



**Environmental
Planning
Commission**

**Agenda Number: 1
Project #: 2018-001760
Case #: SI-2018-00223
January 10, 2019**

Supplemental Staff Report
(to be read with the original Staff report)

Agent	Consensus Planning, Cherry/See/Reames architects
Applicant	COA Department of Municipal Development (DMD)
Request	Site Plan 1) Tract A Singing Arrow Park, Canada Village Second Unit (City park)
Legal Description	2) Tract F-1 Replat of Tracts F, H-1, J and unplatted land, Four Hills Village Shopping Center and Apartment Complex (parking lot)
Size	Approximately: 1) 16 acres. 2) 1.4 acres
Zoning	1) NR-PO-A 2) MX-M

Staff Recommendation

APPROVAL of case #SI-2018-00223, based on the Findings on pages 5 - 9.

**Staff Planner
Russell Brito, Division Manager**

Summary of Analysis

The request is for a site plan for an approximately 14,716 sf building at the NE corner of Singing Arrow Park. The City proposes to develop a new community center. The existing community center would remain. The EPC continued the case for 30 days to allow time for review of the minor changes and updates to the site plan.

The EPC is reviewing the site plan because the subject site is greater than 5 acres and is adjacent to Major Public Open Space (MPOS). The Development Standards for Site Design and Sensitive Lands (IDO 14-16-5-2) apply. This site plan review is limited to application of IDO requirements. A community center is a permissive use in the NR-PO-A zone.

There is both support and opposition. A facilitated meeting was held on November 29, 2018. Supporters favor additional community programs. Those opposed cite concerns about security, crime, location, need, and increased people and traffic in the adjacent neighborhood to the east.

Staff finds that the site plan meets all IDO requirements and furthers a preponderance of applicable Comprehensive Plan Goals and policies. Staff recommends approval.

I. INTRODUCTION

The Environmental Planning Commission (EPC) heard this case at its December 10, 2018 public hearing. The EPC voted to continue the request for 30 days to the January 10, 2019 hearing to allow time for review of the minor changes and updates to the site plan that were made in response to staff-proposed conditions of approval. The applicant submitted an updated site plan to the Planning Department and to several stakeholders via email on Friday December 21, 2018. The applicant also provided printed, full-size versions for the EPC and for the public file.

The hearing was continued, which means that the EPC may continue the hearing where it left off from the previous hearing. Note: a continuance differs from a deferral, which starts the hearing all over from the beginning. Therefore, the EPC may begin the case with the topic it was discussing at the December hearing. Public testimony and input had already been given and the EPC had “closed the floor.” However, Planning Staff recommends that the EPC reopen the floor for public testimony pursuant to EPC Rules of Conduct of Business B.8.a, which states:

“A continuance is appropriate because the Commission needs more time to consider the case before them. The subsequent hearing picks up where it left off. If public testimony has been taken, taking additional testimony is optional, provided that, if the Applicant modifies the application at all, the EPC must give an opportunity for public testimony on the changed portion(s) of the application only.”

Request

This request is for a site plan for an approximately 14,716 square foot building on an approximately 1.05 acre portion of Singing Arrow Park, an approximately 16-acre site owned by the City of Albuquerque and zoned NR-PO-A. The City proposes to develop a new community center, which is a permissive use in the NR-PO-A zone district. The proposed building would be located on a portion of the park’s northeastern side, directly south of an approximately 1.4-acre parking lot zoned MX-M. A community center is a permissive use in the MX-M zone district as well. The existing, approximately 12,360 sf community center building to the west will remain.

The EPC has review authority for this site plan because the subject site is greater than 5 acres in size and is located adjacent to designated Major Public Open Space (MPOS) [IDO 14-16-6-6(H)(1)(a), p. 397]. The Development Standards in the Integrated Development Ordinance (IDO) for Site Design and Sensitive Lands apply due to the subject site’s location adjacent to MPOS.

→ For *Environmental Planning Commission (EPC) Role, Context, History, Transportation System, Trails/Bikeways, Transit, and Public Facilities/Community Services*, please refer to the December 13, 2018 Staff report beginning on p. 3 (see attachment).

II. ANALYSIS of APPLICABLE PLANS, POLICIES and ORDINANCES

→ For an analysis of Comprehensive Plan Goals and policies that apply to the request, and information regarding the *East Gateway Metropolitan Redevelopment Area (MRA) Plan* and *the Major Public Open Space (MPOS) Facility Plan (Rank II)*, please refer to the December 13, 2018 Staff report beginning on p. 5 (see attachment).

→ For an analysis of requirements regarding Avoidance of Sensitive Lands 5-2(C), Archaeological Sites 5-2(D), Major Arroyo Standards 5-2(E), and Major Public Open Space Edges 5-2(H), please refer to the December 13, 2018 Staff report beginning on p. 11 (see attachment).

III. SITE PLAN - updated to incorporate revisions

The following review is limited to only the revisions made to the proposed site plan. For more information regarding site plan specifics, please refer to the December 13, 2018 Staff report.

The applicant has provided a Site Plan Revisions Matrix that clearly outlines how the updated site plan addresses each recommended condition of approval from the December 13, 2018 Staff Report and the December 13, 2018 Alternative Set of Findings and Conditions. The applicant was able to adequately address all Staff-recommended conditions from the Planning Department and other Departments and Agencies. Notable changes are detailed below.

Site Plan Layout/Configuration

The proposed building and site layout are generally unchanged. The building's entrance will face north, toward a gathering area and the parking lot.

Vehicular Access, Circulation, and Parking

Vehicular access continues to be from Wenonah Ave. SE leading into the parking lot. 30 parking spaces are required and 70 parking spaces are provided in the parking lot. There is a drop-off and pick up area in the parking lot near the building's entrance. Motorcycle parking is very close to the front entrance.

Pedestrian, Bicycle, and Transit Access

Access to the proposed center for pedestrians, bicyclists, and transit users is possible from various directions. From the north and east, the existing pathway along the parking lot's eastern side leads people to the community center's entrance. A new east-west pedestrian path in the northern portion of the parking lot leads pedestrians to the northern pathway.

Walls, Lighting, and Public Outdoor Space

A block wall runs along most of the subject site's eastern side. The chain link fence around the parking lot would be removed when it's used. A wrought iron fence exists on the parking lot's western side.

APD CPTED comments were considered and addressed. The design of the site allows for controlled access, passive and active visual surveillance, and adequate lighting. The existing light poles would remain. Any new light poles cannot exceed 20 feet in height pursuant to 5-2(H)(2)(a). A site lighting detail is shown.

Public outdoor space is provided by the surrounding park.

Landscaping

The landscaping plan proposes a variety of xeric plants, including six types of grasses, various trees, and native plants (chamisa, apache plume). Most of the existing trees and shrubs (ex. the pinon pines) on the eastern side of the proposed building are proposed to remain. A few new shrubs and trees are proposed to be added (ex. a purple leaf plum tree, a modesto ash tree).

The parking lot trees will be honey locust, ash, and elm trees. Zebra grass and thread grass are proposed in the parking lot islands.

The minimum landscaping buffer between a non-residential and as residential use is 15 feet. The proposed building would be 91.75 feet from the edge of the eastern property line.

The 15% of net lot area calculation is now shown.

Architecture

The proposed building would be 25 feet at its tallest point, which is the parapet required to screen mechanical equipment 5-2(H)(1)(c). Most of the building is 21 feet tall. The building would be finished in stucco, with a stucco accent, a stem wall, and stone veneer.

5-2: Site Design and Sensitive Lands requires that colors of exterior building structures be limited to those with a light reflective value (LRV) between 20 to 50% [5-2(H)(1)(a)]. The table on the elevations shows that the requirement is met.

5-2(H)(1)(b) requires that colors blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. The corten steel used as a finish on the building is now noted as reddish-brown, a color that blends in well with the natural environment and the adjacent MPOS.

Signage

A monument sign (44 sf, made of steel with raised letters) is proposed at the parking lot entrance to identify the community center. It complies with 5-12(F)(3)(c)- signage in the East Gateway area.

A building mounted sign (60 sf, with dark bronze, aluminum letters) is proposed on the front façade of the building.

Grading & Drainage Plan

Both the parking lot and the park sites slope northeast to southwest. The proposed Grading and Drainage Plan follows historic patterns of water flow. Run-off goes to a depressed drainage pond on the building's southern side. Excess water would flow toward the park area. The conceptual grading and drainage plan now notes that a grading and drainage plan shall be provided for grading and drainage and building permit review, per the comments from the City Hydrologist.

IV. AGENCY & NEIGHBORHOOD CONCERNS

→ For comments from ***Reviewing Agencies*** and ***Neighborhood/Public***, please refer to the December 13, 2018 Staff report beginning on p. 17 (see attachment).

Neighborhood/Public- updated

The applicant notified the following affected neighborhood organizations as required: the Coronado Terrace Homeowners' Association (HOA), the Willow Wood Neighborhood Association (NA), the Singing Arrow NA, the Juan Tabo Hills NA, the Sandia Vista NA, the Mirabella Miravista NA, the Four Hills Village HOA, the Supper Rock NA, the Hidden Valley Community Services Association, Inc., and the East Gateway Coalition (see attachments).

Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A facilitated meeting was held on November 29, 2018 (see attachment). Approximately 31 community members and several City staff attended. Meeting participants had differing views about the proposed project. Some participants are opposed and are skeptical about the process. They question the need for a new community center when the existing one could be expanded, and believed that's what the funds were for. Some do not want a community center on the eastern edge of the park so close to their neighborhood, and are worried that it could attract homeless people to use the bathroom facilities—especially if social services are offered. Other concerns include: the architecture is too modern for its setting near an archaeological site, outdoor play spaces will increase noise in the area, programming at the space has not been fully determined at this stage. Other participants expressed support for the project and the childrens' programs that would be offered.

As of this writing, Staff has received letters of opposition and letters of support for the request (see attachments). One support letter discusses the importance of community centers in general and believes that children would benefit. Another letter is from a resident who wants to use the community center and its services, especially the new fitness facility.

Residents who oppose the request question the need for the community center. They believe that City funds were appropriated for expansion and renovation of the existing community center, not for a new community center that would take away green space from the park and is likely to attract transients, which can lead to additional crime and drug usage in the area. People are also concerned that the new center could bring increased traffic and noise to the neighborhood (see attachments).

Additional public comments received since the December 13, 2018 continuance are included in a separate section of the packet.

Staff Comment: Whether or not a community center should be built at this location has been determined by the City Council and the Administration. The use is permissive and the operations and programming of the facility will be determined by the Family and Community Services Department. The EPC's charge is to use its authority to determine if the submitted site plan meets the applicable IDO development standards. Per IDO section 14-16-6-6(H)(3) Review and Decision Criteria: Any application for a Site Plan – EPC shall be approved if it meets all applicable criteria.

V. CONCLUSION

The request is for a site plan for an approximately 14,716 square foot building on the northeastern portion of an approximately 16 acre site known as Singing Arrow Park. The City of Albuquerque proposes to develop a new community center. An approximately 1.4 acre lot, located north of the park, will provide community center parking. The existing community center at the western end of the park will remain.

The applicant had incorporated the recommended conditions in the December 13, 2018 site plan, which Staff has reviewed. The submittal meets all applicable criteria and Staff recommends approval.

FINDINGS – SI-2018-00220, January 10, 2019 - Site Plan

1. The request is for a site plan for an approximately 14,716 square foot building on a portion of a larger, approximately 16 acre site known as Singing Arrow Park. The City of Albuquerque owns Singing Arrow Park, zoned NR-PO-A, and proposes to develop a new community center on a portion of the park's northeastern side. A community center is a permissive use in the NR-PO-A zone district.
2. An approximately 1.4 acre parking lot, which the City acquired to provide parking for the proposed community center, is also part of the subject site. The parking lot, zoned MX-M, is located directly north of the proposed location for the community center. The existing community center building, which will remain, is approximately 12,360 sf and is sited at the western side of the park. A community center is a permissive use in the MX-M zone district.
3. Both sites, Singing Arrow Park and the parking lot, are included in the proposed site plan, which is in the Environmental Planning Commission (EPC) process because the subject site is greater than five acres in size and is located adjacent to designated Major Public Open Space (MPOS) [IDO 14-16-6-6(H)(1)(a)].
4. The subject site is located in both an Area of Change (the parking lot) and an Area of Consistency (the park) as designated in the Comprehensive Plan. The Major Public Open Spaced (MPOS) Plan also applies.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the MPOS Plan, and the Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
6. The EPC continued the case from the December 13, 2018 hearing to allow time for review of the minor changes and updates to the site plan.
7. The Site Plan – EPC application is consistent with the ABC Comp Plan and complies with all applicable provisions of the IDO, including but not limited to Site Design and Sensitive Lands, parking, and landscape standards per IDO Section 14-16-6-6(H)(3).
8. The request is consistent with the following Comprehensive Plan Goal and policy in Chapter 4-Community Identity:
 - A. Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

The community surrounding Singing Arrow Park is distinct based on its location near the Tijeras Arroyo and its diversity. It includes single-family homes (smaller and larger lots), and multi-family apartments. Generally, improvements to the park will help enhance the community by providing additional services that will contribute to protecting and preserving the community's distinct identity.

- B. Policy 4.1.5- Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The request would result in high-quality development that will respond appropriately to its natural setting because it is required to comply with the IDO Design Standards for Site Design and Sensitive Lands, which help ensure this compatibility between development, its setting, and the ecosystem around it.

9. The request is consistent with the following Comprehensive Plan Goals and policies in Chapter 5- Land Use:

- A. Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

A community center generally fosters complete communities where residents can live, work, learn, shop, and play because it is a use that contributes to a sense of community and provides opportunities for residents to come together in various ways.

- B. Policy 5.2.1 -Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed community center will contribute to creating a healthy and sustainable community by providing additional services that enhance the existing community center's offerings. The location is accessible by transit and is within walking distance from many single-family and multi-family residences in the surrounding neighborhoods.

- C. Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request will promote development patterns that maximize the utility of existing infrastructure because it will use existing infrastructure near the park's northern boundary and be sited on land that is already developed as a park, thus not altering existing development patterns in the area. The parking lot will become part of the City facilities and serve as a link to existing transit stops, all which generally will promote the efficient use of land to support the public good.

- D. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is in both an Area of Change (the parking lot) and an Area of Consistency (the park). Though not growth, the re-use of the parking lot would be consistent with what is generally expected in Areas of Change. The proposed community center is subject to IDO requirements regarding adjacency to MPOS, which function to ensure that a development is consistent with the intensity of the surrounding area (the park, single-family and multi-family residential uses) and that it reinforces the character of the area.

- E. Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The park portion of the subject site is located in an Area of Consistency that is outside of a designated Center or Corridor. The area is characterized by single-family homes, multi-family homes, commercial uses, and MPOS (the Tijeras Arroyo). Overall, the request will contribute to enhancing the character of the surrounding neighborhoods because it will support the existing community center and park, which contribute to neighborhood character. The request will also utilize and clean-up the existing parking lot, which would also contribute to protecting and enhancing neighborhood character.

10. The request is consistent with the following, applicable Goal and policy from Chapter 7- Urban Design:

- A. Goal 7.5-Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.
- B. Policy 7.5.1- Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Due to the subject site's adjacency to MPOS, certain IDO requirements (in addition to general requirements regarding building design, parking, landscaping, and dimensional standards) apply. Section 5-2: Development Standards for Site Design and Sensitive Lands contain requirements to ensure that development is sensitive to its special context and responds to the high-desert environment, including landscape treatments.

11. The request is consistent with the following, applicable Goals and policy from Chapter 10- Parks & Open Space:

- A. Goal 10.1-Facilities & Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

The request will provide a community center, which will have a variety of recreation facilities (outdoor, indoor, meeting rooms) that will be available to all area residents who want to participate. The natural resources in the remaining, approximately 15 acres of the park and the adjacent MPOS are not a part of the request. The Parks & Recreation Department has issued an RFP to update the previous archaeological survey.

- B. Goal 10.2-Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.

The request will facilitate development of a new community center that will provide additional services for more area residents, and therefore there will be more opportunities for residents to engage in outdoor education, recreation, and cultural activities related to the community center, the park, and the adjacent open space.

