

Lehner, Catalina L.

From: Luis Carrillo <51luis.carrillo@gmail.com>
Sent: Thursday, June 06, 2019 4:37 PM
To: Lehner, Catalina L.
Subject: Re: Circle k rezoning from MXL to NR-C

On Thu, Jun 6, 2019, 4:23 PM Luis Carrillo <51luis.carrillo@gmail.com> wrote:

My name is Luis Carrillo, and my wife's name is Cathy Carrillo. We live at 908 Rio Vista PL alb. NM 87105. We are members of Los Altos Civic community association. Cathy and I have lived at this address since 2007.

We love our community, everyone takes great pride in continuing to upkeep with The ambience and preservation preserving these old historical Adobe homes. There is no other neighbor Hood in Albuquerque like this one.

We are extremely worried about The extreme danger potential that 24 HR service would bring to our community and surrounding area. It would attract more vehicle and foot traffic, causing more noise, accidents and greater risk for theft and injury.

We hope that you give this matter considerable attention to our way of Life, so that we May continue to live our lives as stress free as possible. I hope that lives matter over profits.

Thank you for your time and consideration

Luis Carrillo

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This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: Carolyn Johns <cjohns50@comcast.net>
Sent: Friday, June 07, 2019 3:28 PM
To: Lehner, Catalina L.
Subject: Concerns about zoning change at Bridge and Old Coors

Clehner@cabq.gov
7 June, 2019

To whom it may concern;

My husband, Dewayne Johns, and I have lived in the Los Altos neighborhood at Old Coors, and Bridge streets, for 41 years. We have seen many changes taking place in the ensuing years of which some have been positive and some negative. For example, Bridge Street was a dirt road when we moved here!

We are extremely concerned about the possibility of a zoning change on the Southeast corner of Old Coors and Bridge, as requested by the development company representing Circle K. This intersection is one of the most dangerous in the city, and we often hear the sound of vehicle crashes and squealing tires. My husband's woodworking business is in front of the neighborhood at 950 Old Coors Drive. Break-ins have occurred in his parking lot, despite a locked gate and barbed wire on top of a security fence. Just last summer, we encountered a naked woman in our carport. The individual was obviously "high" on something, and needed help, which we were lucky to obtain from a neighbor who works in psychiatry, and from the police.

We remember the early days of living here, when an infamous night club, the "A Mi Gusto" was 1/2 block South on Old Coors. This was a source of loud, disturbing noise, and gun and knife fights. We fear that with a zoning change at the present Valero site, allowing alcohol sales, could exacerbate current problems. Many times, our conversations are interrupted by loud motorcycles and diesel pickups, racing down Old Coors. We avoid using the Old Coors/Bridge intersection. The present Valero station is always busy, and near-crashes are common. Allowing liquor sales at this venue would be disastrous, both for our community and for other neighborhoods.

Lastly, we are a neighborhood Civic Association who prides ourselves on our yearly luminaria display on Christmas Eve. This attracts many vehicles. We would like to keep this area as peaceful as possible on this special evening, and all other evenings.

Thank you for your consideration.

Sincerely,
Carolyn Johns
2903 Rio Vista Ct.SW
Albuquerque, NM. 87105
cjohns50@comcast.net
505-259-6298

Sent from my iPad

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This message has been analyzed by Deep Discovery Email Inspector.

Lehner, Catalina L.

From: DALE LIBBY <lauraddl@comcast.net>
Sent: Friday, June 07, 2019 6:10 AM
To: Lehner, Catalina L.
Subject: zoning change opposition
Attachments: zoning & Circle K.docx

Thank you for your time and consideration,

Concerned neighbors,

Dale and Denise Libby

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This message has been analyzed by Deep Discovery Email Inspector.

Dale and Denise Libby
818 Rio Vista Cir SW
Albuquerque, New Mexico, 87105
(505)-350-4172
lauraddl@comcast.net
6/7/2019

We are writing this letter to express our oppositions of the changing of Tract A and Tract B, a plat of Tracts, A, B, and C, Lands of Romero-Page Etal. Location between Bridge Blvd. SW and San Ygnacio Rd SW (1100 Old Coors Dr. SW) from its current zoning of MX-L to Circle K's preferred zoning, NR-C.

As residents of the los alto's neighborhood for the past 20 years it concerns us that the additional sale of alcoholic beverages will increase the already high amount of crime in the area. Within a 6-month period (From 1/1/19 to 6/3/19) there have been 23 reported crimes within a 500 ft distance of the gas station. 21 of these crimes happened at the intersection and vary from disturbances to aggravated assault. Within a 1000 ft range the number jumps to 53 reported cases and at ½ a mile the total number of reported cases is 265. The addition of alcohol will only increase the current crime ratings. It should be noted that all numbers provided are from www.crimemapping.com.

The current intersection of Old Coors and Bridge is an already dangerous area, the sale of alcohol will create a busier entrance and exit thus making the intersection more dangerous. The sale of alcohol may affect the Los Altos community's annual luminaria tour and could possibly make it a less desirable attraction as there will be a significant increase to the already high number of transient people that occupy the corner already. The current conditions of the intersection are bad as is and the additional sale of alcohol will only make the area a more violent and less safe community.

We sincerely hope that Circle K is not allowed to change the current zoning conditions that prevent the sale of alcoholic beverages, so that the community is afforded the opportunity to remain as safe and clean place as possible.

Dale and Denise Libby

Lehner, Catalina L.

From: Stephen Benz <stephenconnelybenz@gmail.com>
Sent: Monday, June 10, 2019 3:52 PM
To: Lehner, Catalina L.
Cc: Dicome, Kym; Michel, Racquel M.; Hughes, James D.; kcadena@abcwua.org; McIntosh, Benjamin A.
Subject: comments re: proposed zoning change, June 13 meeting
Attachments: Benz and Kepesh letter to planning committee.docx

Dear Catalina Lehner:

Please see the attached letter containing comments on a proposed zoning change for the intersection of Old Coors and Bridge.

Thank you for the opportunity to share our concerns about this proposal with the Development Review Board.

Sincerely,

Stephen Benz
Jennifer Kepesh

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This message has been analyzed by Deep Discovery Email Inspector.

Clehner@cabq.gov

7 June, 2019

To whom it may concern:

We are writing about the upcoming decision regarding Circle K Corporation's application to change the zoning of Tract A and Tract B, a plat of Tracts, A, B, and C, Lands of Romero-Page, et al (located at 1100 Old Coors Dr. SW between Bridge Blvd. SW and San Ygnacio Rd. SW) from its current zoning of MX-L to Circle K's preferred zoning, NR-C. We are adamantly opposed to this zone change for several reasons.

We attended a meeting with a representative of the owner of one of the tracts, Circle K Industries, on May 28th. At this meeting, the representative explained that the only reason for asking for the zone change was so that Circle K could apply for a license to sell alcohol at this location. If the zone change is successful, Circle K intends to buy the other tracts, re-build and significantly expand the gas station/convenience store footprint, and introduce the sale of alcohol, including miniatures of hard liquor. We, along with many other residents of our neighborhood, wish to express our concern that these alcohol sales will lead to a spike in ~~nuisance~~ crimes due to vagrancy and drunkenness. Our concerns stem from similar problems already evident at locations such as the Walgreens at Central and Coors. Additionally, more serious violent crimes have occurred at other Circle K locations in the nearby area, notably at 4400 Coors Boulevard SW. At the May 28th meeting, the representative also stated that Circle K stores typically do not employ onsite security personnel unless the location has proven to be unsafe. In other words, a spike in crime and strong community pressure would have to occur before the company would resort to enhanced security measures.

Above and beyond the problems associated with single-serve alcohol sales for the surrounding community is the problem of greatly increased in-and-out traffic at this location. A gas station/convenience market is a high-traffic business. The corner of Old Coors and Bridge is already a very dangerous intersection. The data we were able to obtain in 2016 indicated that this was considered the 13th most dangerous intersection in Albuquerque, in part because the intersection is right at the top of a steep bluff, its east-west trajectory causes morning and afternoon visibility problems, the intersection; includes sudden lane convergences within a few feet of the light on both the east and west trajectories; the intersection is not "square;" and there are longstanding problems of traffic traveling far over the posted speed limit of 35 mph. All of these factors make it much more likely that cars slowing to turn into the lot or trying to exit the lot will lead to an increase in accidents. The nature of the business proposed by Circle K would add to walk-up traffic, putting far more pedestrians at risk of injury. It would be reckless to approve a plan that would make this intersection even more dangerous.

While both of these concerns relate to the immediate plans of the business that has applied for the zone variance, we are even more concerned about potential long-term consequences of this zoning change. A zoning change would mean that this lot would in perpetuity be open to a variety of business uses that are incompatible with residential life of the nearby neighborhoods and the rural use of the land in the surrounding blocks (within 1/5 of a mile on Bridge Blvd., Foothill Rd., as well as throughout the surrounding area, small "truck farms" and pastureland

continues to be cultivated, as is common in the historic South Valley). For example, NR-C zoned land can be used as an auditorium, a kennel, and even a helipad. Moreover, various aspects of the proposed build—such as setbacks and building coverage and building height—would be out of character with the area. Indeed, the Bridge Boulevard Corridor Redevelopment Plan, adopted in 2013 following extensive expert consideration and multiple community meetings to elicit feedback from existing residents, businesses, landowners, and community calls for the zoning of this intersection that will support the best possible use of the land compatible with the community as it stands and with its eye to future livability.

In May of 2019, the Albuquerque Environmental Planning Commission issued a recommendation that Circle K's application be rejected. The main reasons the EPC cited for rejecting this application are that (a) the changes to the property would go against plans already adopted for the area for better traffic, pedestrian accessibility, and residential life via the Bridge Boulevard Corridor Redevelopment Plan; (b) there isn't sufficient proof or reason to believe that Circle K's plans offer anything of value to offset the violation of the adopted plans; and (c) the zoning change allows not only for the business uses that Circle K is seeking (alcohol sales), but also for many other uses of the property that would adversely affect neighbors and neighboring businesses (see page 20 of the EPC's report, which comments on Criterion D).

As residents of the historic Los Altos Neighborhood, we have supported sensitive development of the surrounding area that nudges our wider community to greater livability—less crime, more walkable and bikeable neighborhoods, better environments for both schoolchildren (as the number of young families increases) and for senior, long-term residents who continue to age in place. We are appreciative of the unique character of our South Valley area, with its colonial roots that include neighborhoods mixed with old farm plots. We appreciate that the City of Albuquerque is becoming less willing to allow the exploitation of South Valley communities in ways that would not be considered in other parts of the city. We appreciate that the city and county are working together to create appropriate planning and zoning to protect and promote residents' quality of life. We believe that the current MX-L zoning is the correct designation for these lots, and we strongly urge the Planning Committee to reject the application for the zone change.

Thank you so much for your consideration.

Warmly,

Stephen Benz and Jennifer Kepesh
808 Rio Vista Circle SW
Albuquerque, NM 87105