

I strongly urge you to reconsider this project because it is clear that there has not been adequate consideration given to this site plan. Although conditional use approval did not require the following impact studies: [traffic, economic, environmental, historic preservation, current needs assessment, inappropriate land locked placement with only 25% street visibility, and child center placement appropriateness], myself and other community members have carefully researched these and other areas, and strongly believe there is compelling evidence to warrant further well thought out planning before proceeding forward. We believe that the factors of liability for the city of the revised 2nd community center next to the current community are pronounced. We are invested heavily in safety first and foremost for the members of our community, and secondly for the city's financial welfare. As my mother always taught me, "An ounce of prevention is worth a pound of cure."

We believe that this project which was reappropriated from renovating and expanding the current community center to building a 2nd 15,000 sq. ft. just 100 ft from the current community center is not in the best interest of the community at large.

I have consistently voted for renovating and expanding the current community center. I strongly believe that this initial plan of renovating and expanding the current community center or replacing the current community center with a new 15,000 sq. ft. Pueblo style community center in alignment with the East Gateway Metropolitan Redevelopment Plan would be in the best interest of the community at large, as evidenced by the public vote before funding was reappropriated.

Thank you so very much for serving our community in this capacity. Many, many thanks!

Respectfully submitted,


Judy Young
youngjudy@ymail.com
505.350.3108

SITE PLAN REDUCTIONS

DESIGNED BY: DATE: 11/17/2018
 CHECKED BY: DATE: 11/17/2018
 DRAWING NO: 18-001
 PROJECT: SINGING ARROW COMMUNITY CENTER

NO. DATE REVISIONS/REMARKS BY

NO. BY DATE SURVEY INFORMATION

NO. BY DATE AS BUILT INFORMATION

NO. BY DATE MICRO-FILM INFORMATION

NO. BY DATE CHANGING CONNECTION BY DATE

NO. BY DATE REVISIONS/REMARKS BY

NO. BY DATE SURVEY INFORMATION

NO. BY DATE AS BUILT INFORMATION

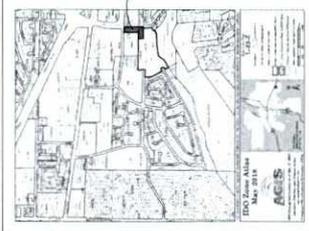
NO. BY DATE MICRO-FILM INFORMATION

NO. BY DATE CHANGING CONNECTION BY DATE

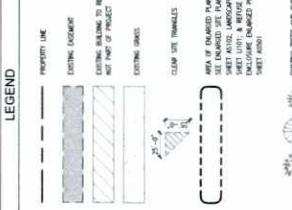
