



January 16, 2024

Via Email Transmission Only - asalas@cabq.gov & mdjones@cabq.gov

Alfredo Salas & Megan Jones

c/o Environmental Planning Commission Council Members

City of Albuquerque Planning Department

Plaza del Sol Building

600 Second NW

Albuquerque, NM 87102

*Re: Environmental Planning Commission Hearing on January 18, 2024
#6 on Agenda: Project #PR-2022-007518/RZ-2023-00047 – Zoning Map
Amendment (Zone Change) - Application by Modulus Architects & Land Use
Planning, Inc. and Vientecillo LLC's for zoning change from MX-L to R-ML relating
to an undeveloped 5.1785 acre parcel of land within the Cibola Loop Subdivision,
located on Cibola Loop NW and Ellison Dr. NW*

Dear Council Members:

On behalf of the Cibola Loop Neighborhood Association, this serves to express our membership's strong and unanimous objection to the proposed zoning change referenced above and the secondary residential property development plan.

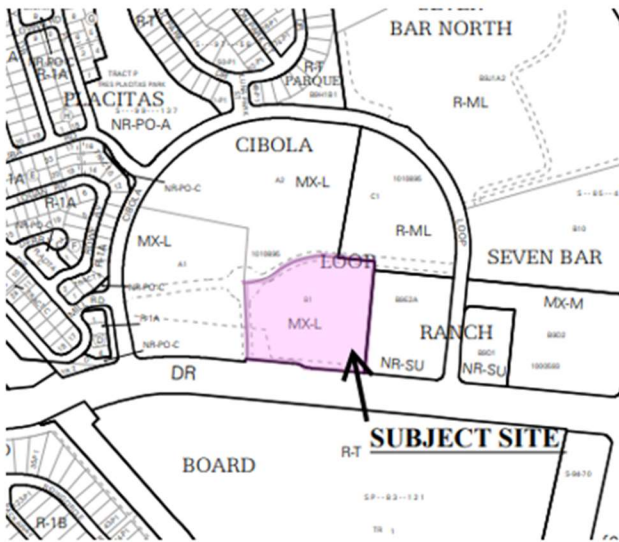
As we understand it from Modulus Architects & Land Use Planning, Inc. ("Modulus"), this zoning change from MX-L to R-ML is a prerequisite of the intent to construct *another* multi-level apartment building, which happens to be on the very small 5.1785 acre parcel on the Cibola Loop Subdivision property. While we appreciate the efforts of Vientecillo LLC to develop our community, we believe that the current proposal poses significant concerns, particularly regarding increased traffic congestion and the impact on the already existing apartments in the immediate vicinity.

The two large and already existing apartment complexes on the Cibola Loop Subdivision property are Odyssey Apartments located at 10600 Cibols Loop NW, Albuquerque, NM 87114 and SkyStone Apartments located at 10800 Cibola Loop NW, Albuquerque, NM 87114.

Modulus Architects & Land Use Planning, Inc. and Vientecillo LLC's seeks to re-zone from MX-L to R-ML relating to an undeveloped 5.1785 acre parcel of land within the Cibola Loop Subdivision, located on Cibola Loop NW and Ellison Dr. NW, to build **more apartments** on the Cibola Loop Subdivision property, however there **already exists 826 apartment units** on the property **plus two other medium to large subdivision of homes** called Cottonwood Subdivision and Tres Placitas.

For visual demonstration purposes, below is the parcel of land in question the is the subject of the rezoning efforts by Modulus Architects & Land Use Planning, Inc. and Vientecillo LLC to build more apartments:

Zone Map Amendment to rezone the property from MX-L to R-ML



MX-L—The purpose of the MX-L zone district is to provide for neighborhood-scale convenience **shopping needs**, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