C. Policy 10.2.2- Security: Increase safety and security in parks.

The proposed community center will provide a presence in the eastern side of the park, and would have lighting, people coming and going, and Staff to provide “eyes on the street”. The vacant parking lot will be re-used and become part of the new community facility, so it will be less of a nuisance to neighbors.

D. Goal 10.3-Open Space: Protect the integrity and quality of the region’s natural features and environmental assets and provide opportunities for outdoor recreation and education.

The Tijeras Arroyo and its associated open space is a regional natural feature and environmental asset adjacent to the subject site. The request will help to protect it by providing community uses, such as the proposed facility, at the northernmost edge of the park that is closest to existing development.

12. The request is consistent with the following, applicable Goal and policy from Chapter 11- Heritage Conservation:

A. Goal 11.4-Archaeological & Paleontological Resources: Identify, acquire, and manage significant archaeological and paleontological sites for research, education, tourism, and recreational use.

The subject site contains an identified, significant archaeological site, which has been documented previously. An archeological certificate is required and is included with the request, which will facilitate development of a community facility that would provide additional opportunities for education and recreational use.

B. Policy 11.4.2 -Proactive Protection: Identify, evaluate, and protect archaeological and paleontological sites and items on a proactive, ongoing basis.

An archaeological certificate is required and is included with the request, which acknowledges that existing archaeological site on the subject site. The Open Space Division has determined that the request would not adversely affect the existing archaeological site, which has been previously evaluated and would continue to be protected on a proactive, on-going basis.

13. The request is consistent with the following, applicable Goal from Chapter 12- Infrastructure, Community Facilities & Services

Goal 12.2-Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

The request will provide a community facility that promotes community involvement and generally has convenient access for nearby residents and would offer a wide range of programs, from children’s programs, to a fitness center, to meeting spaces, which all residents can participate in to enhance their quality of life.

14. The request will be consistent with the following policies provided that some site improvements are incorporated:

- A. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The parking lot portion of the subject site is in a designated Area of Change. The parking lot will become part of the proposed community center facility and will be re-developed and re-activated. Therefore, the request is consistent with Policy 5.6.2-Areas of Change.

- B. Policy 7.2.1- Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed design would generally provide for walkability near the new center's entrance and around it. The existing parking lot does not have dedicated pedestrian connections to the center, but the pedestrian path along the east side of the parking area provides some connectivity. Maintaining a pedestrian connection from the north to the community center is important to promote and support walkability in the area. For neighbors to the east, pedestrian travel would be convenient and comfortable. For those coming from the north or west, improved connections to the pedestrian path will ensure convenient, comfortable, and safe pedestrian travel.

15. The request furthers Goal 3 of the Major Public Open Space (MPOS) Facility Plan: Identify community needs and desires related to MPOS.

Part of the development process for the proposed community center consisted of public involvement of area residents. Throughout the process, including public meetings and hearings, residents have expressed concern about how the request relates to the archaeological site. This community need is related to the MPOS, because its preservation is essential to maintaining the integrity of the archaeological site. The Parks & Recreation Department has issued an RFP to update the previous archaeological survey.

16. The applicant notified the following affected neighborhood organizations as required: the Coronado Terrace Homeowners' Association (HOA), the Willow Wood Neighborhood Association (NA), the Singing Arrow NA, the Juan Tabo Hills NA, the Sandia Vista NA, the Mirabella Miravista NA, the Four Hills Village HOA, the Supper Rock NA, the Hidden Valley Community Services Association, Inc., and the East Gateway Coalition. Property owners within 100 feet of the subject site were also notified as required.

17. A facilitated meeting was held on November 29, 2018. Meeting participants had differing views about the proposed project. Those opposed are skeptical about the process and question the need for a new community center, some do not want a community center on the eastern edge of the park so close to their neighborhood. Other participants expressed support for the childrens' programs that would be offered. Specific details are included in the facilitated meeting report.

18. The Planning Department has received both letters of opposition and letters of support for the community center site plan.

RECOMMENDATION - SI-2018-00220

APPROVAL of Project #2018-001760, Case #SI-2018-00220, a Site Plan for an approximately 14,154 square foot building on an approximately 1.05 acre portion of Singing Arrow Park, an approximately 16 acre site located between Wenonah Ave. SE and the Tijeras Arroyo Major Public Open Space, and an approximately 1.4 acre parking lot site on the north side of Wenonah Ave. SE, zoned NR-PO-A and MX-M, respectively, based on the preceding Findings.

***Russell Brito
Division Manager***

Note: additional names will be added as letters and testimony are received.

Notice of Decision cc list:

COA, Dept. Municipal Development (DMD), Attn: Pat Montoya, 1 Civic Plaza, ABQ, NM 87102
Consensus Planning, Inc, 302 Eight St., NW, ABQ, NM 87102
Coronado Terrace HOA, Debra Sessa, 13100 Calle Azul SE, ABQ, NM 87123
Coronado Terra HOA, Bob Martinson, 13104 Calle Azul SE, ABQ, NM 87123
Willow Wood NA, Samatha Martinez, 823 Glacier Bay St. SE, ABQ, NM 87123
Willow Wood NA, Jonathan Hollinger, 11700 Isle Royale Rd SE, ABQ, NM 87123
Singing Arrow, Ilena Estrella, 12928 Marva Pl. SE, ABQ, NM 87123
Singing Arrow, Wanda Umber, 12520 Piru SE, ABQ, NM 87123
Juan Tabo Hills NA, Richard Lujan, 11819 Blue Ribbon NE, ABQ, NM 87123
Juan Tabo Hills NA, Catherine Cochrane, 11705 Blue Ribbon SE, ABQ, NM 87123
Sandia Vista NA, Brenda Gebler, P.O. Box 50219, ABQ, NM 87181
Sandia Vista NA, Lucia Munoz, 316 Dorothy St NE, ABQ, NM 87123
Mirabella Miravista NA, Laurie Estrada, 11231 Kalibab Rd SE, ABQ, NM 87123
Mirabella Miravista NA, David McGrogan, 344 Via Vista St. SE, ABQ, NM 87123
Four Hills Village HOA, Herb Wright, P.O. Box 50505, ABQ, NM 87181
Four Hills Village HOA, James Cochran, P.O. Box 50505, ABQ, NM 87181
Supper Rock NA, Kathleen Schindler-Wright, 407 Monte Largo DR. NE, ABQ, NM 87123
Supper Rock NA, Ken O'Keefe, 600 Vista Abajo Dr. NE, ABQ, NM 87123
Hidden Valley Community Serv. Assoc., Michael Carroll, 610 Green Valley Dr. SE, ABQ, NM 87123
Hidden Valley Community Serv. Assoc., Wayne Plemons, 13332 Lodestone Tr. SE, ABQ, NM 87123
East Gateway Coalition, Michael Brasher, 216 Zena Lona NE, ABQ, NM 87123
East Gateway Coalition, James Andrews, 13121 Nandina Ln SE, ABQ, NM 87123
Mark Burton, 601 Dorado Pl. SE, ABQ, NM 87123
Lynn Wilson, 501 Eugene Ct. SE, ABQ, NM 87123
Bonnie Wilson, 501 Eugene Ct. SE, ABQ, NM 87123
Judy Young, 13309 Rachel Rd, SE, ABQ, NM 87123
Lois Stearns, 1128 Castellano SE, ABQ, NM 87123

Anita Zadeh, 4323 San Pedro Dr. NE #G101, ABQ, NM 87109
Michael Jolley, 13700 Covered Wagon SE, ABQ, NM 87123
Sarah Delgado, 12608 Tomlinson Dr. SE, ABQ, NM 87123
Laura Rummmler, 1536 Willyes Knight Dr., ABQ, NM 87112
Martina Mesmer, 511 Eugene Ct. SE, ABQ, NM 87123
Ilena Estrella, 933 San Mateo NE Ste 500-224, ABQ, NM 87108
Christy Sigmon, JKSA, 9717 Indian School Rd NE, ABQ, NM 87112
Leah Lopez, c/o Christy Sigmon, JKSA, 9717 Indian School Rd NE, ABQ, NM 87112
Esmeralda Marquez-Chavez, c/o Christy Sigmon, JKSA, 9717 Indian School Rd NE, ABQ, NM 87112
Amarinth King, c/oChristy Sigmon, JKSA, 9717 Indian School Rd NE, ABQ, NM 87112
Jahzara Erby, c/o Christy Sigmon, JKSA, 9717 Indian School Rd NE, ABQ, NM 87112
Layla Rustvoid, c/o Christy Sigmon, JKSA, 9717 Indian School Rd NE, ABQ, NM 87112
Beyance Berdayes, c/o Christy Sigmon, JKSA, 9717 Indian School Rd NE, ABQ, NM 87112
Connie Vigil, 1315 2nd NW, ABQ, NM 87102
Debbie Owen, 1621 Catron Ave SE, ABQ, NM 87123
Peggy Norton, 3810 11th St. NW, ABQ, NM 87107
John Dubois, jdubois@cabq.gov

NOTIFICATION OF DECISION

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

AMENDED OFFICIAL NOTIFICATION OF DECISION

December 21, 2018

City of Albuquerque, DMD
Pat Montoya
1 Civic Plaza NW
Albuquerque, NM 87102

Project #2018-001760
SI-2018-00223 – Site Plan for Building Permit

LEGAL DESCRIPTION:

The above action for Tract A Singing Arrow Park, Canada Village Second Unit, zoned NR-PO-A, located at 13,001 Singing Arrow Ave. SE, between Dorado Pl. SE, and Four Hills Rd. SE, containing approximately 16 acres. (L-22)

and

Tract F-1 Replat of Tracts F, H-1, J and unplatted land, Four Hills Village Shopping Center and Apartment Complex, zoned MX-M, located at 13,200 Wenonah Ave. SE, between Dorado Pl. SE, and Four Hills Rd. SE, containing approximately 1.4 acres. (L-22)
Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

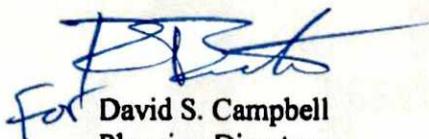
On December 13, 2018 the Environmental Planning Commission (EPC) voted to CONTINUE Project 2018-001760/SI-2018-00223, a Site Plan for Building Permit, for 30 days to the January 10, 2019 EPC hearing.

NM 87103

AMENDED December 21, 2018 to correct typographical error in the December 13, 2018 notice.

www.cabq.gov

Sincerely,


David S. Campbell
Planning Director

DSC/CL

cc: COA, Dept. Municipal Development (DMD), Attn: Pat Montoya, 1 Civic Plaza, ABQ, NM 87102
Consensus Planning, Inc, 302 Eight St., NW, ABQ, NM 87102
Coronado Terrace HOA, Debra Sessa, 13100 Calle Azul SE, ABQ, NM 87123
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OFFICIAL NOTICE OF DECISION

Project #2018-001760

December 13, 2018

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Sandia Vista NA, Brenda Gebler, P.O. Box 50219, ABQ, NM 87181
Sandia Vista NA, Lucia Munoz, 316 Dorothy St NE, ABQ, NM 87123
Mirabella Miravista NA, Laurie Estrada, 11231 Kalibab Rd SE, ABQ, NM 87123
Mirabella Miravista NA, David McGrogan, 344 Via Vista St. SE, ABQ, NM 87123
Four Hills Village HOA, Herb Wright, P.O. Box 50505, ABQ, NM 87181
Four Hills Village HOA, James Cochran, P.O. Box 50505, ABQ, NM 87181
Supper Rock NA, Kathleen Schindler-Wright, 407 Monte Largo DR. NE, ABQ, NM 87123
Supper Rock NA, Ken O'Keefe, 600 Vista Abajo Dr. NE, ABQ, NM 87123
Hidden Valley Community Serv. Asso., Inc., Michael Carroll, 610 Green Valley Dr. SE, ABQ, NM 87123
Hidden Valley Community Serv. Assoc., Inc. Wayne Plemons, 13332 Lodestone Tr. SE, ABQ, NM 87123
East Gateway Coalition, Michael Brasher, 216 Zena Lona NE, ABQ, NM 87123
East Gateway Coalition, James Andrews, 13121 Nandina Ln SE, ABQ, NM 87123
Mark Burton, 601 Dorado Pl. SE, ABQ, NM 87123
Lynn Wilson, 501 Eugene Ct. SE, ABQ, NM 87123
Bonnie Wilson, 501 Eugene Ct. SE, ABQ, NM 87123
Judy Young, 13309 Rachel Rd, SE, ABQ, NM 87123
Lois Stearns, 1128 Castellano SE, ABQ, NM 87123
Anita Zadeh, 4323 San Pedro Dr. NE #G101, ABQ, NM 87109
Michael Jolley, 13700 Covered Wagon SE, ABQ, NM 87123
Sarah Delgado, 12608 Tomlinson Dr. SE, ABQ, NM 87123
Laura Rummmler, 1536 Willyes Knight Dr., ABQ, NM 87112
Martina Mesmer, 511 Eugene Ct. SE, ABQ, NM 87123
Ilena Estrella, 933 San Mateo NE Ste 500-224, ABQ, NM 87108
Christy Sigmon, JKSLA, 9717 Indian School Rd NE, ABQ, NM 87112
Leah Lopez, c/o Christy Sigmon, JKSLA, 9717 Indian School Rd NE, ABQ, NM 87112
Esmeralda Marquez-Chavez, c/o Christy Sigmon, JKSLA, 9717 Indian School Rd NE, ABQ, NM 87112
Amarinth King, c/o Christy Sigmon, JKSLA, 9717 Indian School Rd NE, ABQ, NM 87112
Jahzara Erby, c/o Christy Sigmon, JKSLA, 9717 Indian School Rd NE, ABQ, NM 87112
Layla Rustvoid, c/o Christy Sigmon, JKSLA, 9717 Indian School Rd NE, ABQ, NM 87112
Beyance Berdayes, c/o Christy Sigmon, JKSLA, 9717 Indian School Rd NE, ABQ, NM 87112
Connie Vigil, 1315 2nd NW, ABQ, NM 87102
Debbie Owen, 1621 Catron Ave SE, ABQ, NM 87123
Peggy Norton, 3810 11th St. NW, ABQ, NM 87107
John Dubois, jdubois@cabq.gov

APPLICANT INFORMATION

Brito, Russell D.

From: Jim Strozier <cp@consensusplanning.com>
Sent: Friday, December 21, 2018 10:45 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; Michael Brasher; James Andrews; SRock4@comcast.net; abqsana@gmail.com; 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; Rivera, Claudia; Haquani, Sonny C.; Paul Delgado; Sarah Delgado; Robert Salazar; Debbie Owen; martina; youngjudy@ymail.com; Jeffrey Mahn; sheiladon@comcast.net; Laura Rummier; Frank Loschke
Cc: Leslie; Hummell, Tyson; Triplett, Shannon; Herrera, Stacy; Brito, Russell D.; Menicucci, Tom G.; Suter, Bonnie B.; Chavez-Smith, Cristin N.; Charlene Johnson; rbellum@cherryseereames.com; Martinez, Jess R.; tmreames@cherryseereames.com; Vigil, Cassandra R.; Pierce, Carol M.; Morris, Petra
Subject: RE: CABQ Facilitated Meeting Report: Project EPC 2018-001760, Singing Arrow Center
Attachments: Transmittal Letter 12-21-2018.docx.pdf; Singing Arrow Site Plan Revisions Matrix 12-20-2018.pdf

Jessie, Neighborhood Contacts and Meeting Attendees;

At the public hearing held on December 13th the EPC continued the project in order to ensure that the public had an opportunity to review the updated drawings. I am attaching our transmittal letter, a matrix summarizing the changes, and a link to the updated drawings. If you would like to review a full size printed copy of the drawings, it is available for review at the Planning Department, 3rd Floor, Plaza del Sol located at 600 North 2nd Street NW, (505) 924-3860.

Here is the link to the updated drawings: <https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.dropbox.com%2fsh%2fgzciqtud4ivy431%2fAACCsrhx9%2dQM2c7B8VmSpltCa%3fdl%3d0&umid=6FCC7FDA-7D8B-CB05-8A96-F7DABC68E9D3&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-31b1319850ef61ce9aa1d10f9cf552d98f3d54d7>

Please contact me if you have any questions or need any additional information.