NO. BY DATE REVISIONS/REMARKS BY

NO. BY DATE SURVEY INFORMATION

NO. BY DATE AS BUILT INFORMATION



- GENERAL SHEET NOTES**
1. OWNER: CITY OF ABERDEEN, MARYLAND
 2. PROJECT: SINGING ARROW COMMUNITY CENTER
 3. SITE: 100 SINGING ARROW AVENUE, ABERDEEN, MD 21001
 4. ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)
 5. ADJACENT PROPERTIES: 100 SINGING ARROW AVENUE (NORTH), 105 SINGING ARROW AVENUE (SOUTH), 110 SINGING ARROW AVENUE (EAST)
 6. EXISTING UTILITIES: SEE UTILITY RECORDS AND FIELD SURVEY
 7. EXISTING BUILDING: 100 SINGING ARROW AVENUE, 10,000 SQ. FT. (SEE SHEET 18-002)
 8. EXISTING DRIVEWAY: 100 SINGING ARROW AVENUE (SEE SHEET 18-002)
 9. EXISTING SIDEWALK: SEE FIELD SURVEY
 10. EXISTING CURB: SEE FIELD SURVEY
 11. EXISTING STREET LIGHTS: SEE FIELD SURVEY
 12. EXISTING TREES: SEE FIELD SURVEY
 13. EXISTING LANDSCAPE: SEE FIELD SURVEY
 14. EXISTING PAVING: SEE FIELD SURVEY
 15. EXISTING FENCE: SEE FIELD SURVEY
 16. EXISTING SIGNAGE: SEE FIELD SURVEY
 17. EXISTING UTILITIES: SEE UTILITY RECORDS AND FIELD SURVEY
 18. EXISTING BUILDING: 100 SINGING ARROW AVENUE, 10,000 SQ. FT. (SEE SHEET 18-002)
 19. EXISTING DRIVEWAY: 100 SINGING ARROW AVENUE (SEE SHEET 18-002)
 20. EXISTING SIDEWALK: SEE FIELD SURVEY
 21. EXISTING CURB: SEE FIELD SURVEY
 22. EXISTING STREET LIGHTS: SEE FIELD SURVEY
 23. EXISTING TREES: SEE FIELD SURVEY
 24. EXISTING LANDSCAPE: SEE FIELD SURVEY
 25. EXISTING PAVING: SEE FIELD SURVEY
 26. EXISTING FENCE: SEE FIELD SURVEY
 27. EXISTING SIGNAGE: SEE FIELD SURVEY
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 32. EXISTING CURB: SEE FIELD SURVEY
 33. EXISTING STREET LIGHTS: SEE FIELD SURVEY
 34. EXISTING TREES: SEE FIELD SURVEY
 35. EXISTING LANDSCAPE: SEE FIELD SURVEY
 36. EXISTING PAVING: SEE FIELD SURVEY
 37. EXISTING FENCE: SEE FIELD SURVEY
 38. EXISTING SIGNAGE: SEE FIELD SURVEY
 39. EXISTING UTILITIES: SEE UTILITY RECORDS AND FIELD SURVEY
 40. EXISTING BUILDING: 100 SINGING ARROW AVENUE, 10,000 SQ. FT. (SEE SHEET 18-002)
 41. EXISTING DRIVEWAY: 100 SINGING ARROW AVENUE (SEE SHEET 18-002)
 42. EXISTING SIDEWALK: SEE FIELD SURVEY
 43. EXISTING CURB: SEE FIELD SURVEY
 44. EXISTING STREET LIGHTS: SEE FIELD SURVEY
 45. EXISTING TREES: SEE FIELD SURVEY
 46. EXISTING LANDSCAPE: SEE FIELD SURVEY
 47. EXISTING PAVING: SEE FIELD SURVEY
 48. EXISTING FENCE: SEE FIELD SURVEY
 49. EXISTING SIGNAGE: SEE FIELD SURVEY
 50. EXISTING UTILITIES: SEE UTILITY RECORDS AND FIELD SURVEY