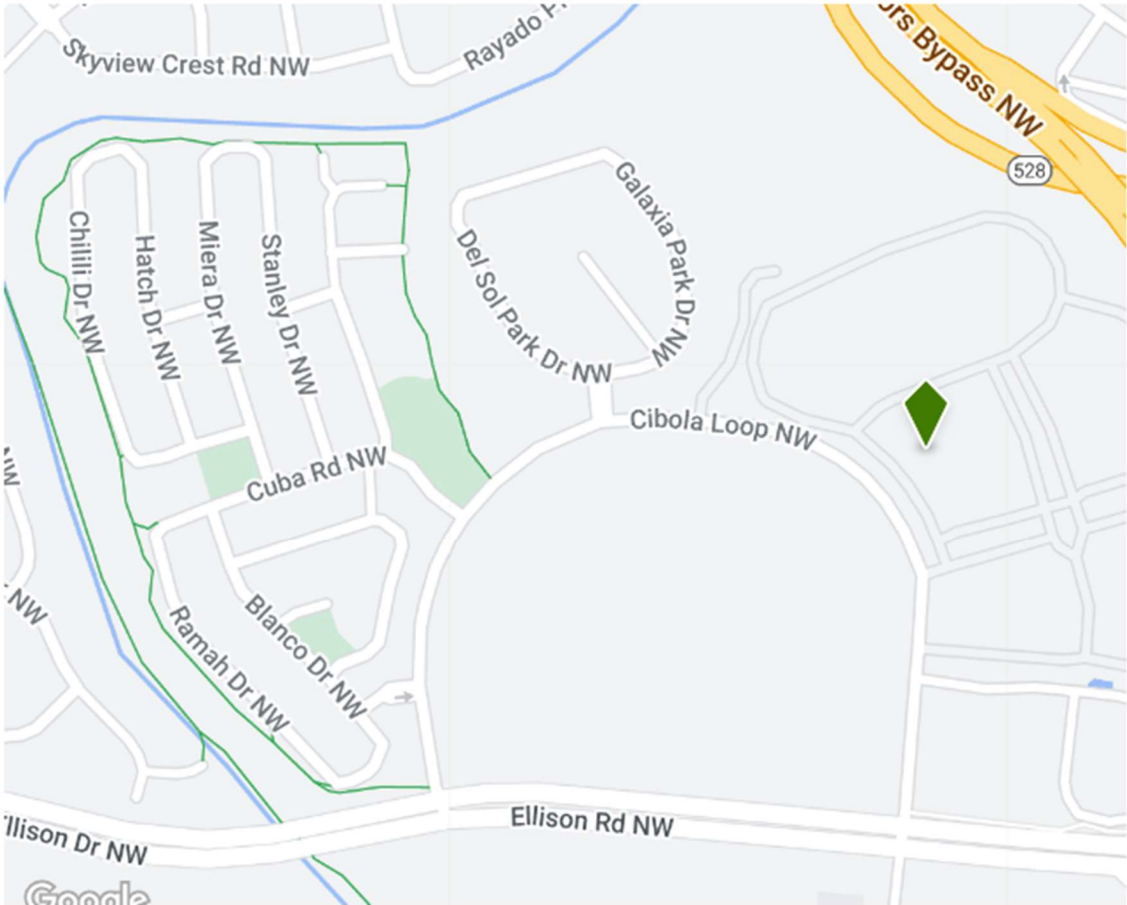
R-ML—The purpose of the R-ML zone district is to provide for a variety of low-to medium-density **housing** options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area.

Existing Apartment Complex on the Cibola Loop Subdivision
Property #1:

<h1>Odyssey Apartments</h1>	
<h2>Details</h2>	
<h3>Lease Options</h3>	<h3>Property Information</h3>
<ul style="list-style-type: none"> • 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 • Short term lease 	<ul style="list-style-type: none"> • Built in 1986 • 572 units/3 stories

Location

Property Address: 10600 Cibola Loop NW, Albuquerque, NM 87114



Existing Apartment Complex on the Cibola Loop Subdivision Property #2:

SkyStone Apartments

< Location Education Transportation

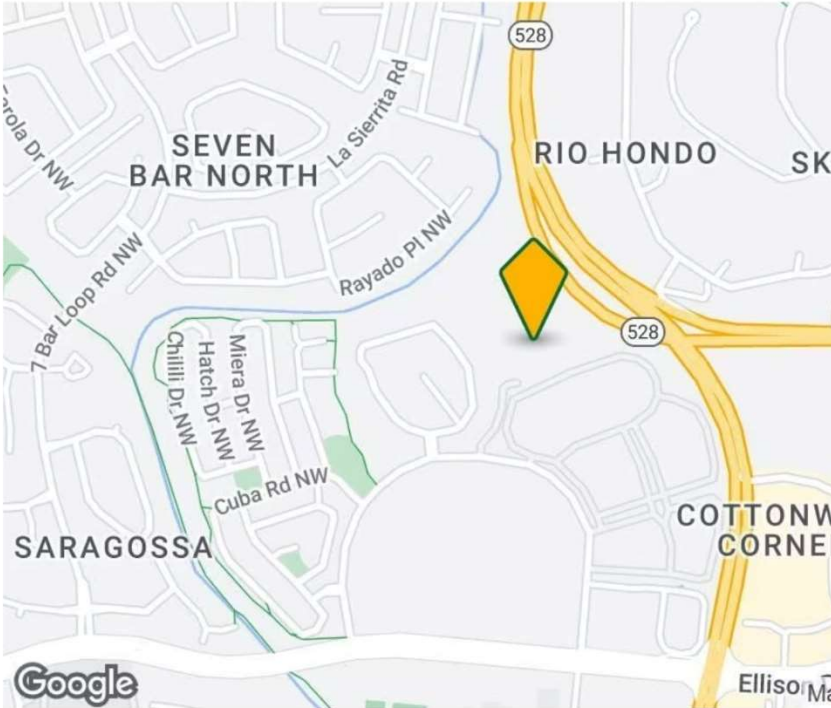
Property Information

- Built in 2015
- 254 units/3 stories

Location

Property Address: 10800 Cibola Loop NW,
Albuquerque,
NM 87114

[Get Directions](#)



The Cibola Loop Neighborhood Association’s concerns include, but are not limited to, the following:

- The potential exacerbation of traffic congestion in the area. The proposed multi-level apartments will attract additional residents and visitors, leading to an inevitable increase in vehicular traffic. Given the existing congestion issues that already exist for Cibola High School and Seven Bar Elementary School, the west side altogether and in our neighborhood, this could result in a substantial negative impact on the quality of life for current property-tax paying and long-time residents of Cibola Loop Subdivision.
- The saturation of apartment complexes in the immediate vicinity will lead to a strain on existing infrastructure, including roads, parking facilities, and public services. This could potentially compromise the safety and well-being of students and staff of Cibola High School, Seven Bar Elementary, our residents, as well as diminish the overall appeal of our neighborhood.
- Multi-story buildings will physically block or obstruct panoramic views of natural landscapes, such as the Sandia Mountains. Existing property owners value these views for their aesthetic beauty and tranquility, and the presence of tall structures will diminish the visual appeal.
- Unobstructed mountain views often contribute to the desirability and market value of properties. Multi-story developments will negatively impact the value of our homes by reducing the scenic appeal that attracted them to the area in the first place decades ago.
- The presence of tall buildings interferes with our ability to fully enjoy our property. The obstructed views will limit the pleasure and relaxation derived from the natural surroundings, impacting the overall quality of living for those in the affected area.
- The Sandia Mountains and the surrounding environment hold cultural or ecological significance. Preserving unobstructed views of these natural features is necessary to maintain the area's unique character and beauty.
- Tall structures will cast shadows that affect the amount of sunlight reaching neighboring properties. Changes in light conditions will impact our outdoor spaces and overall living environment.
- More apartment buildings will only generate an increased noise level within our neighborhood which will disrupt the peaceful atmosphere around a community center¹, affecting events and activities.