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

From: Jessie Lawrence <jessie@lawrencemeetingresources.com>
Sent: Wednesday, December 5, 2018 5:31 PM
To: dsessa@comcast.net; bob martinson <rmart1943@aol.com>; Samantha Martinez <samijoster@gmail.com>; Jonathan Hollinger <jonathan@techtronics-nm.com>; ILENA ESTRELLA <ilenaestrella@hotmail.com>; wlumber@comcast.net; Rich Angel <richtriple777@msn.com>; Cat Cochrane <catcochrane1@gmail.com>; happygranny8@q.com; Lucia Brown <lulumu1213@gmail.com>; Laurie Estrada <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; Michael Brasher <eastgatewaycoalition@gmail.com>; James Andrews <jamesw.andrews01@gmail.com>; Jim Strozier <cp@consensusplanning.com>; Charlene Johnson <Johnson@consensusplanning.com>; SRock4@comcast.net; abqsana@gmail.com; tmreames@cherryseereames.com; rbellum@cherryseereames.com; bsuter@cabq.gov; Laura Is <salgueroIm@gmail.com>; aaron salguero <aaron.salguero@gmail.com>; Andrew Lipman <aman328@aol.com>; Bonnie Wilson <bwilson@paintedsunset.com>; bon.lyn@hotmail.com; copper.star@hotmail.com; Deborah Duncan <deborahduncan43@gmail.com>; Eileen Mahn <eamahn@gmail.com>; charles.stearns01@comcast.net; cka13705@aol.com; kenpilcher@hotmail.com; rlumber@gmail.com; lpsegura@cabq.com; radio.one@aol.com; Marcus Johnson <mlj.2081@gmail.com>; pennysimpson@comcast.net; cvigil@cabq.gov; cristinchavez@cabq.gov; cerivera@cabq.gov; shaquani@cabq.gov; jrmartinez@cabq.gov; Paul Delgado <pmdelgado2.sitar5@gmail.com>; Sarah Delgado <ladylime748@gmail.com>; Menicucci, Tom G. <TMenicucci@cabq.gov>; Robert Salazar <robertsalazar01@gmail.com>; Debbie Owen <nmbearhug@aol.com>; martina <martina776@comcast.net>; youngjudy@ymail.com; Jeffrey Mahn <jamahn47@gmail.com>; cpierce@cabq.gov; sheiladon@comcast.net; Laura Rummler <beyondwebb@gmail.com>; Frank Loschke <ftloschke@comcast.net>
Cc: Leslie <Leslie@springrainsllc.com>; Hummell, Tyson <thummell@cabq.gov>; Shannon Triplett <striplett@cabq.gov>; Lehner, Catalina L. <clehner@cabq.gov>
Subject: Re: CABQ Facilitated Meeting Report: Project EPC 2018-001760, Singing Arrow Center

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

On Tue, Dec 4, 2018 at 5:15 PM Jessie Lawrence <jessie@lawrencemeetingresources.com> wrote:

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,

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

Reports are distributed to meeting participants and city staff at the same time. In this program, I have limits on how I can utilize people's input in my reports. These limits are in place to preserve the integrity of my role and of my reports. My parameters are:

1. I can never change a report, but...
2. If a correction is offered on something that occurred at the facilitated meeting, and is reflected in the notes that I have (i.e., I miscommunicated in the report what I have in my notes), I then write an amendment to the report, which goes out to the same people as the report.

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.
4. If a correction or clarification is offered on something that for some reason is not reflected in my notes or that did not actually occur at the facilitated meeting, I must then request that a letter be written to the City Staff by the person offering the clarification.
5. If something was said at the meeting but omitted from the report, please send those comments directly to the City Staff listed at the end of the report.

It is entirely possible that my co-facilitator or I might mis-hear things, yet we must let that clarification come from the speaker directly to the planner, so we maintain the integrity of the process. This is especially important because other meeting participants may have a contrasting correction or clarification, and I have no way to determine which I should represent unless I stay consistent in representing only what the facilitators heard.

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

Brito, Russell D.

From: Jim Strozier <cp@consensusplanning.com>
Sent: Friday, December 21, 2018 10:45 AM
To: Brito, Russell D.
Cc: Suter, Bonnie B.; Morris, Petra; Menicucci, Tom G.; tmreames@cherryseereames.com; rbellum@cherryseereames.com; Charlene Johnson; Herrera, Stacy; Martinez, Jess R.
Subject: Singing Arrow Community Center - Project EPC 2018-001760
Attachments: Singing Arrow Site Plan Revisions Matrix 12-20-2018.pdf; Transmittal Letter 12-21-2018.docx.pdf

Russell,

Per our meeting, we are providing electronic copies of the transmittal letter, matrix summarizing the changes to the drawings, and the following link to the updated drawings:

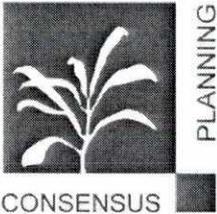
<https://www.dropbox.com/sh/gzciqtud4ivy431/AACCsrx9-QM2c7B8VmSpltCa?dl=0>

Hard copies of the letter, matrix and updated drawings are being hand delivered to your office today.

I have also copied you on an email to the neighborhood representatives and the facilitated meeting attendees providing them with copies of these materials as well.

Please let us know if you have any questions or require any additional information.

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



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

December 21, 2018

Mr. Derek Bohannon, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, New Mexico 87102

Re: 5441.95 Singing Arrow Community Center – Update for January 10th Hearing

Dear Mr. Chairman:

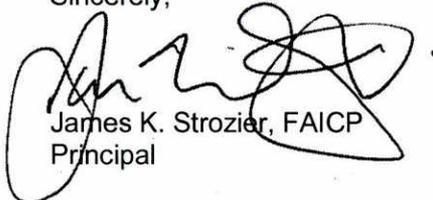
At the December 13th Environmental Planning Commission (EPC) hearing the site plan for the proposed Singing Arrow Community Center was continued to ensure that the public and the EPC members had adequate time to review the updated site plan drawings. The purpose of this letter is to provide an update to the EPC and members of the public summarizing the changes made to 1) Respond to the original conditions of approval presented in the December 7, 2018 staff report, and 2) summarize the changes made after the EPC Hearing comments and discussion.

The Project Team met with Russell Brito, Case Planner to review the changes made prior to the EPC hearing and any additional changes needed prior to this resubmittal.

We are providing updated hard copies of the site plan, electronic copies of the site plan, an updated matrix summarizing the changes to the site plan, and this transmittal letter. We are also providing an email copy of this letter, the matrix, and a link to the updated drawings to the participants of the facilitated meeting. That email will also let them know that there is a hard copy of the final site plan in the project file at the planning department available for their review.

We appreciate you and the EPC members review of this important project and respectfully request approval of the site plan. Please do not hesitate to contact me with any questions or if you need additional information.

Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

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

ec: Russell Brito, Planning and Urban Design Manager
Neighborhood Association Contacts and Facilitated Meeting Participants
Project Team

Conditions of Approval (from Alternative Set of Findings) - SI-2018-00220, December 13, 2018-Site Plan	
Comment	Response
1 The applicant shall meet with the Staff planner to ensure that all conditions of approval are met and submit a finalized version for filing at the Planning Department.	Noted
2 Add a note that states: A Grading and Drainage Plan shall be provided for Grading Permit and Building Permit review.	Add general note A to sheet C101 to read, "A. A GRADING AND DRAINAGE PLAN SHALL BE PROVIDED FOR GRADING PERMIT AND BUILDING PERMIT REVIEW."
CLARIFICATION	Add general note C to sheet A-201 to read, "C. CORTEN STEEL NATURALLY PATINAS TO BE A REDDISH BROWN COLOR."

Conditions of Approval - SI-2018-00220, December 13, 2018-Site Plan	
Comment	Response
1 The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.	City Hydrologist has responded - email of 12/10/18.
2 The applicant shall meet with the Staff planner to ensure that all conditions of approval are met and submit a finalized version for filing at the Planning Department.	Noted
3 Overall Site Plan (Sheet AS101):	
A Add a note that the portion of the park being developed for the community center is approximately 1.05 acres (consistent with the grading and drainage plan).	Add general note K to sheet AS101 to read, "K. THE PORTION OF THE EXISTING PARK BEING DEVELOPED FOR THE NEW COMMUNITY CENTER IS APPROXIMATELY 1.045 ACRES"
B Remove the gray shading from the overall site plan and place it on the utility plan.	The gray shading is being used as a graphic indicator of the easements affecting the site on the overall site plan. It is included on this site plan for graphic clarity, and because all of the other plans show a smaller portion of the site. The easements are noted on the Utility Plan, but the gray shading is not used on that sheet for the sake of the clarity of the information that is shown.
C Clarify if the three homes shown on the eastern side of the overall site plan are in an easement or not	This correction has been made on sheet AS101. The three homes are not in an easement.
4 Pedestrian Access and Circulation:	
A The pathway on the north side of the building shall be extended westward to connect to the existing community center [IDO 5-3(D)(3)(b)].	Add note to sheet AS101 to read, "EXISTING CRUSHER FINE LANDSCAPE PATH/BUFFER TO REMAIN."
B Two connections from the parking lot to the existing pathway on the lot's eastern side shall be added to provide pedestrian access to the pathway and avoid landscaping.	One concrete sidewalk connection has been added at the north planter area. See sheets AS101 and AS102. Add sheet keyed note 35 to sheet AS102 to read, "35. ACCESSIBLE PEDESTRIAN CONNECTION TO EXISTING PEDESTRIAN TRAIL."
C A pedestrian pathway shall be provided to serve the parking lot's western side and minimize pedestrian-vehicular conflict.	A crosswalk has been added to the parking lot, near the north end, connecting the west side parking spaces to the existing pedestrian trail on the east side of the site. Add sheet keyed note 36 to sheet AS102 to read, "36. CROSSWALK MARKED ON ASPHALT TO PROVIDE PEDESTRIAN ACCESS FROM WEST SIDE OF PARKING LOT TO EXISTING PEDESTRIAN TRAIL ALONG EAST EDGE OF SITE."
D Add a note to explain that the existing pathway will provide access to the community center and is not impeded by the wall (see Sheet AS102).	Modify sheet keyed note 32 on sheet AS102 to read, "32. EXISTING ASPHALT PEDESTRIAN PATH OPEN AND UNIMPEDED BY ANY WALLS TO REMAIN."

E	Add a general note to describe pedestrian access and circulation (see Sheet AS102).	Add general note J to sheet AS101 to read, "J. PEDESTRIAN ACCESS SHALL BE VIA THE EXISTING PEDESTRIAN TRAIL SYSTEM THROUGH THE PARK AND OUT TO WENONAH AVENUE VIA THE EXISTING TRAIL ON THE EAST SIDE OF THE PARKING LOT."
F	The parking lot shall not be gated.	No gate is shown.
5	Parking:	
A	Move the motorcycle spaces closer to the building so they are more visible.	Motorcycle spaces, labeled MOTO 1 and MOTO 2, have already been moved to be as close to the front entry of the building as possible, per staff comment.
B	Add an additional handicap space where the small landscaping bed abuts the handicap parking space and drop-off area.	We have met the IDO requirements for accessible parking spaces. There is not room for an additional accessible parking space.
C	Place the bicycle racks outside of the planter (see sheet AS102).	The bicycle racks are not in a planter, but rather on a pervious ground material - crusher fines. Sheet keyed note 31 on sheet AS102 has been moved to point only at east edge of crusher fines area where some plants will be included.
6	Lighting: A light pole detail for the proposed light poles shall be provided and specify height, color, and finish.	Add note to detail A1/sheet AS501 to read, "NOTE: NEW LIGHT POLES TO BE 15' AFF. COLOR TO BE BRZ - DARK BRONZE."
7	Building Design & MPOS:	
A	Replace the Dove Grey stucco with a stucco that is more grey green, or another color, as specified in 5-2(H)(1)(b).	Selected color Dove Grey blends with the surrounding natural environment per IDO 5-2(H)(1) and meets the LRV requirements.
B	Replace the grey steel finish on the building with another color and/or finish that blends in well with the natural environment and the adjacent MPOS [5-2(H)(1)(b)].	There is not a grey steel finish. Only corten steel is used, which has a natural patina of a reddish brown color.
8	Landscaping:	
A	Show the math for the 15% of net lot area landscaping requirement.	The 15% Calculations have been labeled in the LANDSCAPE NOTES at the top right of the sheet. 15% for parking and 15% for total site.
B	Label location of curb cuts and ensure that they match locations on the grading and drainage plan.	Add General Note J to sheet L-101 to read: "CURB CUTS FOR WATER HARVESTING SHALL BE CONSISTENT WITH THE APPROVED GRADING & DRAINAGE PLAN."
C	Provide a curb cut detail.	Added Curb Cut Detail to Sheet AS501, Detail C5 / AS501.
D	The landscaping plan shall not revise the City Standard Drawings 2715 and 2718.	New Landscape Planting Details for a tree and shrub have been replaced with details B1 and C1/L-101 accordingly.
E	Delete the note about the desert willow.	Deleted from Landscape Note 5-6(D) on sheet L-101
F	Specify the color of the gravel.	Add keyed notes 4 & 5 to read, "4. NEW 3/4" GRAVEL, COLOR - SANTA ANA TAN." and "5. NEW 3" DEPTH OF CRUSHER FINES - COLOR - SANTA ANA TAN."
9	Condition from Hydrology:	
A	Conceptual Grading and Drainage Plan for DRB action on Site Plan shall be provided since the tract is adjacent to a major open space (the Tijeras Arroyo).	City Hydrologist has responded - email of 12/10/18.
10	Condition from the Open Space Division:	
	The developer shall take steps to prevent disturbance of soil and vegetation on the adjacent Major Public Open Space during construction. Pursuant to the IDO [5-2(H)(2)(a)(11)], the developer is responsible for mitigating any disturbance that does occur.'	Add general note H to sheet AS101 to read, "H. THE CITY SHALL TAKE STEPS TO PREVENT DISTURBANCE OF SOIL AND VEGETATION ON THE ADJACENT MAJOR PUBLIC OPEN SPACE DURING CONSTRUCTION. PURSUANT TO IDO 5-2(H)(2)(a)(11), "THE CITY IS RESPONSIBLE FOR MITIGATING ANY DISTURBANCE THAT DOES OCCUR."
11	The following comments from the Police Department shall be considered and addressed:	
A	Ensure adequate lighting throughout the project - exterior lighting on the Community Center and any future building(s).	
B	Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the Community Center to the street and the street to the Community Center. Also maintain natural surveillance between the Community Center and any future building(s).	

C	Ensure that the landscaping is installed so as not to obstruct windows, doors, or entryways.	All items have been considered and addressed
D	Limit and clearly delineate access to the property; i.e. Deliveries, Employee Parking, Visitor Parking.	
E	Provide signage that clearly directs visitors to the appropriate entrance, include a map if necessary.	
F	Ensure controlled access to the building through use of adequate door and lock systems.	
G	Control access between community meeting areas and employee only areas.	
H	Consider video surveillance systems to monitor building entrances, including entrance and exit points, parking lots, reception, computer labs, etc.	
I	Ensure that addresses are posted and clearly visible.	
J	Create a clear transition from public to semi-public to semi-private to private space throughout the project.	
12	Conditions from PNM:	
A	An existing electric overhead distribution line is located along the northern edge of the proposed community center. It is the applicant's obligation to abide by any conditions or terms of these easements. Applicant needs to meet with PNM regarding development of this parcel.	Already addressed in general note F on sheet AS101.
B	It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.	Noted
	Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107 Phone: (505)241-0589	
C	Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.	Add general note C to sheet AS102 to read, "C. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES."

COMMENTS RECEIVED
DURING CONTINUANCE PERIOD

Lehner, Catalina L.

From: Singing Arrow <abqsana@gmail.com>
Sent: Friday, December 21, 2018 9:26 AM
To: DuBois, John E.; Lehner, Catalina L.; rbritto@cabq.gov
Subject: Project #2018-001760

Hello,

Yesterday, our association received the Official Notice of Decision on December 13, 2018 stating that Project #2018-001760 has been continued for "30 days" to "January 10, 2018".

A few questions have been raised by this notice. Can you please clarify?

1. January 10, 2018 is in the past.
2. If January 10, 2019 is what is meant, then that is fewer than 30 days from December 13, 2018 (also containing two holidays within that period) and, therefore, the next available hearing date that would be at least 30 days out would be in February.

Can you please call me to discuss this and a few other questions that we have about procedure?