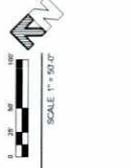
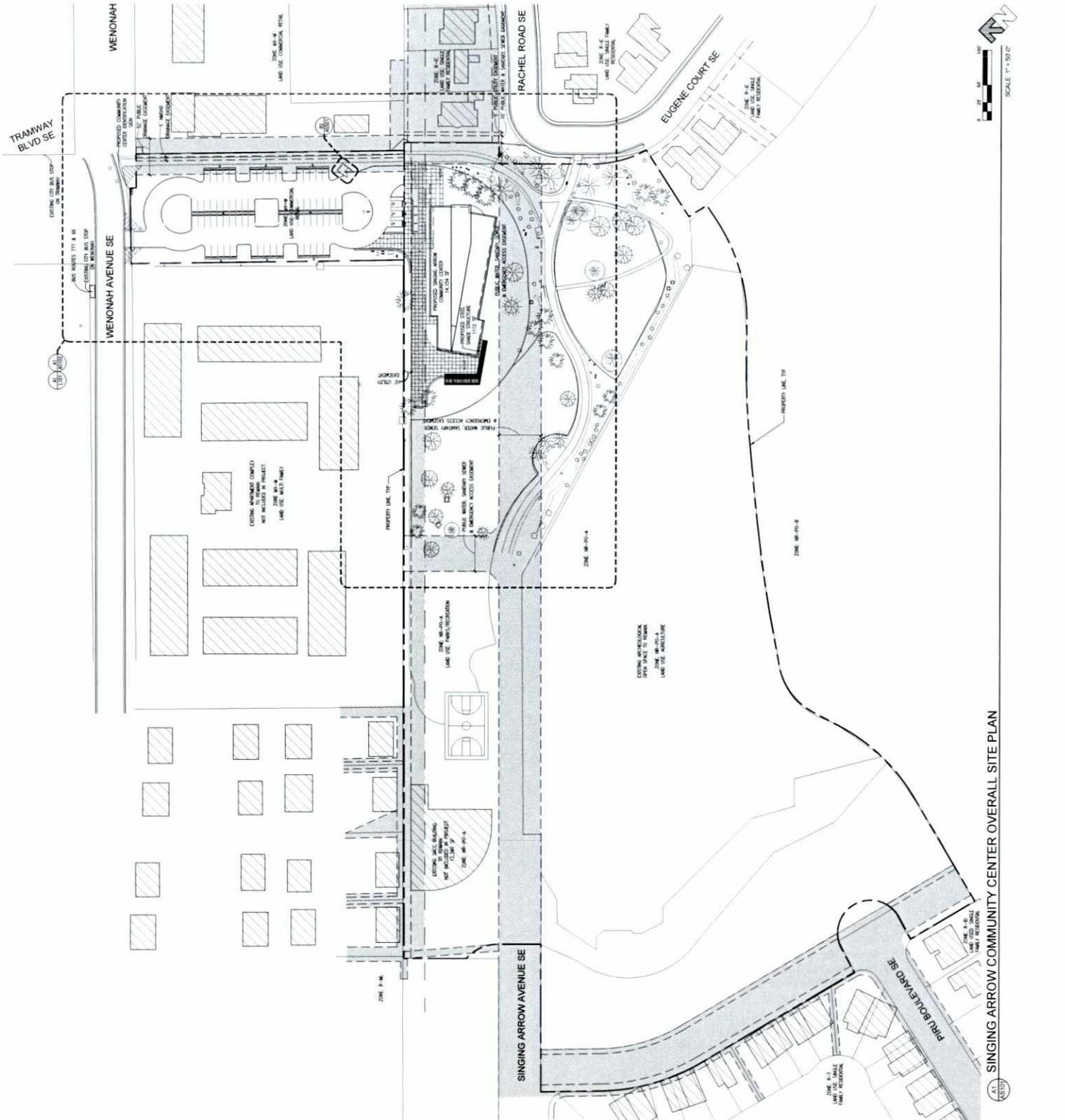


CITY OF ABERDEEN / FAMILY & COMMUNITY SERVICES
SINGING ARROW COMMUNITY CENTER

TITLE: OVERALL SITE PLAN

City Engineer: [Signature]
 City Engineer Approval: [Signature]

City Project No: 5441.95
 Date: 11/17/2018
 City Engineer: [Signature]

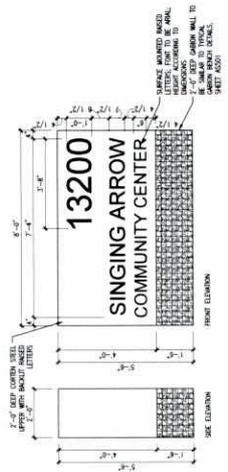


SINGING ARROW COMMUNITY CENTER OVERALL SITE PLAN

AS101
 L-22-Z
 SHEET 1 OF 7

DESIGN DEPARTMENT		NO. DATE		SURVEY INFORMATION		BENCH MARK	
NO. DATE		NO. DATE		NO. DATE		NO. DATE	
DESIGNED BY: TMM		DATE: 11/1/2018		CHECKED BY: JAE		DATE: 11/1/2018	
DRAWN BY: KCB		DATE: 11/1/2018		CONSTRUCTION		NO. DATE	