¹ The Cibola Loop Multigenerational Center (the “Center”) is a shovel-ready project for the City of Albuquerque with nearly \$15 million of funding secured. Phase 1 of the Center is scheduled to break ground in early 2024 with completion by late 2025. This 15,000 square foot building will include a large multi-purpose room, meeting and classrooms and allow for future phase developments. The Center will be constructed off Cibola Loop and Luna Park Street and will serve generations with City services including senior meals and youth summer programs. It is anticipated that the Center will serve residents from Albuquerque’s northwest quadrant with additional visitors coming from nearby Sandoval County. [See Exhibit A](#) for more information.

- The presence of an apartment building will lead to higher traffic and parking demands. This will strain the infrastructure around the community center and create inconvenience for visitors attending events or using the facilities.
- Residents of the apartment building might have concerns about their privacy, especially if the community center attracts a large number of people. Increased foot traffic near residential areas could raise security issues.
- The architectural and visual impact of an apartment building next to a community center may not be aesthetically pleasing to residents and/or may clash with the intended atmosphere of the community center.
- Community centers require open spaces for events, gatherings, or recreational activities. An apartment building limits the available space and hinders the functionality of the community center.
- Zoning regulations may restrict certain types of developments in specific areas. If there are zoning restrictions, building an apartment next to a community center may not comply with local planning guidelines.

We understand the importance of responsible development, and we hope that our concerns will be given due consideration in the evaluation of the proposed zoning change requested by Modulus for the construction of more multi-level apartments. We appreciate your attention to this matter and look forward to a thorough and transparent assessment of the project's impact on our community.

Thank you for your time and consideration.

Sincerely,

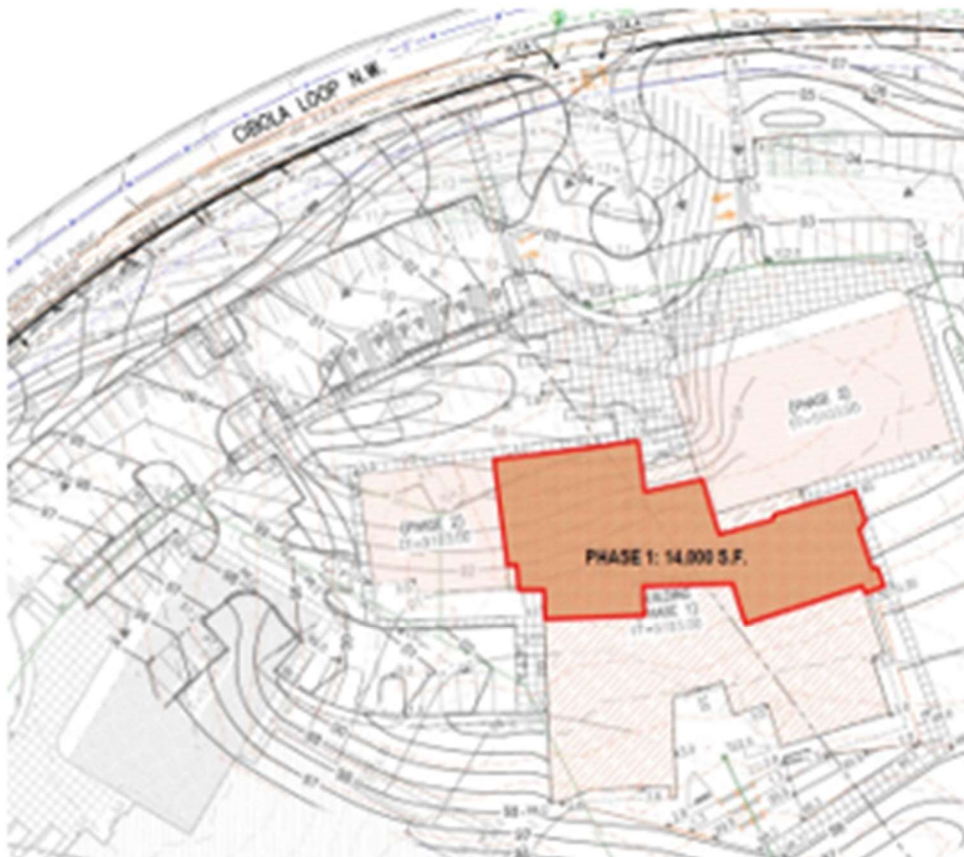
Board of Directors of the Cibola Loop Neighborhood Association