Thank you,
ILENA ESTRELLA 505-417-1570
President, Singing Arrow Neighborhood Association

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

Lehner, Catalina L.

From: - <spencedna@aol.com>
Sent: Friday, December 21, 2018 12:50 PM
To: abqsana@gmail.com; DuBois, John E.; Lehner, Catalina L.; rbritto@cabq.gov
Subject: Re: Project #2018-001760

Hello everyone-
I received it-
If you want to get signatures for the petition against the community center, I would be happy to help next week.
Connie
PS The Rep party is going full tilt against the APS special school bond- that will be mailed to voters at a huge cost instead of waiting till Nov...
HAPPY HOLIDAYS!
Connie

-----Original Message-----

From: Singing Arrow <abqsana@gmail.com>
To: jdubois <jdubois@cabq.gov>; Catalina L. Lehner <CLehner@cabq.gov>; rbritto <rbritto@cabq.gov>
Sent: Fri, Dec 21, 2018 9:26 am
Subject: Project #2018-001760

Hello,

Yesterday, our association received the Official Notice of Decision on December 13, 2018 stating that Project #2018-001760 has been continued for "30 days" to "January 10, 2018".

A few questions have been raised by this notice. Can you please clarify?

1. January 10, 2018 is in the past.
2. If January 10, 2019 is what is meant, then that is fewer than 30 days from December 13, 2018 (also containing two holidays within that period) and, therefore, the next available hearing date that would be at least 30 days out would be in February.

Can you please call me to discuss this and a few other questions that we have about procedure?

Thank you,
ILENA ESTRELLA 505-417-1570
President, Singing Arrow Neighborhood Association

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

Lehner, Catalina L.

From: - <spencedna@aol.com>
Sent: Monday, December 31, 2018 3:52 PM
To: Lehner, Catalina L.
Subject: Re: 4 Hills Community Center Proposed Plan..
Attachments: cv.doc

Hello,
I am enclosing my thoughts about the community project in a letter.
Connie Vigil
Please contact me if you have any questions.

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

EPC Hearing 12/13/2018

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

Hello,

My name is Connie Vigil. My background is as a community advocate for 20 years, and as a former city council member in a community near Boise, ID. I have also been president of a neighborhood association and am current president of a business alliance in Albuquerque.

This Project has been inappropriately developed in a hodgepodge mismatch fashion since its inception. I moved here for the Park that is now beautifully lush with green foliage and shade trees. Long term plans for development were created for this historic east entrance of Albuquerque, and I looked forward to these plans being realized. These revitalization plans were done with wisdom, analysis, and were patiently developed to represent this area's public best interest. This community's input was incorporated into these plans, and thankfully these plans were adopted into the new IDO.

The city process we have experienced the last year and 1/2 has totally ignored this wealth of community input. This 2nd new CC project has been based on a misleading premise. The first real public hearing - to replace green space with a 2nd CC in the Park already limited input to minimum critical thinking. The planners presented these plans disrepective of our current or past input. Use, need, size, layout, design... were never a not part of the scope for decisions by the ZHE and LUHO. Experts from Parks and Recreation were never consulted. Later facilitated meetings, continued with weak logic and purpose. "We will build it and then figure out how to use it". **Disregarding** past guidelines that represent the good of the public while **ignoring** sensible use and spinning what is legal, but NOT right, has brought us before you to plead the real facts to try and maintain the character and integrity of our unique, historically sensitive neighborhood and surroundings. Because the city has not laid out a plan that is consistent with existing or future uses for the park, this project is harmful to our lovely park and the community. Because we, nor the East Gateway sector plans, were never included in the original plans, the entire concept had a cracked foundation from the beginning. At one facilitated meeting, I asked, "So you gave yourselves permission to do what you asked yourselves to do?" The team of planners nodded affirmative. We were ignored as we brought a plethora of evidence that traffic, economic, environmental impact studies should be done before proceeding forward. Although the city was not legally obligated, they were and are morally and professionally obligated to do what is right. For example, the non-arterial bus turnaround at this corner where the 2nd CC will be built, is the #1 public safety hazard in the city, and this plan worsens those conditions.

Is it legal? Yes. But is it harmful and done without governmental transparency and integrity? Absolutely YES!

This plan will be harmful to the integrity of this historically sensitive area, and must be replaced with a comprehensive, cohesive site plan that will advance, not harm our

neighborhood and future revitalization development. This project was not well conceived and has not been developed with even minimal professional standards.

Let's give this park a chance to become a shining attraction that makes our ancestors, current and future residents and site seers PROUD.

This City can do much better. Will you help us help the City do much better?

Connie Vigil
575-386-6377

Lehner, Catalina L.

From: Laurie Estrada <laudonest@gmail.com>
Sent: Tuesday, January 01, 2019 6:34 PM
To: Lehner, Catalina L.
Subject: EPC letter 2.docx
Attachments: EPC letter 2.docx

Ms. Lehrer,
Attached please find a letter stating our opposition to building a new Community Center in Singing Arrow. Thank you.

Laurie and Gerald Estrada

This message has been analyzed by Deep Discovery Email Inspector.

Sent from my iPad

December 31, 2018

11231 Kaibab Rd, SE
Albuquerque, NM 87123

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

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

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

I am opposed to the construction of a new community center in the Singing Arrow neighborhood. We moved to Albuquerque in 2004 and attended the very first meeting of the East Gateway Sector Revitalization Plan. There were many people there who eagerly anticipated the improvement and beautification of the East Gateway.

In the past few years that project seems to have been discarded along with the desires of the people who own homes in and around east Albuquerque. There seems to be a trend of presenting bond projects to voters and then reallocating those funds contrary to the wishes of the voters. People voted to renovate the current community center; not to build a new one. Our focus should be on reducing crime, reinvigorating and upgrading the historic Route 66 gateway. The current center can be upgraded without causing further disruption to the surrounding neighborhood. ***This is what citizens voted for.***

Thank you for your consideration to this communication and to the citizens of the East Gateway.

Sincerely,
Jerry and Laurie Estrada
laudonest@gmail.com

Lehner, Catalina L.

From: Judy Young <youngjudy@ymail.com>
Sent: Wednesday, January 02, 2019 8:53 AM
To: Lehner, Catalina L.
Subject: Project #2018-001760 Singing Arrow Park specifically regarding the children's testimony of 12/13/18
Attachments: EPC hearing children's testimony.docx; APS school board factual submission re EPC hearing.docx

Dear Catalina,

The enclosed documents are relevant to the upcoming January 10, 2019, EPC hearing and are being submitted to be included as part of this file for EPC review.

These documents are in specific reference to children's testimony

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

EPC hearing regarding children's testimony:

Four individuals (identified below) who were present at the 12/13/18 EPC hearing and witnessed child abuse by child exploitation of misuse of authoritarian position, reported these serious infractions to the APS School Board Meeting on 12/19/2018. This report to the APS Board of Education is enclosed.

The following four individuals spoke before the APS Board of Education:

Ileana Estrella, Ph.D. in Science, graduate of Cultural Arts from Julliard, NYC

Martina Mesmer, Bachelor of architecture, M.A. in landscaping architecture with strength in engineering, UNM Professor of Architecture, City of Abq MC site planner

Connie Vigil, President of Greater Albuquerque Business Alliance, former city councilor Boyce, Idaho, M.A. in Microbiology and Technical Communications and former STEM teacher

Judy Young, M.A. in Community Program Development and Guidance and Counseling, Columbia University, NYC, \$92 million grantsman of UNM Cancer Research and Treatment Center, secondary math education teacher, initiated first publicly funded Domestic Violence Program with Abq Assistant Chief of Police Phil Chacon

In addition to the enclosed report, it is noted that each child who spoke was not required to give her address which is required before taking an oath. Each of these witnesses could not be cross examined which is required per EPC rules of procedure.

5th grade student, Leah Lopez, testified that the current community center is hazardous to the health of children attending that building because water leaks and mold that are noxious (meaning poisonous).

5th grade student, Esmeralda Marquez-Chavez, testified that "the city services" that will be in this building would be good for everyone.

**The stakeholders are being told that no "city services" are planned for this building, and yet out of the mouths of babes, the stakeholders receive the truth that "city services" are planned for this new building.

5th grade student, Layla Rishold, testified that the existing building is old and worn down, and was supposed to be fixed in 2011, but wasn't.

**Layla reinforced what 5th grade student, Leah Lopez, stated. Both of students were sounding the alarm that the powers that be that were overseeing the money that voters voted for renovating and expanding the current community center have been negligent, possibly criminally negligent, in putting children at risk of extreme danger of hazardous conditions. The General Obligation Bonds have been in place for such construction since 2011, and yet these children utilizing this current community center have been unnecessarily put in harms way for 8 years. The voters tried to protect the children, but the overseers of the funds have failed in their duty to protect. And now, the overseers of the funds want to use this hazardous building to house even younger, more vulnerable children?

5th grade student, Adriana Gonzales, testified that children should have a safe place and be protected.

**Adriana again reinforced that the children housed in the “existing” facility have not been safe and protected. Adults are charged with protecting children because children are unable to protect themselves. The adults who have knowingly put these children in harms way for 8 years are at cause, NOT the voters.

5th grade student, Adriana Gonzales, testified that the new building would give children a better life because they would have tutoring and fine arts classes, and physical education.

**The current Community Center offers everything the proposed second community center offers except physical education. The new second community center will not offer any outdoor physical activity like the current community center offers. The students attending the second new community center will have less physical education opportunities available to them than they currently have.

The voters voted to renovate and expand the current community center in 2011 and 2013. There is overwhelming support among stakeholders to realize these plans that were voted for to protect the children. There is overwhelming dissention to build a second community center next to the current Community Center. Enclosed is the legislative resolution that Don Harris and Rey Garduno sponsored to reallocate these funds. Please note lines 13-18 refer to money allocated for improvements to existing community center. Also enclosed is the summary of GO bond election results.

Transcription of Principal Christy Sigmon, principal of Janet Kahn Fine Arts Academy, introducing seven students at the EPC hearing 12/13/2018

My name is Christy Sigmon.. I live on the Westside.

We have been watching this since last Spring, and so, let me start with this one. Um, 2003 Manzano Mesa was being built- Elementary School. I wasn't there. I don't know. I don't know why our school boundaries and the community and the district got together and created these boundaries. Um, but in the yellow is where our kids live. Our kids have 9 elementary schools to get to (unintelligible-perhaps ARTS). They are from section 8 housing. Most of our parents do not have transportation. Because of this situation that we have, our students are able to participate in our after school programs that we have at our school. Um, pre-k, in general, does not have busing. (Unintelligible) on busses. So, these kids in this community are not allowed to participate in pre-k. So when they come to us finally at age 5, they've never held a crayon. They've never held a pencil. So they are already at a disservice. This community center would help us level the playing field. Our babies deserve this. They deserve to have an after school program with different part-music, drama. Our kiddos who are preschool age deserve the right to be able to learn something before they come to preschool and kindergarten at a public school so they are a little educated and socialized. But you don't want to hear from me. I'm just another adult talking. I have an amazing group of 5th graders who are advocating for themselves, their classmates and their school mates. I'd like to bring them up if that's ok.

The children that read prepared statements are:

1. Leah Lopez
2. Esmeralda Marquez-Chavez
3. Amaranth King
4. Jahzara Erby
5. Layla Rishold
6. Beyoncé Berdayes
7. Adriana Gonzales

These children were sworn in under oath to read statements that were prepared for them. The students had to turn to Mrs. Sigmon repeatedly and ask how to pronounce words like "facilitated". Numerous adults witnessed these children being prepped out in the hall before speaking. All of the students were shaking and clearly intimidated by the adult task they were given and the adult responsibility they were charged with. Ten year old students are just entering into maturity and do NOT physiologically possess the ability assimilate and critically analyze adult information and situations. Normal ten year olds have come out of narcissism and are just beginning to come out of egocentricity entering into the ability to critical think as an adult. For this reason, children are subject to different laws than adults to protect them from adult prosecution. A parent is legally responsible to protect for this child until the age of 18.

General guidelines for engaging an underage child in legal proceedings include:

1. The only time a child should be allowed to be engaged in adult legal proceedings is when there is no other avenue of factual testimony (ex. the child witnessed a murder, etc)
2. The child is evaluated by a licensed court mental health specialist rendering recommendations of proceeding with the child's best interest. The child must be protected from being traumatized or further traumatized regarding the subject of testimony first & foremost.
3. The judge is consulted regarding proper procedure moving forward.

*****The adults are responsible for protecting the child first, second to providing testimony from the child. Since a child cannot protect him/herself, all proceedings must go forth with the child's welfare top priority. Cross examination MUST always be possible before a child can enter into an oath to tell the truth. Cross examination can traumatize a child so this process must be handled with the utmost of caution.

When children are psychologically programmed to be used for an adult agenda of which they are unable to critically assess and assimilate, the adults are psychologically abusing and traumatizing these children.

These children are forced to play adult roles in which they are incapable of handling. This traumatizes the child by creating a sense of inferiority, inappropriate shame and guilt, enmeshment that prevents a progression to develop individuation and sense of self.

These syndromes created by this psychological abuse are well researched and documented.

We are seriously question whether APS protocol of field trips was followed.

- Who were the other adults accompanying these children?
- Did they have background checks prior and were the parents informed of their accompaniment?
- What transportation was used? Was adequate insurance secured?
- How did this "trip" compliment curriculum or instructional goals?
- Times they would be gone.
- What provisions were made for snacks and water, lunch, etc.
- Were parents invited to accompany their child. If so, did parents have background checks? Did parents sign a release form.
- Were the parents fully informed that their child would be speaking under oath? And the complete ramifications of their child's activity? Did their child even know the subject upon which they were speaking and could be held at legal cause?

Submitted by Judy Young
12/19/18
APS School board

Here are some reasons/bullet points that have been discussed for reporting exploitation, etc.:

- Exploitation of children for personal political agenda.
- The children did not address the topic of the hearing but were clearly placed to make a political statement.
- Children did not speak in their own words but used prepared statements that they could not pronounce.
- There were 2 other unknown adults with the children who participated in the clever orchestration of their sign in. The children were told to wait and then to make an entrance after about 45 minutes.
- The children made numerous false statements under oath.
- The children made numerous statements about the condition of the existing Community Center. Do they attend?
- Even though the hearing was second on the agenda, the children arrived early and, as a result, waited in the hallway for 2 1/2 hours before our hearing started. Were snacks and lunch provided?
- The principal misrepresented the school. She mentioned Manzano Mesa Elementary and no other school.

Lehner, Catalina L.

From: Jerry Rejent <crusher32@yahoo.com>
Sent: Wednesday, January 02, 2019 9:07 AM
To: Lehner, Catalina L.
Subject: Project #1011083 at 13200 Wenonah Ave, SE in Singing Arrow Park
Attachments: EPC Letter HOA - January 2, 2019.docx

Ms Lerner,

The Mirabella Homeowners Association would like to voice their opposition to the above referenced project. Please see attached letter from the board of Directors of the Mirabella Homeowners Association stating this opposition. We sincerely hope the City Councilors and Mayor Tim Keller cease their disregard to the voices of the City of Albuquerque voters.

Thank you,

Jerry Rejent
President - Mirabella HOA BOD

PS. Please respond to this email so that I know this correspondence has been received.

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

December 31, 2018

Mirabella Homeowners Association
Albuquerque, NM 87123

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

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

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

Mirabella Homeowners Association would like to state their opposition to the proposed construction of a new community center in the Singing Arrow neighborhood.

In 2013, citizens of Albuquerque voted to utilize bond funds to update the existing community center, not to construct a new one. The Singing Arrow Community center is one of six Community Centers within a 3 mile radius. We strongly urge the EPC to require the City to develop a comprehensive master plan for Singing Arrow Park and the community center to prevent another ART-like debacle.

In the past few years that the East Gateway Revitalization project seems to have been discarded along with the desires of the people who own homes in and around east Albuquerque. There seems to be a trend of presenting bond projects to voters and then reallocating those funds contrary to the wishes of the voters. People voted to renovate the current community center; not to build a new one. Our focus should be on reducing crime, reinvigorating and upgrading the historic Route 66 gateway. The current center can be upgraded without causing further disruption to the surrounding neighborhood. ***This is what citizens voted for.***

Thank you for your consideration to this communication and to the citizens of the East Gateway.