CITY OF ALBUQUERQUE / FAMILY & COMMUNITY SERVICES SHARING HOUSE COMMUNITY CENTER	
TITLE: SITE DETAILS	
Design Review Committee	City Engineer Approval
City Project No. 5441.95	Form No. L-22-Z
AS501	AS501
SHEET 3 OF 7	



A2 AS501 FREESTANDING SITE IDENTIFICATION SIGN DETAIL SCALE 1/2" = 1'-0"



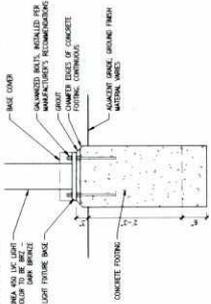
A4 AS501 EXIST WALL @ E. SIDE OF PARKING TO REMAIN SCALE NTS



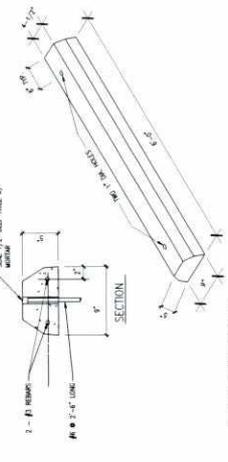
A3 AS501 EXIST FENCE @ W. SIDE OF PARKING TO REMAIN SCALE NTS



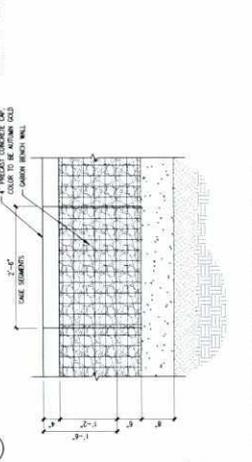
A2 AS501 EXIST LIGHT POLE IN PARK TO REMAIN SCALE NTS



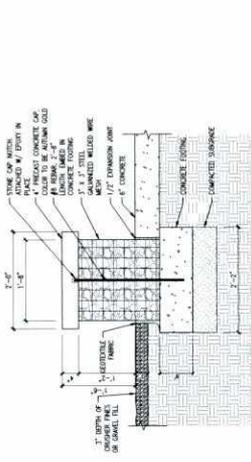
A1 AS501 LIGHT POLE DETAIL SCALE 1/2" = 1'-0"



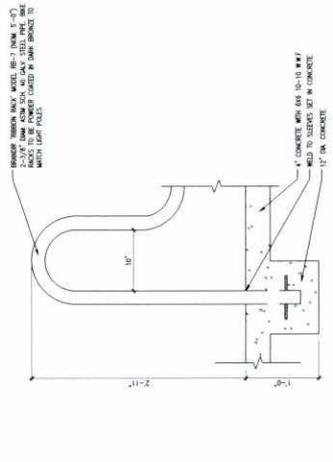
A4 AS501 WHEEL BUMPER DETAIL SCALE 1" = 1'-0"



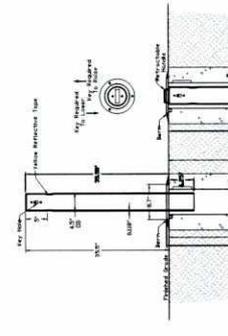
A4 AS501 TYPICAL GABION BENCH DETAIL KEYED NOTE #22 SCALE 1" = 1'-0"



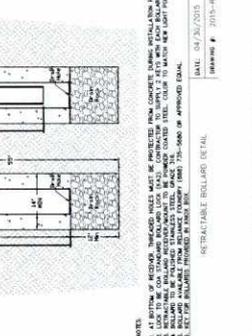
A4 AS501 TYPICAL GABION BENCH DETAIL KEYED NOTE #22 SCALE 1" = 1'-0"



