



18 March 2024

Mr. Jonathan H. Hollinger, Chair  
Environmental Planning Commission  
Plaza del Sol Building  
600 Second St NW  
Albuquerque, NM 87102

RE: PROJECT #PR-2024-009944

Dear Commissioners,

The Barel Community Coalition supports the Barel Neighborhood Association in their opposition to the Zone Map Amendment request to downzone the property at 310 Avenida Cesar Chavez from MX-H and NR-GM to MX-M. We are aware the floating zone line needs resolution, but believe MX-H is the preferred and correct zoning designation.

Both BCC Staff and Board Members attended the facilitated meeting for the project. We have since confirmed from multiple residents that while many welcome a Dunkin' Donuts, the community is largely unified in both the preference for MX-H and for the proposed drive-thru to go through the Conditional Accessory Use process.

The purpose of seeking MX-M zoning is clearly stated in the facilitator's report: "The MX-M zone will serve the building's purpose of food distribution and allow for a drive up window." Primary reasons stated for why the downzone would be beneficial to the community were:

- "Does not allow for Adult Entertainment"
- "Provides a buffer between northern commercial/residential area and the more intense manufacturing on the south side of Cesar Chavez."

During the facilitated meeting the Applicant's main argument seemed to be "Drive-thru or Adult Entertainment." In subsequent conversations, this threat did not dissuade the community from prioritizing multi-modal roadway users' safety. This priority is also illustrated in the attached document provided by CABQ Long Range Planning, which was recently displayed at our Annual Meeting + Spring Community Plática on March 16th at the Barel Community Center. The document is a summary of Barel residents' responses to the Central ABQ Community Planning Area Assessment survey. At the event, attendees confirmed these priorities still held true, and the Central CPA Report was well-received.

On the second point, the Avenida Cesar Chavez/Avenida Dolores Huerta Corridor is precisely where the community seeks higher density, and sees the SIX-lane plus median corridor as providing more than sufficient buffer.

Please respect the community's progress toward creating a safer and more walkable environment as we break ground this year on Barel Great Blocks (A BCC Main Street Program project). Now fully funded at a total cost of nearly \$7 million, it spans 4th St from Coal Ave to Barel Rd., and progress is being made toward improving the intersection at Avenidas Cesar Chavez/Dolores Huerta and adjacent corridor.

We urge the Commission to deny the MX-M Zone Map Amendment request, and suggest the Applicant resolve the floating zone line issue by extending the current MX-H zoning to the rear section of the parcel.

Gracias,

A handwritten signature in blue ink, appearing to read "Cristina M. Rogers", is written over a circular stamp or watermark.