Sincerely,

Mirabella Homeowners Association

J A Rejent
President – Mirabella HOA Board of Directors

Lehner, Catalina L.

From: Judy Young <youngjudy@ymail.com>
Sent: Wednesday, January 02, 2019 9:08 AM
To: Lehner, Catalina L.
Subject: Project #2018-001760 Singing Arrow Park specifically regarding Jim Strozier's testimony
Attachments: Google view of parking lot and Singing Arrow Park before city purchased & blighted it.PNG

Jim Strozier testified that this construction would restore the parking lot that is now a "nuisance" eye sore. The stakeholders as well as the seller (Daskalos) of the parking lot contend that this parking lot was not in blight or a "nuisance" until the city purchased this property and turned it into "a nuisance". Enclosed is a google view of this property before the city turned it into a "nuisance".

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This message has been analyzed by Deep Discovery Email Inspector.



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Apple Disney ESPN Yahoo Your eGift Card Tasks service dog Assistance Dog Tasks How to Get Thicker Hair Naturally | Top 10 Home Remedies

at Things 1304 Cha... All-New A... 7400 Mou... Maps Synthetic... Nextdoor (59) Palac... Nextdoor Park-goer...

Find a place



Google

Lehner, Catalina L.

From: Judy Young <youngjudy@ymail.com>
Sent: Wednesday, January 02, 2019 9:20 AM
To: Lehner, Catalina L.
Subject: Project #2018-001760 Singing Arrow Park specifically regarding Jess Martinez' testimony re: census of current community center
Attachments: Singing Arrow CC census statistics.png

Please enter this document regarding the census of the current community center in Singing Arrow Park. Jess Martinez testified that "generally the census was 25 because children may be on the roster but do not come every day". This census document significantly contradicts that statement

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

<https://cyfd.org/new-mexico-cyfd-public-portal>

ate	Capacity	Census
0/18/18	40	6
/10/18	20	0
/10/18	20	0
/20/18	20	2
/24/18	40	0
0/26/17	40	13
/25/17	40	0
/22/17	40	0
/28/17	40	0
/6/2016	40	0
/3/16	40	6
/8/2016	40	16

Lehner, Catalina L.

From: Judy Young <youngjudy@ymail.com>
Sent: Wednesday, January 02, 2019 9:30 AM
To: Lehner, Catalina L.
Subject: Project #2018-001760 Singing Arrow Park specifically regarding financing of 2nd Community Center
Attachments: R-201Enacted (1).pdf; SA timeline 10-2018.pdf; DOCUMENTATION THAT THE BOND.docx; Singing Arrow Community Center Project Funding Timeline.pdf

The commissions asked a question regarding the financial base of this project. Jess Martinez responded, "The financing is there."

The following documents provide a history of the financing as well as the basis of serious questioning by stakeholders of how their GO bond votes became something completely different than what they voted for.

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

1 **Section 1. The project scope for the 2009 Feasibility Study District 6 Library**
2 **Project, activity number 7505070, is expanded to include the acquisition of**
3 **land for the International District Library.**

4 **Section 2. The project scope for the 2011 Library Materials project, activity**
5 **number 7516050, is expanded to include the acquisition of land for the**
6 **International District Library.**

7 **Section 3. The project scope for the 2011 Singing Arrow Community Center**
8 **Renovation project, activity 7513070, is amended to read: to acquire land,**
9 **plan, design, construct, furnish, equip and otherwise improve the Singing**
10 **Arrow Community Center.**

11 **Section 4. The project scope for the 2013 Singing Arrow Community**
12 **Center project, activity 7528090, is amended to read: to acquire land, plan,**
13 **design, construct, furnish, equip and otherwise improve the Singing Arrow**
14 **Community Center.**

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[Bracketed/Underscored Material] - New
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1 PASSED AND ADOPTED THIS 18th DAY OF May, 2015
2 BY A VOTE OF: 8 FOR 0 AGAINST.

3
4 Excused: Peña

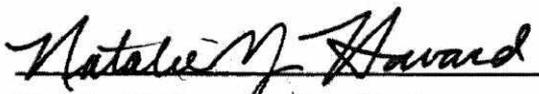
5
6 
7 _____
8 Rey Garduno, President
9 City Council

10
11
12 APPROVED THIS 27th DAY OF May, 2015

13
14
15 Bill No. R-15-201

16 
17 _____
18 Richard J. Berry, Mayor
19 City of Albuquerque

20
21
22
23
24 ATTEST:

25 
26 _____
27 Natalie Y. Howard, City Clerk

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[-Bracketed/Strikethrough Material-] - Deletion

DOCUMENTATION THAT THE BOND MONEY WAS ALLOCATED FOR RENOVATION, NOT AN ADDITIONAL BUILDING THAT WOULD:

- 1. OBSTRUCT VIEWS**
- 2. DECREASE PARK AREA IN VIOLATION OF THE PARKS DEDICATION AND DEVELOPMENT ORDINANCE**
- 3. INCREASE NOISE**
- 4. IMPEDE PARKING IN THE ADJACENT RESIDENTIAL AREA**
- 5. INCREASE VAGRANTS FOR USE OF PUBLIC RESTROOM AND SHOWER FACILITIES OF A PUBLIC BUILDING**
- 6. INCREASE DANGER FOR CHILDREN FROM INCREASED CRIME**
- 7. VIOLATE ZONING LAWS INCLUDING PROXIMITY TO INAPPROPRIATE BUSINESSES IN RELATIONSHIP TO CHILDREN**
- 8. DUPLICATE SERVICES ALREADY AVAILABLE AT MANZANO MESA MULTI-GENERATIONAL CENTER AND MANZANO MESA ELEMENTARY SCHOOL COMMUNITY SCHOOL CENTER**
- 9. INCREASE FLASH FLOOD DANGER SINCE THIS IS THE VANTAGE POINT OF THE AREA. DECREASE OF WATER ABSORBABLE LAND WOULD INCREASE FLASH FLOOD DANGER.**
- 10. JEOPARDIZE THE HISTORIC ARCHEOLOGICAL SITE**
- 11. INCREASE CRIME AND DECREASE SAFETY. THE BOND MONEY HAS BEEN ALLOCATED FOR IMPROVEMENTS FOR SAFETY IN THE PARK, BUT THE CITY HAS FAILED TO MEET THE RECOMMENDATIONS TO PROTECT THE MEMBERS OF THE COMMUNITY. THIS NEGLIGENCE HAS RESULTED IN NEEDLESS SEVERE TRAUMA OF NEIGHBORHOOD VICTIMS. THE EAST GATE DEVELOPMENT PLAN WAS TOTALLY IGNORED TO THE EXTREME DETRIMENT OF THE COMMUNITY AND IT'S MEMBERS.**

Detailed Document Timeline – Singing Arrow Community Center

Text in **Bold Underline** indicates Document Title reference. All documents available through City or Councilor Harris' website.

- 1993: The **Singing Arrow Neighborhood Plan** recognized the need for a Community Center, stating that “residents in the Singing Arrow area have identified a need for a facility which can be used for neighborhood meetings and activities such as a community center constructed in conjunction with development of the archaeological site.
- 2010: **East Gateway Sector Plan** which replaced individual Neighborhood Plans stated “To function as a vibrant community hub, Singing Arrow Community Center must be enlarged. The Plan recommends a study of community needs to determine how they might be addressed at an *expanded Singing Arrow facility*. The study should consider: classes and programs for local children and adults, indoor and outdoor recreation, a commodities distribution program, and transportation services for children. The needs assessment should consider building expansion, modular building retention and long-term replacement of the existing facilities. 2013 **Amendment** continues to addresses expansion.
- 2011: **Bond issue for \$1,500,000** was approved to design, acquire property, renovate, demolish, construct, equip, furnish, provide security improvements and otherwise *make improvements to the existing Singing Arrow Community Center*.
- 2013: **Bond issue of \$1,000,000** was approved to plan, design, develop, construct, demolish, equip, reconstruct, renovate, rehabilitate, expand, repair, study, landscape, streetscape, *enhance and otherwise improve*, and to acquire property for, City-owned community centers.
- 2013: **Needs Assessment**, ordered by Councilor Harris, states: “The facility is old and in need of repair or replacement. The roof sometimes leaks. Its facilities are substandard compared to newer site-built community and senior centers such as Holiday Park and Manzano Mesa.”
- 2015: **Bond issue** passed to allow reallocation of \$6,500,000. of previously approved and issued general obligation bonds. This action gave the City Council the power to reallocate bond funds without voter approval.
- 2015: **City Council Bill R-15-201** changed the scope of the Singing Arrow Community Center Project
 - “Section 3. The project scope for the 2011 Singing Arrow Community Center Renovation project, activity 7513070, is amended to read: to acquire land, plan, design, construct, furnish, equip and otherwise improve the Singing Arrow Community Center.
 - Section 4. The project scope for the 2013 Singing Arrow Community Center project, activity 7528090, is amended to read: to acquire land, plan, design, construct, furnish, equip and otherwise improve the Singing Arrow Community Center.”
- 2015: **State approved Capital Outlay** of \$150,000 for *Singing Arrow Community Center Improvement*
- 2016-2-22: City acquires parking lot at Wenonah & Tramway for an undisclosed amount
- 2016-8: **EC-193** awards Cherry/See/Reames Architects, PC \$4,500,000. for design and construction.
- 2016-12:-1 **Zoning Hearing Examiner Application** to rezone park to allow conditional use of “a Community Center in an R-1 Zone.”
- 2017: Nearby neighbors notified of intent to construct a new center (required by **ZHE Application**)
- 2017-1-17: **Notice of ZHE Decision** approving rezoning
- 2017-1-23: **Notice of Public Meeting** regarding Community Center
- 2017-4-25: **Zoning Appeal Hearing Decision** – REMANDED to Zoning Hearing Examiner for Rehearing
- 2017-8-10: **Land Use Facilitated Meeting Minutes** - F&CS clarified that the *existing center* will be used for 2-5 Early Childhood Development and that the new Center, like other Community Centers are intended for 5 year olds through seniors. Possible hours for the center could be 7:30am -8pm. The 2013 Needs Assessment identifies 18- 64 as the large user group in need.”
- 2017-10-17: **Second Zoning Hearing Minutes** – Zoning Change APPROVED
- 2018-1-23 **Notice of Decision-Zoning Appeals Board** – UPHELD ZHE Decision to permit Zoning Change
- 2018: **Land Use Hearing Appeal Decision**-UPHELD the ZHE Decision to permit Zoning Change

Singing Arrow Community Center Project

Document Reviewed	Outcome	Questions That Arose
2011 Bond Issue	\$1,000,000 passed for <i>renovation</i>	
2013 Go Bond Application	\$250,000 requested in Go Bond application for <i>renovation</i>	
2013 Needs Assessment	Noted that facility was "old" although it was only 14 years old. Recommended new facility and demolishing old Center & returning area to green space.	The Needs Assessment was requested to justify a new community center even though a month later the ballot text identified <i>renovation</i> , NOT a new community center. There is no evidence of a cost/benefit analysis, operating budget analysis, or community or City Department input into this assessment.
2013 Bond Issue Ballot	\$1.5 million approved for Singing Arrow Community Center <i>Renovation</i>	How did a request submitted for \$250,000 end up on the Ballot as \$1.5 million?
2014, Dec., Council Bill R-14-113	\$75,000 for archaeological investigation of the property -- specifically donated for the preservation & protection of the land	Is it appropriate to build another structure on land that was donated for the purpose of preservation?
2015 State Capital Outlay Request	\$150,000 approved for SA Community Center <i>renovation</i>	
2015 Bond Funding Reallocation	No amount listed	Don Harris' website states funding was made available for SA Community Center; we have been unable to obtain documentation that funding was specifically allocated to SACC. It is not clear that City Councilors were given any specific information that these funds were Singing Arrow Community Center related.
2017 Funding Status Received	Shows that approximately \$3,585,748 received from various sources. \$588,991 spent to date. It appears that \$503,000 is for the purchase of the parking lot.	Project was estimated at \$4.5 million, although \$5+ million is frequently stated at meetings. Not clear where the additional \$2+ million is coming from to build the Center.
City Operating Budget	Relatively flat for Family & Community Services.	Where is the staffing, maintenance and operational funding for the two Centers? Although stated that the old Center will be transferred to Child Development, is that department prepared to own & maintain it?
August 2017 City Council Meeting	Diane Gibson announced that SACC had 18 slots available.	If the existing Center is not operating at capacity, is a new 15,000 nsf facility necessary?
Information Provided by City Child Development Services by telephone	<ul style="list-style-type: none"> • Pre Kindergarten Program – 14 of 20 slots filled • Child Development Program - SACC is licensed to run this program but is not doing so. • Early Head Start (EHS) - Licensed to provide services but cannot be opened due to lack of funding. City has applied for federal grant. 	<p>New facility is planned at 15,000nsf. Other than childcare and a gym, the City has not identified any programming for the new Center.</p> <p>Shouldn't we evaluate current needs, determine programming to fill needs, evaluate cost/benefit, and then determine how best to spend available funds?</p>

Lehner, Catalina L.

From: Judy Young <youngjudy@ymail.com>
Sent: Wednesday, January 02, 2019 9:42 AM
To: Lehner, Catalina L.
Subject: Project #2018-001760 Singing Arrow Park specifically regarding what may be legal, but is not right
Attachments: Don Harris Council Bill FS R 13 222 001.jpg; page 2 of Don Harris Bill FS R 13 222 001.jpg; Bus Transit Center on East Central (1).docx; Bus Terminal 1.jpg; Bus 2 001.jpg; Bus 3 001.jpg; Bus 4 001.jpg; Bus 5 001.jpg; Bus 6 001.jpg; EPC Community Center Hearing.doc; Palace Smoke Shop Facebook 001.jpg

Jim Strozier testified that the archaeological site is NOT a part of this project, and therefore he and his team, including the applicant, do not have to address it. The stakeholders take strong exception to this statement and to this position. The following documents address the issues that are imperative to address for the safety and integrity of this historically sensitive site.

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This message has been analyzed by Deep Discovery Email Inspector.

Inappropriate Location for Community School at east end of Singing Arrow Park

CITY OF ALBUQUERQUE TWENTIETH COUNCIL

COUNCIL BILL NO. F/S R-13-222 ENACTMENT NO. R-2013-126

SPONSORED BY: Don Harris

States on page 7

20 **D. This request furthers a preponderance of policies in the Comprehensive**
21 **Plan and East Gateway Sector Development Plan and draft East Gateway**
22 **Metropolitan Redevelopment Plan and thus is more advantageous to the**
23 **community. There is a public need for more flexibility, which these amendments**
24 **will provide while maintaining the standards of the Plan, to encourage**
25 **development and redevelopment while protecting neighborhood character. The**
26 **changes are appropriate for the transit corridor along Central Avenue, which is**
27 **why they are applied to those corridor properties rather than other available**
28 **properties. The designation as an enhanced transit corridor makes the area**
29 **appropriate for the types of uses, and the density called for in the EGSDP.**
30 **Moreover, the proposed changes are needed in order to allow the type of**
31 **development originally envisioned by the EGSDP.**

- The proposed construction site on the east end of Singing Arrow Park will create a perfect storm effect for children and the community at large. The bus turnaround is at Wenonah and Tramway. Poor city planning of the bus terminal being located on a public street rather than a designated area has created havoc for the businesses of Four Hills Shopping Center and for the community at large. Busses are frequently stopped for as long as 45 minutes on this corner directly across from the east end of Singing Arrow Park. Business owners and associates report frequent fights and disturbances at this location. Bus drivers are forced to use restrooms of local

businesses which can also force them to leave his/her bus unattended. The corner of Central and Juan Tabo would be an appropriate location to build a bus terminal turnaround. This transit site development would greatly improve conditions at 4 Hills Shopping Center and for the community at large. The current unsightly transit afterthought arrangement is problematic in every possible way for the community. This irregular, troublesome city planning has created unnecessary hazards for the shopping center, the nearby apartments, and the Singing Arrow Park.

The before and after school programs would put the children at great risk due to the close proximity. The public facility at other times of the day would put the rest of the community at risk because it would attract homeless vagrants to shower and use the bathroom facilities. Businesses are currently seriously hampered by the public street transit facility. A community school on the east end of Singing Arrow Park would further the hazards for both children and the public at large.

- Extreme close proximity to a smoke shop and quick stop shop which is significantly closer than 500 ft distance required for a school facility are additional red- alert factors that make this location inappropriate for a community school.
- Close proximity to a landlocked residential area and an archeological site also add to the perfect storm scenario that would destabilize the neighborhood.

Move the Wenonah/Tramway Bus Turnaround

Whereas the intersection of Wenonah and Tramway has never been officially designated as a bus transit center, and early City planners in the 1960's warned against future traffic hazards at this location due to topographical limitations.

Whereas the Deputy Assistant Director of the City of Albuquerque Department of Transportation on April 6, 2018, at the Singing Arrow Task Force acknowledged that this intersection is **unsuitable** for this excessive use of 150 busses per day.

Whereas the report submitted to the City officials on April 6, 2018, at the Singing Arrow Task Force identified the intersection of Wenonah and Tramway as second only to the Alvarado Bus Terminal Station in daily volume.

Whereas the Singing Arrow Task Force report further submitted bus schedule comparisons of all other designated bus transit centers in volume and safety to the intersection of Wenonah/Tramway, and concluded that all other bus transit centers accommodate only a fraction of the 150 busses that the intersection of Wenonah/Tramway accommodates.

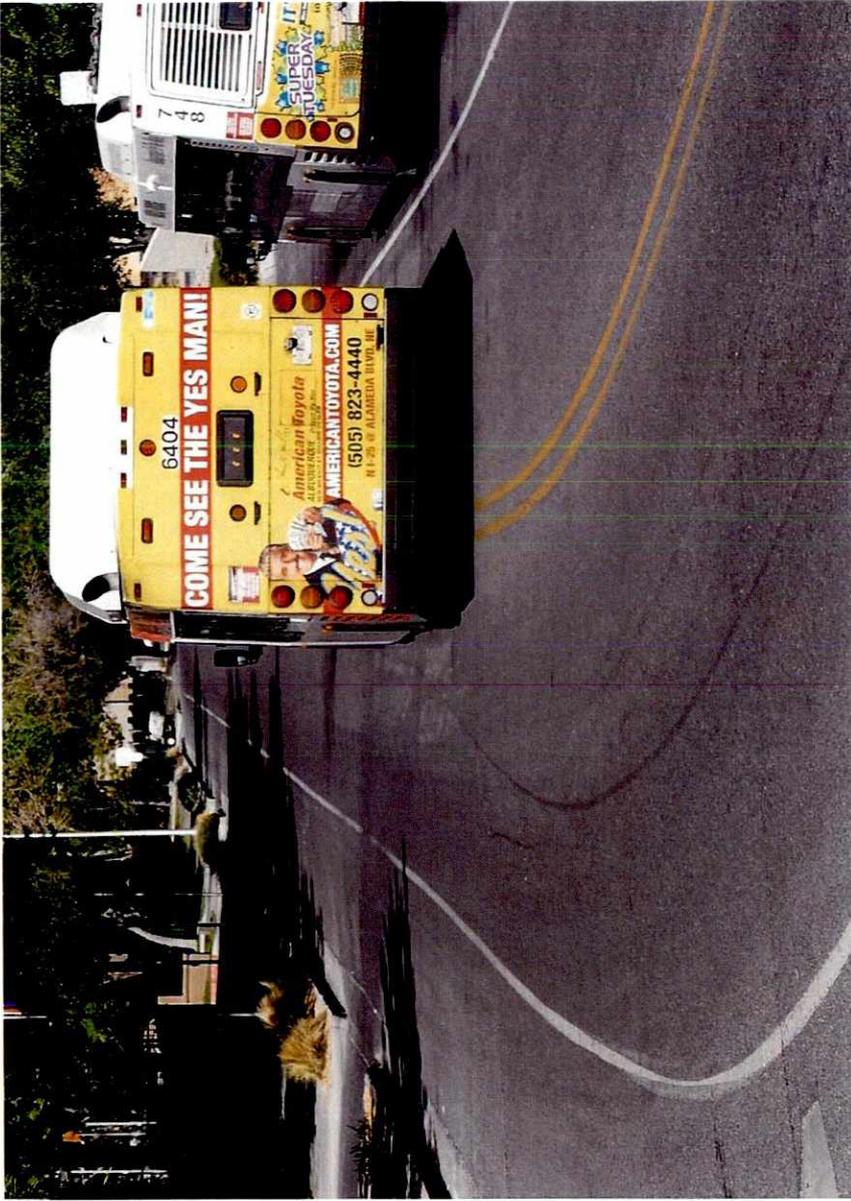
Whereas the Singing Arrow Task Force report further submitted photographic documentation of the severe congestion that currently exists at the intersection of Wenonah and Tramway creating the most serious Public Safety hazard in the City.

Whereas the Mayor announced ART updates on July 16, 2018, which included plans to install a charging station for ART buses at this most congested and dangerous intersection of Wenonah/Tramway, and

Whereas there is appropriate and available vacant commercial property at Juan Tabo and Central that could fulfill accommodations to both alleviate this Public Safety hazard and function as a bus transit center and charging station

We the undersigned request that the City of Albuquerque promptly undertake a comprehensive action plan to provide immediate relief to the businesses and residents of the East Gateway of Albuquerque due to the Wenonah/Tramway safety hazard. We the undersigned further request that these actions include:

- (1) Rescheduling bus routes to significantly reduce the number of busses coming to this area so that the public transportation serves the needs rather than endangering the residents' safety. Reschedule bus routes to accommodate the demand for more busses going north and south in the city.
- (2) Taking immediate steps to relocate the current bus turnaround and proposed charging station to an appropriate location west on Central.



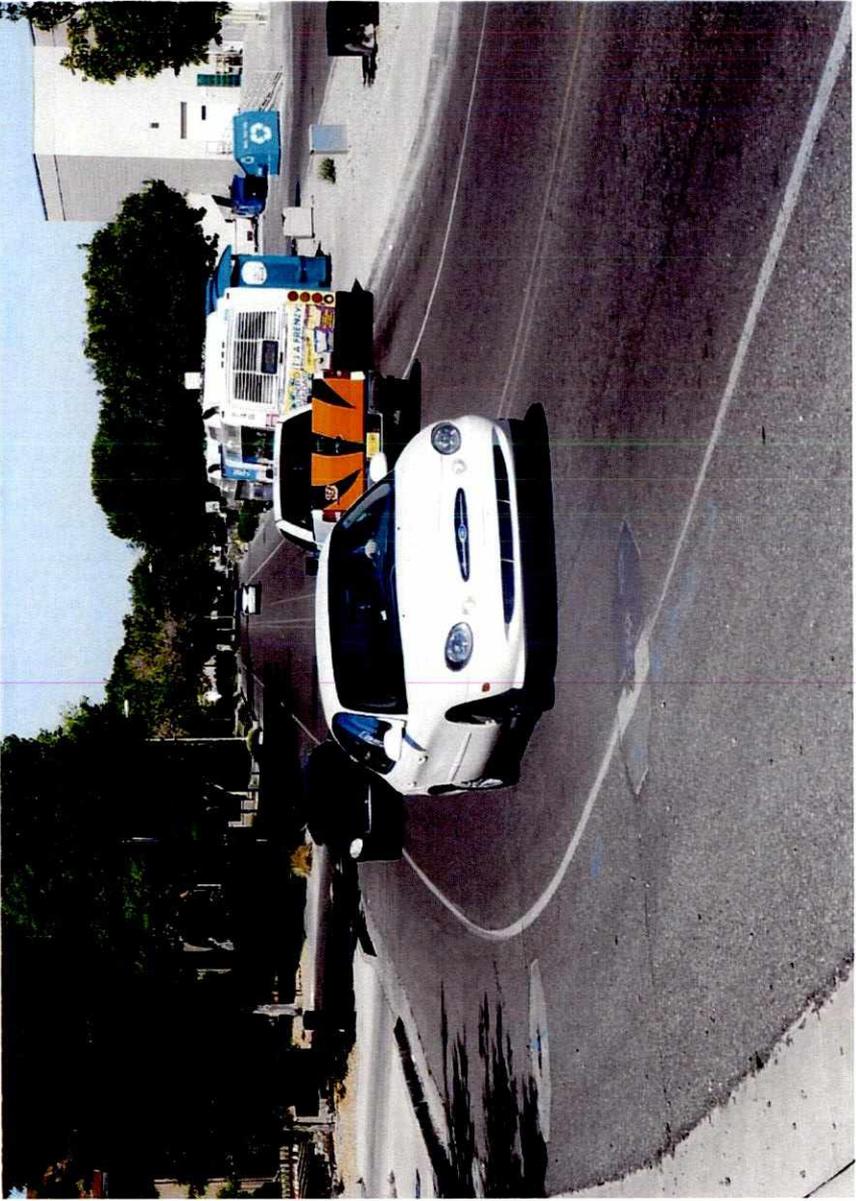
COME SEE THE YES MAN!

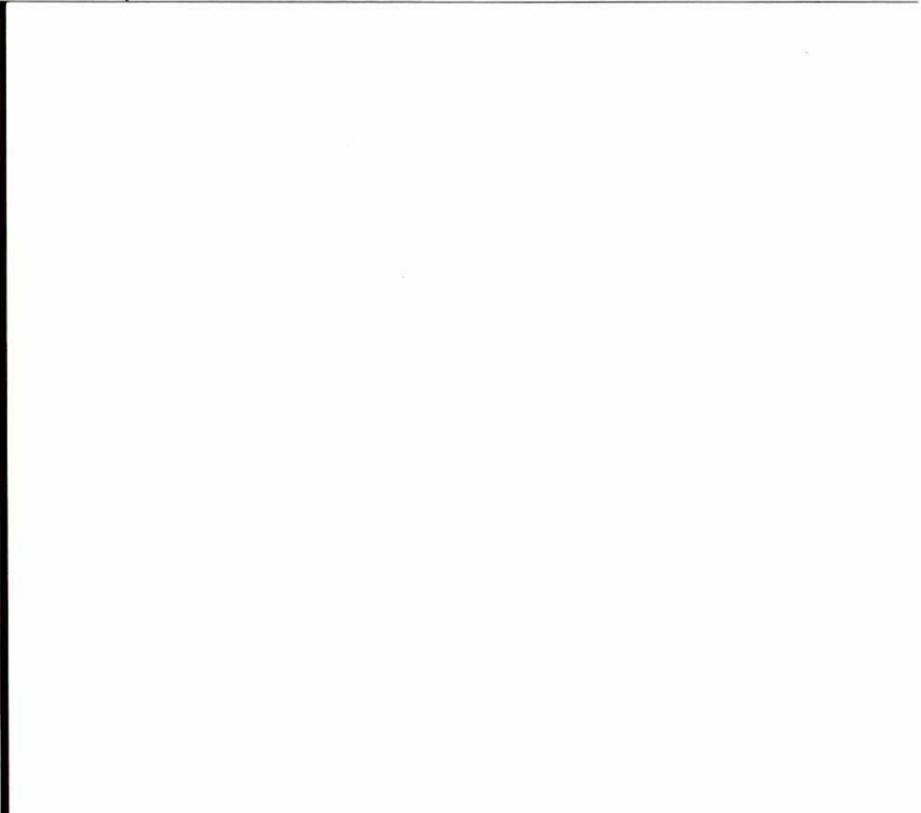
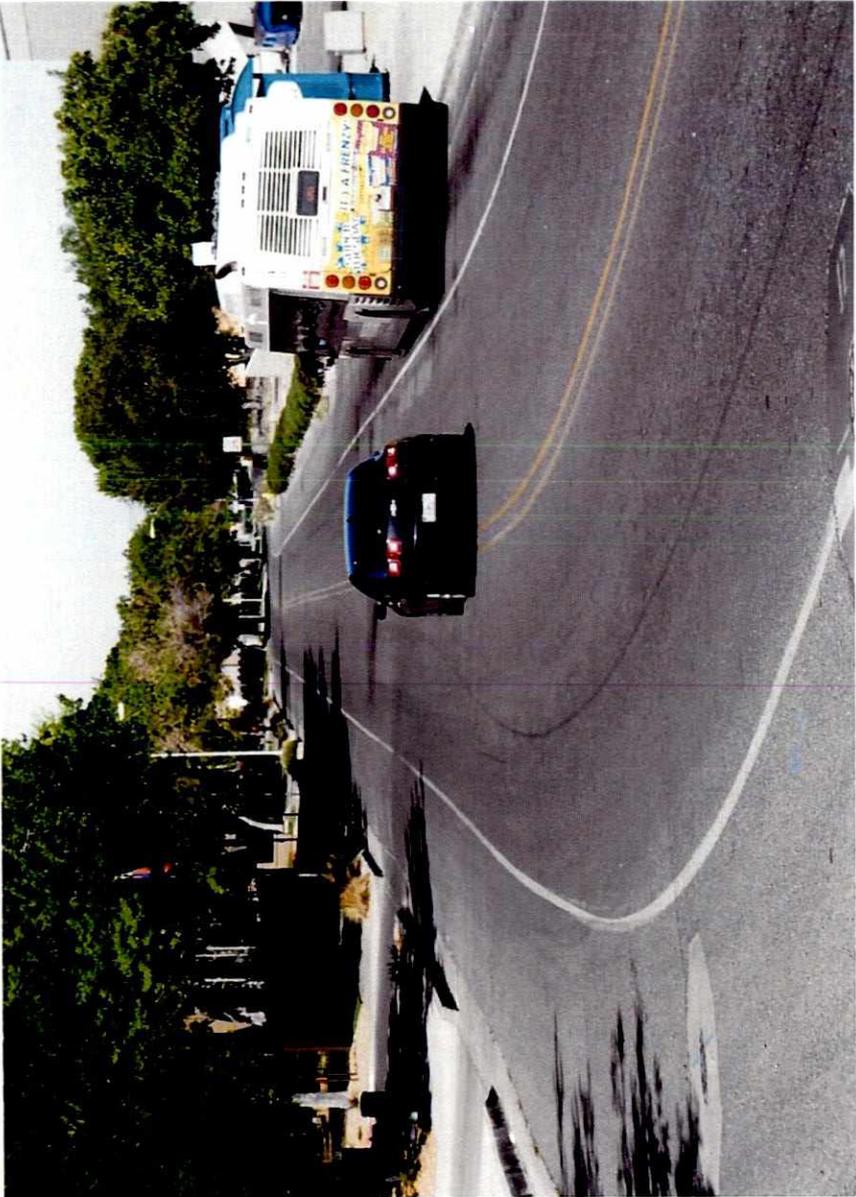
6404

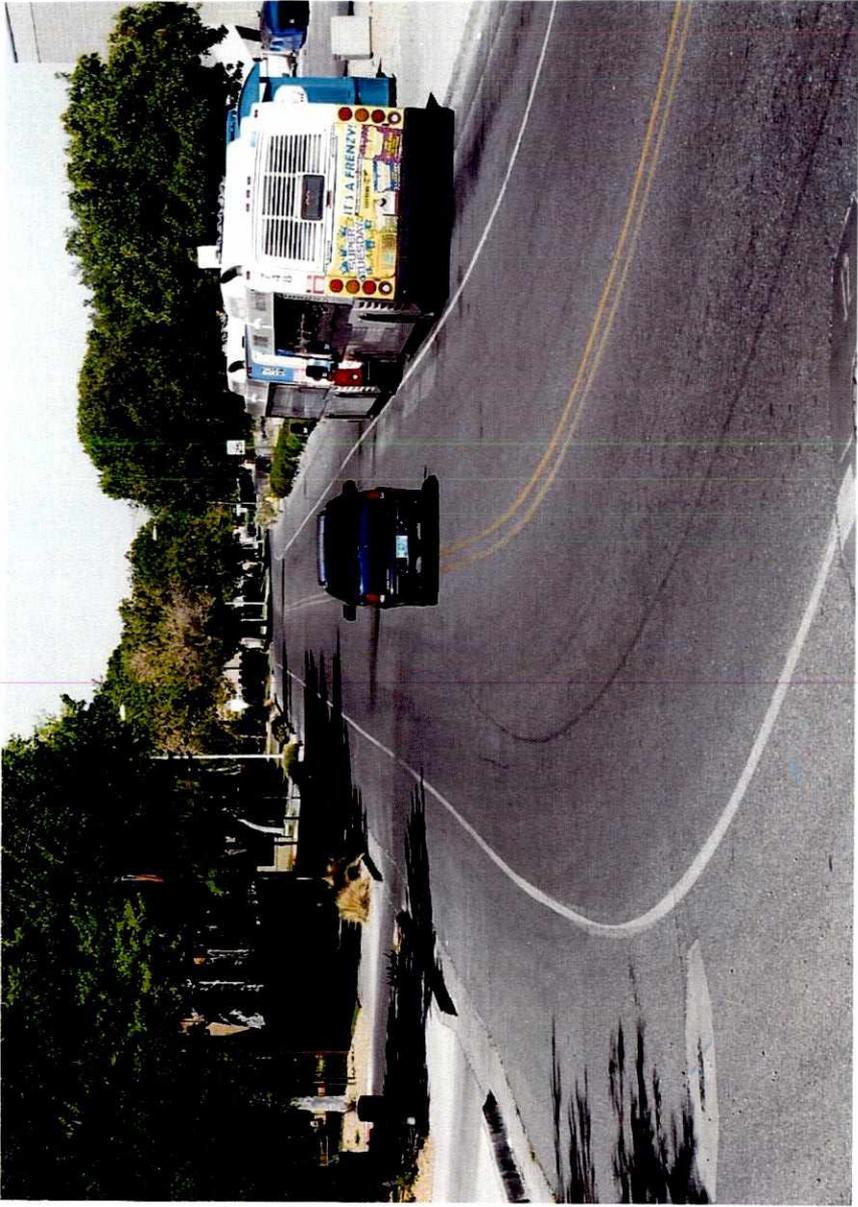
American Toyota
ALBUQUERQUE, NM
AMERICANTOYOTA.COM

(505) 823-4440
A DIV. OF HILTI/STANLEY

7 4 8
SUPER
TUESDAY











Lehner, Catalina L.