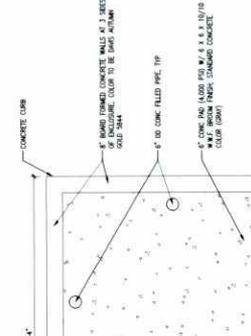
A4 AS501 BICYCLE RACK DETAIL SCALE 1/2" = 1'-0"



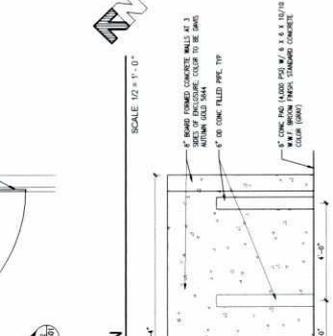
A4 AS501 RETRACTABLE BOLLARD DETAIL SCALE NTS



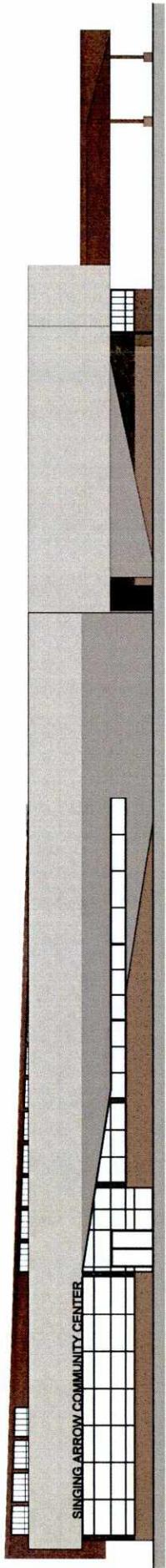
A4 AS501 TYPICAL GABION BENCH DETAIL KEYED NOTE #22 SCALE 1" = 1'-0"



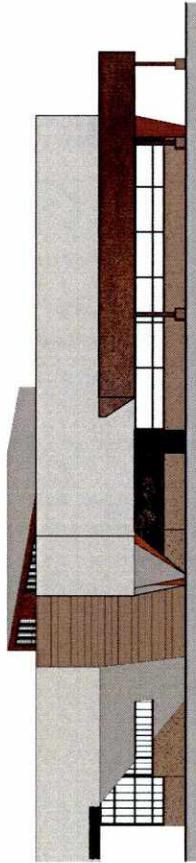
A2 AS501 REFUSE ENCLOSURE ENLARGED PLAN SCALE 1/2" = 1'-0"



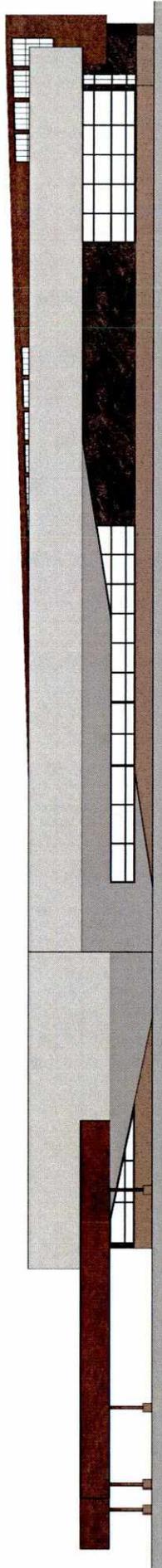
A2 AS501 REFUSE ENCLOSURE ELEVATION SCALE 1/2" = 1'-0"



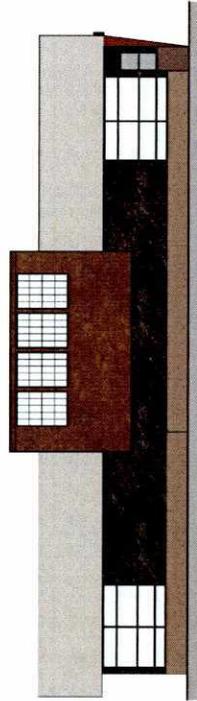
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION