

September 27, 2016

Karen Hudson, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Letter of Support for Zone Map Amendment & Site Plan for Subdivision

Dear Chair Hudson and Commissioners,

Colliers International, located adjacent to the Legacy site, would like to voice our support of the requested zone change. We firmly believe that the strongest developments are mixed-use centers which combine live-work-play behaviors. As brokers for commercial real estate we recognize the value behind adding in urban housing to adjoin office parks and entertainment centers.

Since Titan Development announced the construction of Legacy with new anchor tenant, Cabelas, we have been anxiously awaiting to hear what else would be added to the development. Adding in the urban multi-family component is a great way to finish off the development, and will enhance the Journal Center for years to come.

The multi-family project will be a great addition to Journal Center. We are fully behind the zone change.

Best,

A handwritten signature in black ink that reads "Tim With". The signature is written in a cursive, flowing style.

Tim With
Senior Vice President / Principal
Colliers International

JOURNAL
CENTER
CORPORATION



September 29, 2016

Karen Hudson, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Letter of support for zone change for multi-family within The Journal Center

Dear Chair Hudson and Commissioners:

As President and CEO of Journal Center Corporation, it is very exciting to have Titan Journal Center Land, LLC pursuing the first multi-family development within Journal Center. It is not only a much-needed addition to Journal Center, but also a long overdue requirement for a world-class office park.

The 300-acre Journal Center business park is a major employment center within the City of Albuquerque. Originally designed in the early 1980's, Journal Center has more than 10,000 employees. Over the last thirty-five years, Journal Center has become the premier office park in Albuquerque, just as it was envisioned.

When it was originally designed, Journal Center followed the prevailing trend of the time, designating a large area of land exclusively for office and related businesses. The concept of an "office park" was intended to attract a critical mass of businesses to locate in an attractive area easily accessible by automobiles. Fast-forward more that thirty-five years and that paradigm of office parks has shifted. Local and national trends indicate that businesses and employees are seeking more mixed-use districts, with diverse housing options in walkable environments close to good-paying jobs, services, and entertainment. Demographic segments of the population, particularly the boomers and millennials, are looking to downsize to more compact and manageable homes within walkable districts where they can live, work, learn, shop, and play.

P.O. Drawer J 7777 Jefferson Street, N.E. Albuquerque, NM 87103
(505) 823-7000 FAX (505) 3413

In response to market forces and a growing dissatisfaction with a suburban work environment, employment centers around the nation are being redesigned into mixed-use activity centers. This transition is characterized by infill and densification, the addition of housing and retail uses, and the breaking up of superblocks through the construction of internal pathways and trail systems. Journal Center is looking to begin a similar transformation, shifting from traditional business park to a district that has housing, more restaurant and retail options in addition to the wide range of businesses.

In addition to supporting the zone change request, we can ensure the development will be of the highest quality design. Upon approval from EPC, the Journal Center Architectural Review Committee (ARC), will be responsible for approving the architecture, building heights, signage, and various other approvals. We have strict design guidelines that will ensure the quality of the development which will meet and exceed the City of Albuquerque's standards.

Sincerely,



Lowell A. Hare
President and CEO

LAH/jk



SOUTHWEST
GASTROENTEROLOGY
ASSOCIATES, P.C.

7788 Jefferson NE
ALBUQUERQUE, NM 87109-4342
Phone: (505) 999-1600, Fax: (505) 999-1650

September 28, 2016

City of Albuquerque Planning Commission –

I am writing this letter in support of the proposed development for Legacy at Journal Center. Southwest Gastroenterology has been in Journal Center since 2007, and I strongly support this new mixed use development.

All of the Physicians and staff here at Southwest Gastroenterology hope that the City Planning Commission gives the green-light to the project. We look forward to our new neighbors. Please contact me directly with any questions.

A handwritten signature in black ink, appearing to read "Andrew Mason".

Andrew Mason M.D.

President – Southwest Gastroenterology

amason@swgiassoc.com

September 29, 2016

Karen Hudson, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Letter of Support for Journal Center Legacy Multi-family

Dear Chair Hudson and Commissioners,

Mountain States Insurance Group would like to support the zone change at Journal Center to include the proposed Titan multifamily project at the corner of Jefferson and Headline Blvd. In our business, we believe in strong relationships and a local scene where people know their neighbors. The multifamily project will allow people to live near where they work and have access to a wide variety of amenities.

Already a major employment area, Journal Center currently lacks amenities that appeal to employments and the larger public. By introducing quality retail, restaurants, and multifamily housing, Journal Center will take on a new life. Having been in business over 78 years, we have seen many changes occur in Albuquerque. MSIG is very excited about the future of Journal Center and the transformation that it will bring to the area.

The Titan multifamily project will be a great addition to Journal Center. We fully support the zone change.

Best regards,



Melba Baum,
Corporate Secretary/HR Manager
Mountain States Insurance Group



**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

September 27, 2016

Karen Hudson, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Letter of Support for Journal Center Legacy Multi-family

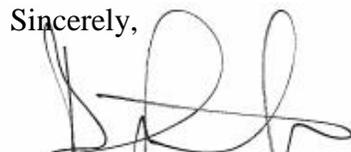
Dear Chair Hudson and Commissioners,

We at Wilson & Company would like to voice our full support for the Titan multifamily project proposed at Journal Center. As an engineering and architecture firm, we are constantly looking for ways to improve the built environment for the people that interact with it. Just as we are pushing for creating dynamic buildings, we believe that the future plans for Journal Center are changing the model of the typical office park. By creating an active and engaging environment, the project will enhance the work life/balance for our staff attracting more people wanting to visit and live at Journal Center.

Wilson & Company believes this will be a good project enhancing the environment for our employees, this area and the surrounding neighborhoods. New walkable amenity spaces such as shops and restaurants will improve the quality of the development. Through pedestrian-focused design, the project will help in creating a walkable development with less vehicular traffic. This creates a safer community for everyone involved. The Titan multifamily project is a step in the right direction in creating an exceptional place to live, learn, and play.

We fully support the zone change and the project.

Sincerely,



Daniel S. Aguirre, PE, CFM
Senior Vice President and Board of Directors
Wilson & Company, Inc.