From: Bonnie Wilson <bwilson@paintedsunset.com>
Sent: Wednesday, January 02, 2019 10:12 AM
To: Lehner, Catalina L.
Subject: January 10th Meeting

Dear Mr. Chairman and members of the Environmental Planning Committee,

I wish to express my objections to the way school children were used to make a political statement at the December 13th EPC meeting. The teacher/chaperone started the presentation by indicating a connection to the Manzano Mesa area leading those in attendance, and probably the committee members, to think that the children live in that area being considered for the "new" community center when they actually were from an area greatly removed. These children were taken out of school on a regular school day so the teacher's attendance left other children in her classroom with a substitute teacher.

When the children were "sworn in" did they actually understand what that meant? It was obvious from their presentations that they were reading from a prepared script since they could not read some of the words without prompting from the teacher. Who prepared their script? Their presentation could apply to any area of the city although the audience was left to believe that they represented the area under consideration for the new Singing Area community center.

I understand that the children were there at the request of Mr. Drozier to fortify his presentation. This was an attempt, no doubt, to play on the heartstrings of the committee who, at first, motioned to continue the hearing of Project 2018-001760/SI-2018-00223 to a future date, and then decided that "the children should be heard". No others in attendance were allowed to speak after the children read their prepared scripts to protest the use of children to make a political statement. The committee thought their presentations were "cute" and clapped at the conclusion.

I trust that the resumed hearing of this project on January 10th will be handled in a more professional and fair manner than was done at the December hearing.

Sincerely,
Bonnie Wilson
501 Eugene Ct.

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

Lehner, Catalina L.

From: Debbie <nmbearhug@aol.com>
Sent: Wednesday, January 02, 2019 10:59 AM
To: Lehner, Catalina L.
Subject: Singing Arrow Community Center
Attachments: My Letter to EPC on SACC.pdf

Dear Ms. Lehner,

Please accept my letter in opposition to the proposed Singing Arrow Community Center, attached as a PDF file. I respectfully request that this letter be added to the information which will be provided to the Commissioners to review prior to next week's hearing.

Sincerely,

Debbie Owen
Four Hills Village Resident

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

1621 Catron Ave. SE
Albuquerque, NM 87123
January 2, 2019

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, January 10, 2019 at 8:30 a.m. at the Plaza del Sol Building

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

I would like to express my **opposition** to the above project. It would seem that this is being ramrodded through the system by a few individuals with a specific, but not clear, agenda, with little regard to what the property owners in the surrounding neighborhood want with regard to usage or design.

I specifically stand in **opposition** to its use for any social services. We pay extraordinarily high property taxes in Four Hills Village, and we would like the opportunity to influence the direction in which our community is going. This is an opportunity to enhance the East Gateway area; please do not let special interests take us down a road that will be detrimental to its revitalization.

I want this \$5.5 million dollars to go for what I voted for, which was to **renovate and expand the current community center or replace it, in the same location**, with this new building. I want to see my tax dollars used for what I voted for and what I believe will 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,

Debra L. Owen

Debra L. Owen
Nmbearhug@aol.com
(505) 293-0913

Lehner, Catalina L.

From: cka13705@aol.com
Sent: Wednesday, January 02, 2019 11:08 AM
To: Lehner, Catalina L.
Subject: Upcoming EPC meeting Jan 10, 2019

Please send to all members of the EPC:

Plans for a second community center at Singing Arrow Park is a wasteful, ill-thought out spending project by the city, As everyone knows, this new, "additional" center contradicts all previous plans established by the city to renovate the existing center and throws as much as 5 million to a new stand-alone building in the same park. Statistics show that the current center is underutilized and the current plans do NOT include renovating the existing center, leaving it to fall into further disrepair. Plans for the second center do NOT work for many reasons and would seem to cater to the existing homeless crowd that already sleeps in and does drugs in the park. If approved, the homeless drug community would be conveniently provided with a shower and kitchen.

Colleen Aycock, Organizer
Women Taking Back Our Neighborhoods
East Central Corridor

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

Lehner, Catalina L.

From: Judy Young <youngjudy@ymail.com>
Sent: Wednesday, January 02, 2019 11:20 AM
To: Lehner, Catalina L.
Subject: Project #2018-001760 Legal doesn't mean right in the case of 2nd Community Center in Singing Arrow Park
Attachments: Stakeholders appeal to EPC for a comprehensive plan.docx

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This message has been analyzed by Deep Discovery Email Inspector.

Comprehensive Plan urged by stakeholders of Singing Arrow

- **At issue**
 - The City of Albuquerque to develop a 2nd and new community Center at 13200 Wenonah Ave SE, currently 13001 Singing Arrow
 - Bounded on the North by Hunter's Ridge apartments and a currently designated SU-1 EG-CAC parking lot which is included in the General Design Review boundaries
 - Bounded on the West by the current Singing Arrow Park
 - Bounded on the South by Singing Arrow/San Miguel de Carnuel State and National historical preservation site, listed on the Historic Register in 1977.
 - Bounded on the east by the Las Caballeros development with 36 houses

History

- As early as 1983 the City recognized the importance of preserving this area as a park and recommend expansion of the existing community center.
- Predating the East Gateway Sector Plan, the lot in question was zoned SU-1 PDA
- In 2000 when the existing Community Center was expanded to its current 7,000 square foot footprint, the lot was enjoined with the Community Center and the adjacent park area and designated R-1.
- The 2010 East Gateway Sector Plan clearly recognized the importance of preserving the Open Space, Green area, and archaeological site The East Gateway Sector plan was adopted as land use controls and is considered an extension of the zoning code and should therefore be enforceable.
- The 2011 Bond issue for \$1,500,000 was approved for the Singing Arrow Community Center **Renovation**
- All formal and public communications that had been received by the stakeholders prior to the December 1, 2016 application for Conditional Use and the January 17, 2017 Zoning Hearing referred to renovation and expansion of the current Community Center.
- The neighbors and the Neighborhood Association were completely taken aback when presented with the apparently completed and approved plan to construct a 15,000 square foot facility 90 feet from the residential property line of the Las Caballeros Neighborhood and the Hunter's Ridge Apartment Dwellers.
- Our appeal to EPC encompasses the following categories:
 - Although a Traffic Impact Study is not required in the application process, the website indicates that the applicant should provide a traffic analysis. There is no evidence of such an analysis, and it is our contention that such an analysis would have revealed the following:
 - The only entrance to the proposed Community Center will be from Wenonah which is a narrow residential street
 - There is a bus stop at Wenonah and Tramway—across the street from the proposed Center. This bus stop serves 3 routes—Rt. 1, Rt 66, and Rt. 777.

There are currently between 150-200 buses per day that take on and discharge passengers at this location or come from other locations for the drivers to park and take a break at the 4 Hills Shopping Center businesses. On September 21, 2018, over a dozen stakeholders met with Principal Planner of ABQ Ride, Andrew de Garmo, to express the serious safety issue at the Wenonah/Tramway Bus Turnaround. Stakeholders have been assured for over a decade, Metropolitan Redevelopment Plan, that this extreme safety hazard would be remediate.

- This area is further congested by the fact that on-street parking is allowed for the Hunter's Ridge apartments.
 - Wenonah is also a designated bike path
 - The additional traffic from the proposed Center which will have parking for 88 cars will make this area completely unsafe for pedestrian and bike traffic.
 - While the City views these as positive attributes, the neighbors argue that this area is already congested and the addition of potentially 88 cars coming and going during the busiest part of the day (before and after school/work) is going to be both a safety hazard and a nuisance.
 - The application did not address whether or not the General Design Review regulations were addressed with respect to the parking lot which is an integral part of this project.
- Impact on property owners
 - The Hearing Examiner noted neighbors and recreational users raised valid concerns, but there is no clear evidence that these issues were seriously considered.
 - The intended Community Center has an occupational capacity of 487. Even if it only regularly operates at 25 - 50% occupancy, it is hard to believe that 122 - 243 people will not have a detrimental impact on the neighborhood, the park itself, and the adjacent archaeological area.
 - To assume that the noise levels, safety, and security will not be impacted or can be easily remediated "with proper attention" after the fact is a somewhat blind assertion.
 - There is no indication in any of the materials provided that drainage and runoff were addressed. The park is at the highest point in this area, and it is likely that grading, construction and concrete areas are going to provide drainage issues impacting the Las Caballeros properties, potentially some of the "recreational" areas of Hunter's Ridge, the existing outdoor recreational areas of the current community center, and perhaps the archeological site. We feel the ZHE was remiss in not asking for this information.
 - The Needs Assessment clearly states that the facility will provide restrooms to park users. During the public meeting on February 7, it was noted that a public facility cannot keep homeless and vagrants from using restrooms. This was noted as a potential safety issue for both the area residents and the children for whom the Center is intended.
 - Impact on adjacent areas
 - Green space. There is only 4.6 acres of Green Space to serve the entire Singing Arrow Community. The proposed Community Center will reduce that to nearly half or only 2.3 acres to serve this entire East Gateway area (map).

- Archeological Site. At our most recent Neighborhood Association meeting, Counselor Harris stated that this is one of the most important and significant archaeological sites in the State. Although the applicant referenced an archaeological study, no findings from the study were provided to allow the Hearing Examiner to make an assessment of the impact. It is hard to believe that 200+ people per day/5 days per week won't have an impact.
- In conclusion
 - Unfortunately, those in opposition to this project have been stonewalled in every attempt to convince the applicant to revise the plan of action to be cohesive with the surrounding neighborhood character and integrity. The stakeholders have consistently called for the original plan (renovate and expand the current community center) to be reinstated.
 - Plopping a duplicate of Holiday Park Community Center in a landlocked area of the park that has no street presence is most egregious to this last remaining archaeological site in Albuquerque.
 - Safety (bus turnaround #1 safety hazard in Albuquerque, and the adjacent Palace Smoke Shop plagued with crime, vagrants brought from all over the city being forced off the bus at this end) has been the sounding alarm issue of the stakeholders, but this sounding alarm issue has been met with deaf ears.

We urge you to deny the current 2nd Community Center Site Plan and call for a comprehensive, cohesive plan to replace it- a plan that will be safe for the children, a plan that will enhance this historically sensitive area rather than blemish it, a plan that is consistent with what the voters voted for.

The proposed plan will seriously bring injury to the children, the businesses, the future revitalization of Historic East Central Route 66 entrance, the integrity of the neighborhood and stakeholders.

\$5.5 million can either be used as the beginning of revitalizing Historic East Route 66, or it can be used to further damage this area, resulting in damage to Albuquerque at large.

We can either use the federal funds wisely, like Oklahoma City, or we can continue on the path headed over the cliff that the rest of the country avoids due to decay and crime.

Just 22 years ago, Oklahoma City was the picture of inner city decay. It now has a river walk, modeled after San Antonio, and is the picture of a thriving economic growth package.

The Metropolitan Redevelopment Funding Criteria:

- The project will improve the appearance and safety of the area. (This site plan fails to meet)
- The project will rehabilitate existing facilities in the area (This site plan not only fails to meet this criteria, but children have testified under oath that they have been left in harms way [dilapidated building with leaks and mold] because the bonds were not used in a timely manner to rehabilitate the current community center)
- The project will increase the value of abutting properties. (This project will decrease the value of business and residential properties. Professional letters submitted)

Submitted by Judy Young, 1/2/19 to EPC

Lehner, Catalina L.

From: Judy Young <youngjudy@ymail.com>
Sent: Wednesday, January 02, 2019 11:37 AM
To: Lehner, Catalina L.
Subject: Project #2018-001760 Legal doesn't mean right in the case of 2nd Community Center in Singing Arrow Park
Attachments: Stakeholder statements on record of 2nd CC.docx

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This message has been analyzed by Deep Discovery Email Inspector.

Stakeholder statements on record that were ignored:

Speaker - A

Duplication of Services

- There are currently 2 other community Centers within a 1.6 mile radius of this Center, essentially serving the same population.
- Although the East Gateway Sector Plan indicates a need to double the existing Community Center of 7,000 square feet, there is no hard evidence to support this need. According to the Center's manager, the Center is **not** at capacity and last summer, the Neighborhood Association was asked to solicit enrollees for the summer program which was not filled.
- Assuming that the East Gate Sector Plan is correct, then the total square footage needed to serve the Singing Arrow Community is approximately 14,000 square feet.
- The proposed 15,000 square foot facility would then add an excess capacity of 8,000 square feet unless there is an unstated plan to close the current center once the new one is opened.
- I believe the ZHE acted without having all the pertinent facts.

Speaker B

- The purpose of the Zoning Commission is to take a long term view of the impact of short term plans. Realistically, even if the City currently has the Capital funds to construct the facility, the State and the City are in financial crisis.
- The City may very well not even have the operating funds to open the facility much less maintain a facility that will likely operate at less than 100% capacity since it is being overbuilt with approximately 50% excess capacity at the time of construction.
- It is predictable that given the three facilities within a 1.6 mile radius providing the same or similar services and serving the same target audience, the Community Recreation Division will be asked to consolidate facilities and programs leaving one of the facilities vacant, resulting in yet another vacant building in an area that already has a substantial number of vacant properties.
- The needs analysis did not address the long-term viability of this center nor the costs or risks associated with building it.
- While this may not be the Zoning Commission's issue, the potentially vacant building and subsequent code enforcement issues may well be.
- I feel the ZHE should have had more facts regarding the actual need for this facility prior to granting the Conditional Use.

Speaker C

- Issues with the suitability of the property for the intended use

- In the communications with the City and the architect there is not a consistent message regarding the exact programming or services to be provided at the community center, but it has been stated that it will serve children from the age of 5-16 with before and after school care.
- This property is, as noted in a high traffic area which will not be suitable for children
- The property is adjacent (within 100 feet) of a Smoke Shop that sells drug paraphernalia
- It is within 100 feet of a facility that sells alcoholic beverages
- It is within one half mile of a facility serving the same population
- It has been stated that there will be no outdoor facilities. I find it difficult to believe that it is acceptable to have a facility providing 3 hours of after school care or summer programs that has no space or plan for outdoor activities.
- Alternatives
 - Assuming these services are truly needed, which I believe there is insufficient evidence to prove, the needs analysis seriously glossed over the alternatives without providing any kind of cost/benefit or risk analysis for the selection of this site vs. other potentially more suitable sites.
 - I do not feel that this property is suited for the conditional use that was applied for and feel the applicant did not provide an appropriate environmental analysis for the ZHE to render an informed decision.