Cristina M. Rogers  
Executive Director



Central ABQ Community Planning Area

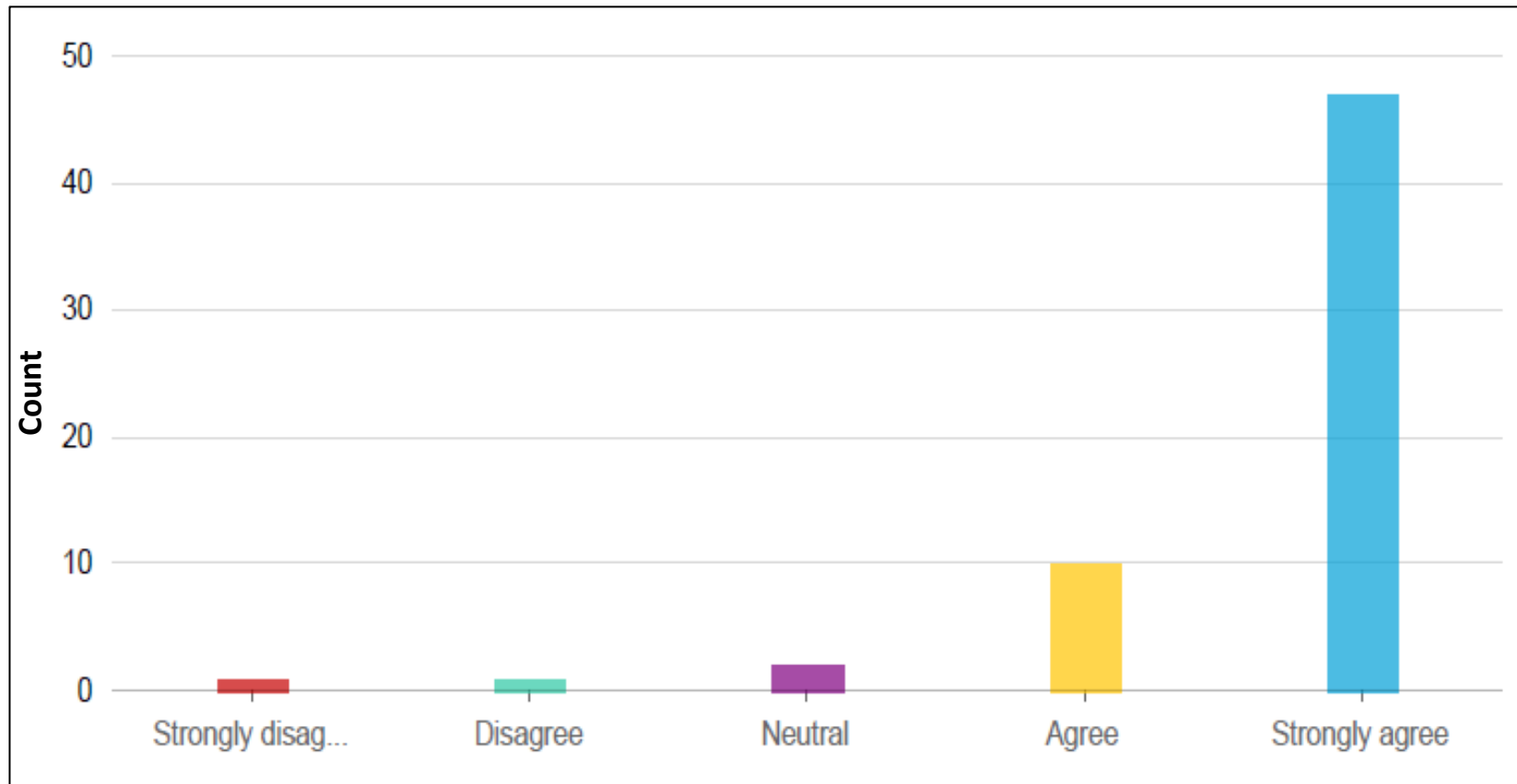
# Barelas Community Survey Responses

2/28/2023 – 5/23/2023

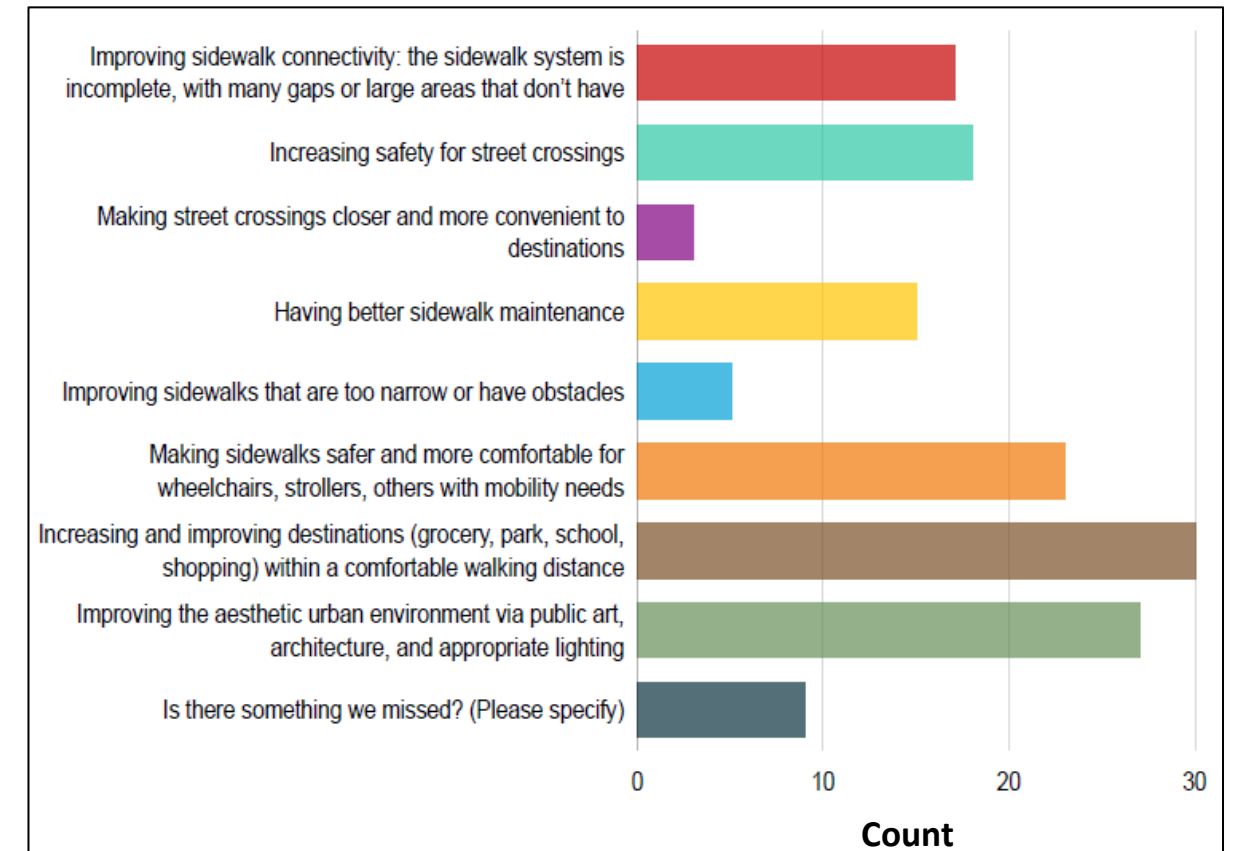


**A walkable environment is important in my community. Being able to safely walk is a strength in the community, a boost for the local economy, and an overall priority.**

Un entorno transitable a pie es importante en mi comunidad. Poder caminar con seguridad es una ventaja para la comunidad, un impulso para la economía local y una prioridad general.



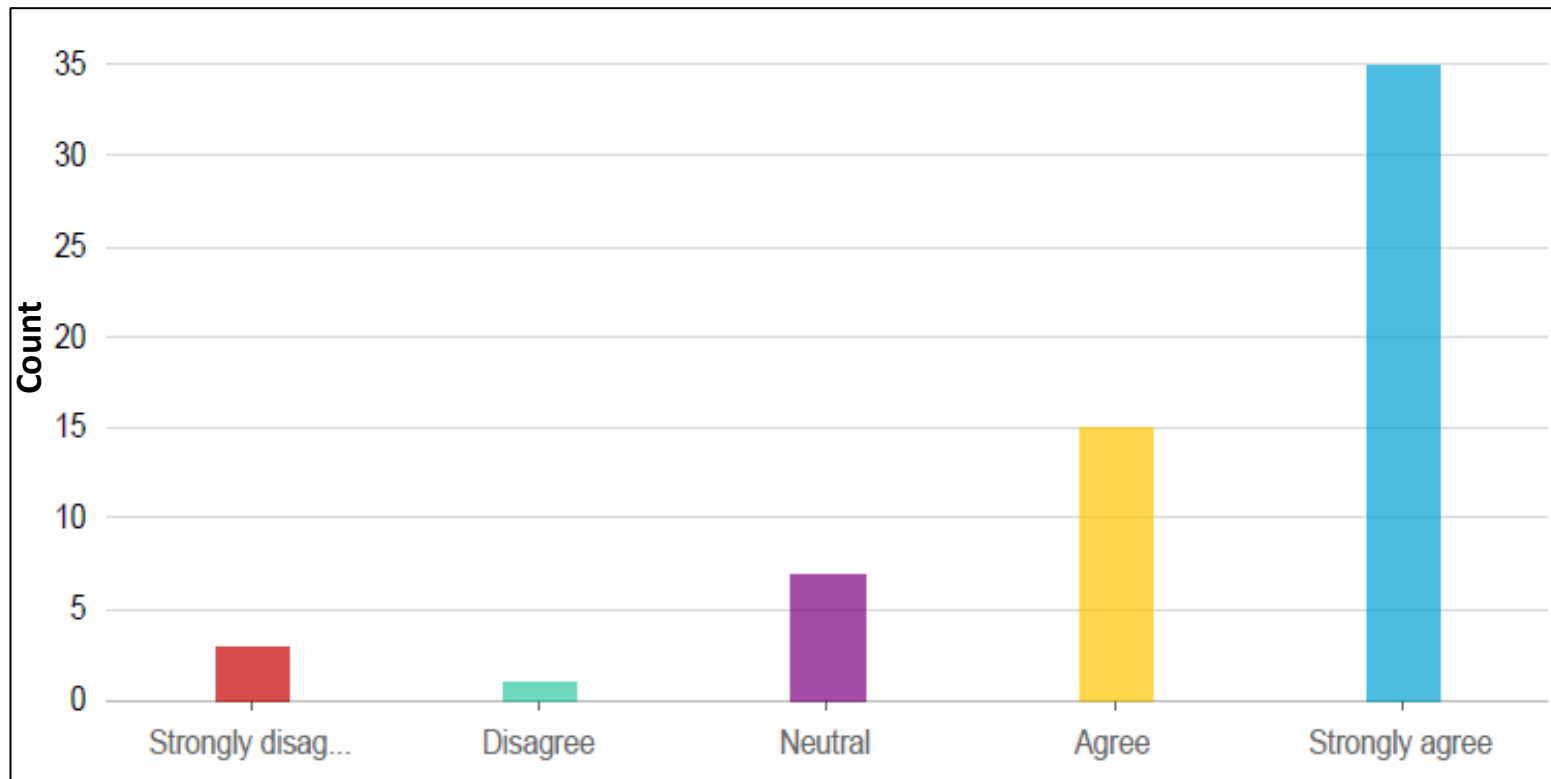
Which of the following best describe your priorities?