Exhibit A

The Cibola Loop Multigenerational Center (the “Center”) is a shovel-ready project for the City of Albuquerque with nearly \$15 million of funding secured. Phase 1 of the Center is scheduled to break ground in early 2024 with completion by late 2025. This 15,000 square foot building will include a large multi-purpose room, meeting and classrooms and allow for future phase developments. The Center will be constructed off Cibola Loop and Luna Park Street and will serve generations with City services including senior meals and youth summer programs. It is anticipated that the Center will serve residents from Albuquerque’s northwest quadrant with additional visitors coming from nearby Sandoval County.

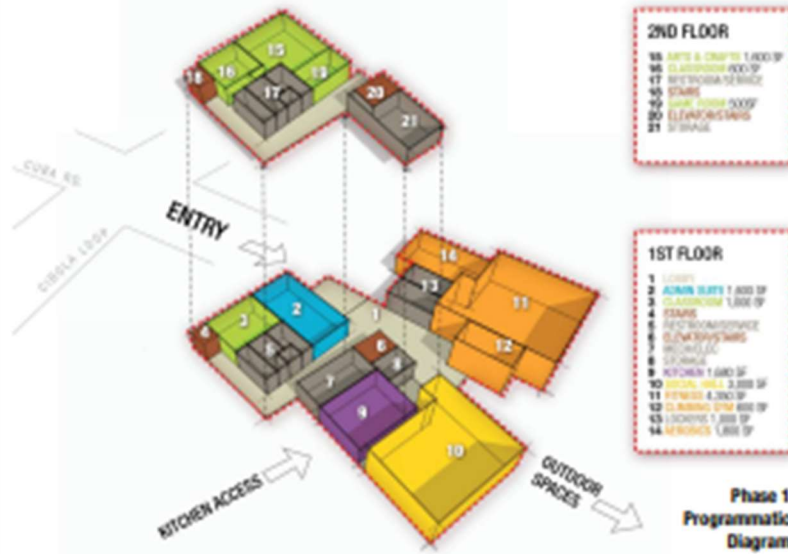
Cibola Loop Multigenerational Center Phase I placement on the Cibola Loop Subdivision Property



Cibola Loop Multigenerational Center

Phase 1

Building Area = 29,780 SF
 Construction Cost = \$12,864,960
 Soft Costs = \$1,283,479
 Total Project Cost = \$14,148,439



Phase II funding is currently being solicited at the 2024 legislative session.

Cibola Loop Multigenerational Center

Phase 2

Building Phase 2 Area = 22,300 SF
 Construction Cost = \$10,197,000
 Soft Costs = \$1,308,501
 Total Phase 2 Project Cost = \$11,505,501

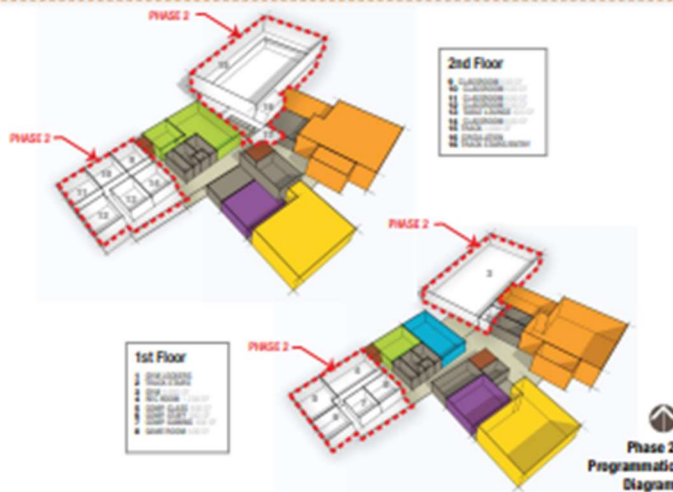


Exhibit A