Speaker D

- Potential Community Benefit
 - The applicant speaks of benefits in very broad, general terms and provides no specifics regarding programming or the true benefits to the community.
 - The “eyes on the park” theory which has been widely touted is less than believable since the majority of issues, vandalism, and homeless problems occur after dark and on weekends when the Center will not be open.
 - Stating that the programming will serve the low income population and specifically single mothers is again subject to interpretation. The median age of the community is 37.8, likely beyond child-bearing years, and single working mothers need full-time childcare. Before and after school programs require that someone get the children to the Center and there is no proposal as to how that will occur from existing schools.
 - At one point these was mention that the Center would serve young adults. Young adults will typically be in school or working during the hours the Center is open.
 - The observation from us as neighbors is that the population that needs to be served are young teenagers who are at loose ends evenings and weekends when the Center will not be open. Crime statistics show that crime in this area increasing when the days become longer and during the summer which teenagers are out of school.
- Cost/Detriment to the Community
 - The needs assessment did not provide a cost/risk/benefit analysis. They addressed the benefits in broad, general terms and did not address the costs or risks at all.

- The applicant provided a very biased one-sided view of the proposed project and we feel that the hearing examiner did not have all the facts and did not do due diligence in asking for more information **prior** to approving the application.
- Setting conditions for community input and traffic studies after approval is akin to closing the barn door after the horse gets out!
- The ZHE did not address the significant risks to both the neighbors and the community by allowing this project to go forward before figuring out how the risks and consequences to the neighborhood and community were going to be addressed.

Speaker E

- Archeological Impact. In our conversations with the State Historic Preservation Archeologist, he indicated that it was very likely that any excavation in this area will uncover additional archeological artifacts. This seems reasonable since our neighbors have in fact found pottery shards in their yards. (show pottery shard)
- Counselor Harris stated that this is an important archeological site. If it is so important, then setting up a facility that will house up to 400 people on a daily basis within a few feet of this facility is likely to have a detrimental impact.
- Should this construction uncover artifacts that are considered significant it is likely that the City will be under tremendous pressure to stop construction until the importance or significance of any findings are assessed.
- This will result in cost overruns, and could potentially result in cancellation of the project. Is it really worth the risk?
- We do not feel the applicant fully addressed the impact to the historic site and feel the ZHE was remiss in not requiring the required state and federal historic conservation consultation.

Submitted by Judy Young to EPC 1/2/19

Lehner, Catalina L.

From: Judy Young <youngjudy@ymail.com>
Sent: Wednesday, January 02, 2019 11:51 AM
To: Lehner, Catalina L.
Subject: Fw: Project #2018-001760 Singing Arrow Park specifically regarding Jess Martinez' testimony re: census of current community center
Attachments: Singing Arrow CC census statistics.png

Please include documentation that on August 21, 2017, City Council meeting, City Councilor Diane Gibson announced publicly that there were 18 slots available at the current Singing Arrow Community Center.

This public statement is further evidence that Jess Martinez' statement that this center is generally used to capacity is absolutely false.

----- Forwarded Message -----

From: Judy Young <youngjudy@ymail.com>
To: Catalina L. Lehner <clehner@cabq.gov>
Sent: Wednesday, January 2, 2019, 9:20:01 AM MST
Subject: Project #2018-001760 Singing Arrow Park specifically regarding Jess Martinez' testimony re: census of current community center

Please enter this document regarding the census of the current community center in Singing Arrow Park. Jess Martinez testified that "generally the census was 25 because children may be on the roster but do not come every day". This census document significantly contradicts that statement

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This message has been analyzed by Deep Discovery Email Inspector.

<https://cyfd.org/new-mexico-cyfd-public-portal>

ate	Capacity	Census
0/18/18	40	6
/10/18	20	0
/10/18	20	0
/20/18	20	2
/24/18	40	0
0/26/17	40	13
/25/17	40	0
/22/17	40	0
/28/17	40	0
/6/2016	40	0
/3/16	40	6
/8/2016	40	16

Lehner, Catalina L.

From: TERESA LOSCHKE <ftloschke@comcast.net>
Sent: Wednesday, January 02, 2019 12:41 PM
To: Lehner, Catalina L.
Subject: Singing Arrow Proposed Community Center

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 green space 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,

Teresa Loschke

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

Lehner, Catalina L.

From: Debbie <nmbearhug@aol.com>
Sent: Wednesday, January 02, 2019 2:42 PM
To: Lehner, Catalina L.
Cc: jamesw.andrews01@gmail.com; eastgatewaycoalition@gmail.com
Subject: Singing Arrow Community Center
Attachments: East Gateway Letter to EPC #2.pdf

Dear Ms. Lehner,

Please accept this letter from the East Gateway Coalition in opposition to the proposed Singing Arrow Community Center. We respectfully request that this letter be added to the information which will be provided to the Commissioners for review prior to next week's hearing.

Sincerely,

Debbie Owen
East Gateway Coalition Secretary

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



1621 Catron Ave. SE
Albuquerque, NM 87123

January 2, 2019

Environmental Planning Commission
Attn: Catalina Lehner, Senior Planner
P.O. Box 1293
Albuquerque, NM 87103
clehner@cabq.gov

Ref: Project #1011083 at 13200 Wenonah Ave, SE in Singing Arrow Park
EPC Public Hearing on Thursday, January 10, 2019 at 8:30 at Plaza del Sol Building

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

The East Gateway Coalition of Associations would like to express our **opposition** to the above project, in its current design, because it is clear that there has not been adequate consideration given to this site plan or to the desires of the community.

We believe that this project, which was re-appropriated from renovating and expanding the current community center to building a second 15,000 sq. ft. just 100 ft from the current community center, is not in the best interests of the community at large. There are possible uses for this building that have not been transparently shared with us, and we request the opportunity to provide input on what we truly want and do not want in our neighborhoods.

We believe that ***returning to the initial plan of renovating and expanding the current community center, or replacing it at its current location 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 re-appropriated. We strongly believe there is compelling evidence to warrant further well-thought-out planning before proceeding forward. We also believe that the factors of liability for the city of the revised second 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.

We therefore ask that this project be put on hold until further discussions can take place with the community and a major design modification created to make this a place we will all be proud of.

Sincerely,

The East Gateway Coalition

Michael Brasher
Michael Brasher, President

James W. Andrews
James W. Andrews, Vice President

Debra L. Owen
Debbie Owen, Secretary

Lehner, Catalina L.

From: Judy Young <youngjudy@ymail.com>
Sent: Wednesday, January 02, 2019 7:00 PM
To: Lehner, Catalina L.
Subject: EPC Letter HOA - January 2, 2019.docx
Attachments: EPC Letter HOA - January 2, 2019.docx; ATT00001.txt

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This message has been analyzed by Deep Discovery Email Inspector.

December 31, 2018

Mirabella Homeowners Association
Albuquerque, NM 87123

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

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

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

Mirabella Homeowners Association would like to state their opposition to the proposed construction of a new community center in the Singing Arrow neighborhood.

In 2013, citizens of Albuquerque voted to utilize bond funds to update the existing community center, not to construct a new one. The Singing Arrow Community center is one of six Community Centers within a 3 mile radius. We strongly urge the EPC to require the City to develop a comprehensive master plan for Singing Arrow Park and the community center to prevent another ART-like debacle.

In the past few years that the East Gateway Revitalization project seems to have been discarded along with the desires of the people who own homes in and around east Albuquerque. There seems to be a trend of presenting bond projects to voters and then reallocating those funds contrary to the wishes of the voters. People voted to renovate the current community center; not to build a new one. Our focus should be on reducing crime, reinvigorating and upgrading the historic Route 66 gateway. The current center can be upgraded without causing further disruption to the surrounding neighborhood. ***This is what citizens voted for.***

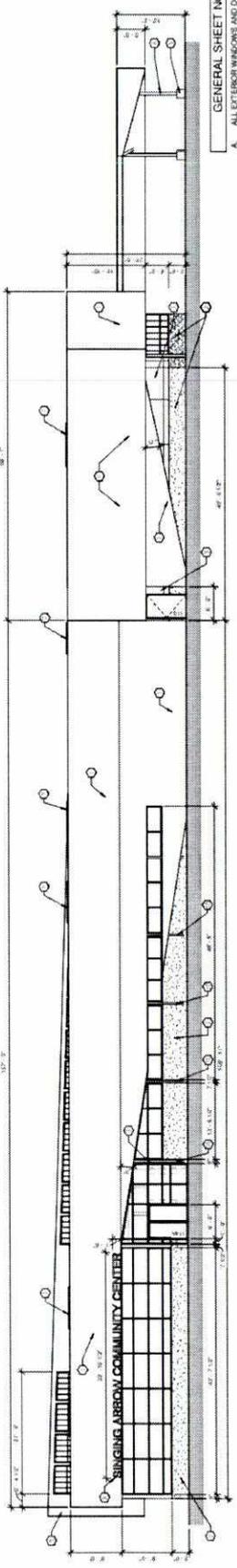
Thank you for your consideration to this communication and to the citizens of the East Gateway.

Sincerely,

Mirabella Homeowners Association

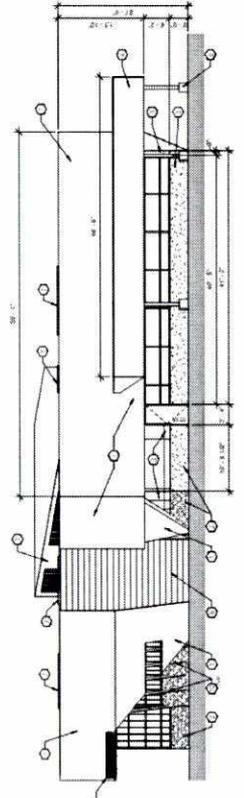
J A Rejent
President – Mirabella HOA Board of Directors

SITE PLAN REDUCTIONS



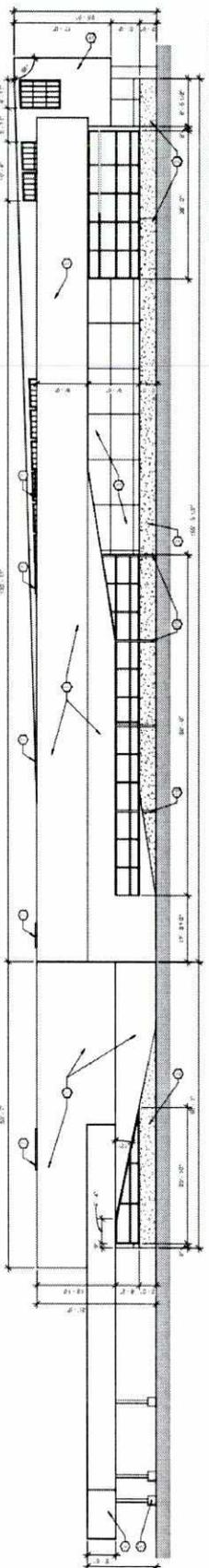
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



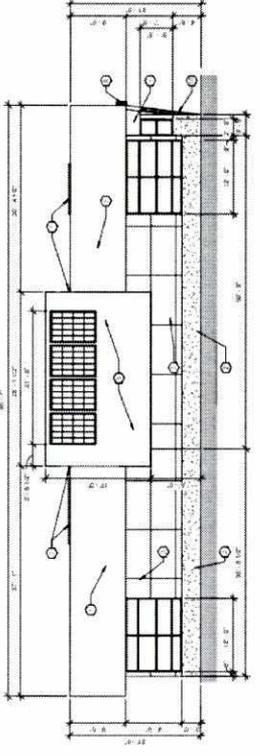
WEST ELEVATION (ORIENTED TO WEST FACADE)

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

- GENERAL SHEET NOTES**
- ALL EXTERIOR WINDOWS AND DOORS TO BE ANODIZED ALUMINUM SURFACE FINISH.
 - DOORS 101A AND 118 TO BE PAINTED ALUMINUM FRAME. COLOR TO MATCH NATURAL STONE.
 - NATURAL STONE WINDOWS TO BE ANODIZED TRANSLUCENT SANDWICH FRAME 1/2" ALI WALL OR SIMILARONE IN MADE USE AND FROM RESIDENTIAL ZONE PER APPROVED PLAN.
 - TOTAL SQUARE FOOTAGE OF NORTH FACADE: 1,096.00 SF
 - TOTAL SQUARE FOOTAGE OF SOUTH FACADE: 1,096.00 SF
 - TOTAL SQUARE FOOTAGE OF WEST FACADE: 1,096.00 SF
 - TOTAL SQUARE FOOTAGE OF EAST FACADE: 1,096.00 SF
 - CORTEN STEEL NATURALLY PATINAS TO BE A PEZZOSH BROWN COLOR.

- SHEET KEYNOTES**
- 3 COAT PORTLAND CEMENT PLASTER WITH SYNTHETIC FINISH ON METAL LATH. SEE COLOR.
 - CONCRETE STEM WALL. SEE COLOR SCHEDULE.
 - NATURAL STONE VENEER BEING SEE COLOR SCHEDULE.
 - SHAKE STRUCTURE CONSTRUCTED OF CORTEN TUBE STEEL AND PLATE STEEL.
 - CONCRETE COLUMN FOOTER. COLOR TO MATCH BOARD FORMED CONCRETE WALL. COLOR TO MATCH STEM WALLS.
 - WINDOW FRAMES TO BE ANODIZED AND WILL BE SPACED BEHIND NON-PANNET EQUIPMENT ON ROOF PLANK.
 - SURFACE MOUNTED EXTERIOR LIGHTS TO BE ALUMINUM BUILDING SOURCE. LETTERS TO BE DARK BRONZE. STYLE TO BE PANEL. COLOR TO BE DARK BRONZE.
 - CORTEN STEEL FACED WALL.
 - CORTEN TUBE STEEL.

COLOR SCHEDULE BASIS OF DESIGN

ITEM	MANUFACTURER	COLOR	LEVER
CONCRETE STEM WALL	DAVIS	ALUMINUM OLD	50
STUCCO	EL REY	113 DOVE GRAY	50
SHAKE STRUCTURE	VERBROCK	CORTEN STEEL	---
UPPER MASS NORTH & SOUTH WALLS	VERBROCK	OCEAN BLACK	---
WINDOW FRAMES (LESS THAN 20% OF OPPOSITE FACADE)	EL REY	140 DARK BRONZE	150
STUCCO ACCENT (LESS THAN 20% OF OPPOSITE FACADE)	EL REY	140 DARK BRONZE	150
CEILING SIGN	CEILING SIGN	MATCH BRONZE	---
CEILING SIGN	CEILING SIGN	MATCH BRONZE	---

THE COMBINED SQUARE FOOTAGE OF INDICATED ITEMS CONSTITUTE LESS THAN 1% OF THE TOTAL SQUARE FOOTAGE OF THE ENTIRE FACADE. THESE ITEMS COVER THE COURSE OF ITS LIFE. THE FALL PATINA OF THE MATERIAL WILL HAVE AN LRV BETWEEN 20 AND 50.

FACADE CALCULATIONS

FACADE	TOTAL OPPOSITE SF	FRAME SF	NATURAL STONE SF	STUCCO ACCENT SF
NORTH	3,888.0	118.3	77	80
EAST	1,783.1	36.0	482	9.0
SOUTH	4,125.9	97.7	0	0
WEST	1,081.4	50.0	44	5.4
TOTALS	11,935.4	281.7	1,263.0	14.4

281.7 + 1,263.0 + 14.4 = 1,559.1 SF
 PER IBC SECTION 2404.1(b), ALL MATERIALS USED ON THE EXTERIOR OF THE BUILDING SHALL BE FINISHED WITH A SURFACE THAT WILL MAINTAIN AN LRV BETWEEN 20 AND 50. WINDOW AND DOOR FRAMES (DIMENSIONAL, SHAKES, NATURAL STONE, ACCENTS, AND STUCCO ACCENTS) SHALL BE FINISHED WITH A SURFACE THAT WILL MAINTAIN AN LRV BETWEEN 20 AND 50. THE ABOVE CALCULATIONS SHOW THAT ALL TRIM AND STUCCO MATERIALS THAT DO NOT HAVE AN LRV BETWEEN 20 AND 50 CONSTITUTE LESS THAN 1% OF THE TOTAL OPPOSITE SQUARE FOOTAGE OF THE BUILDING'S FACADES.

EXTERIOR BUILDING ELEVATIONS

PROJECT NO.	5441.95
DATE	L-22-Z
DRAWN BY	A-201
CHECKED BY	
SCALE	