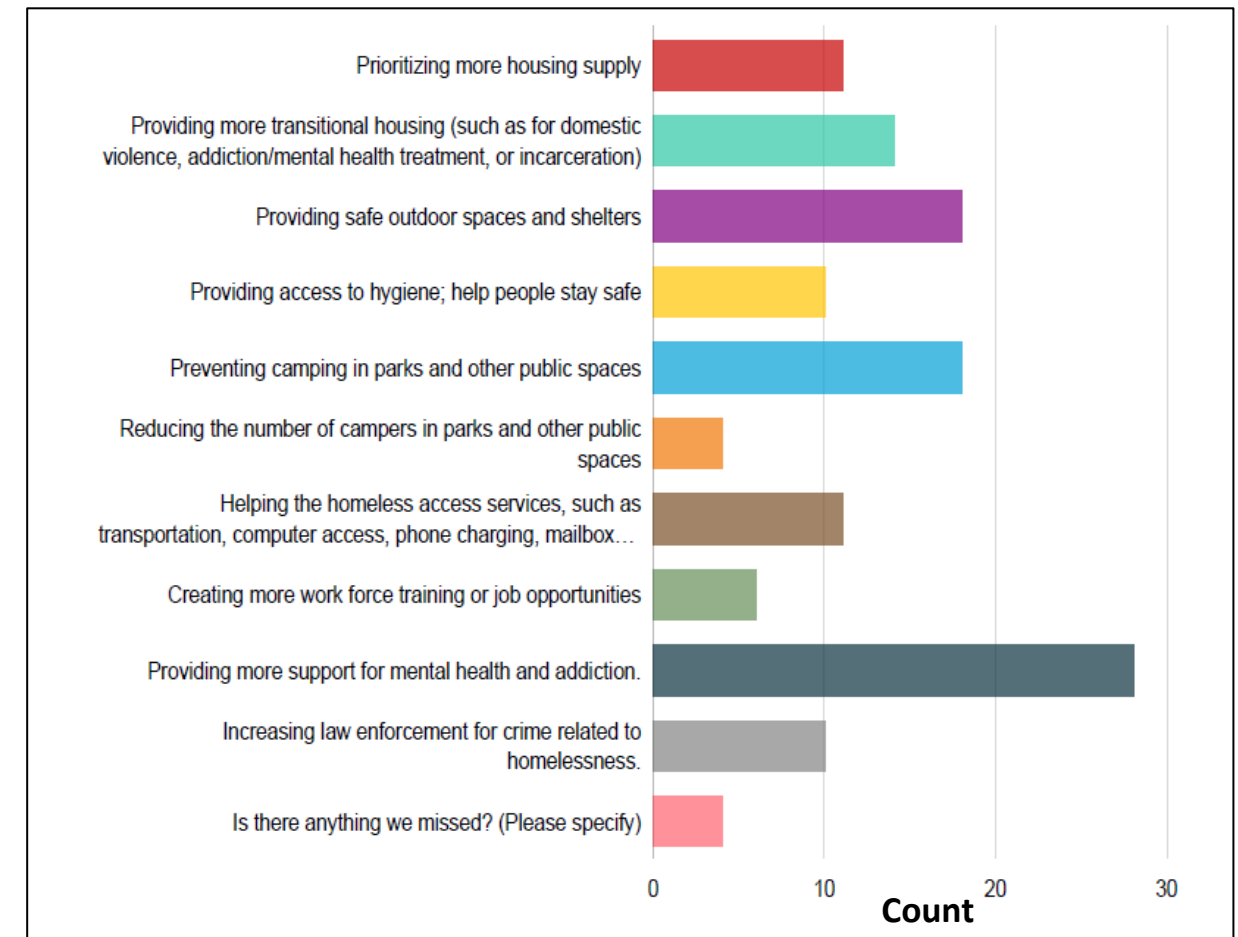
Answered: 61 Skipped: 0

## Homelessness is one of the primary issues facing the Central Albuquerque Area.

La falta de vivienda (personas en situación de calle) es uno de los principales problemas a los que se enfrenta el Central de Albuquerque.



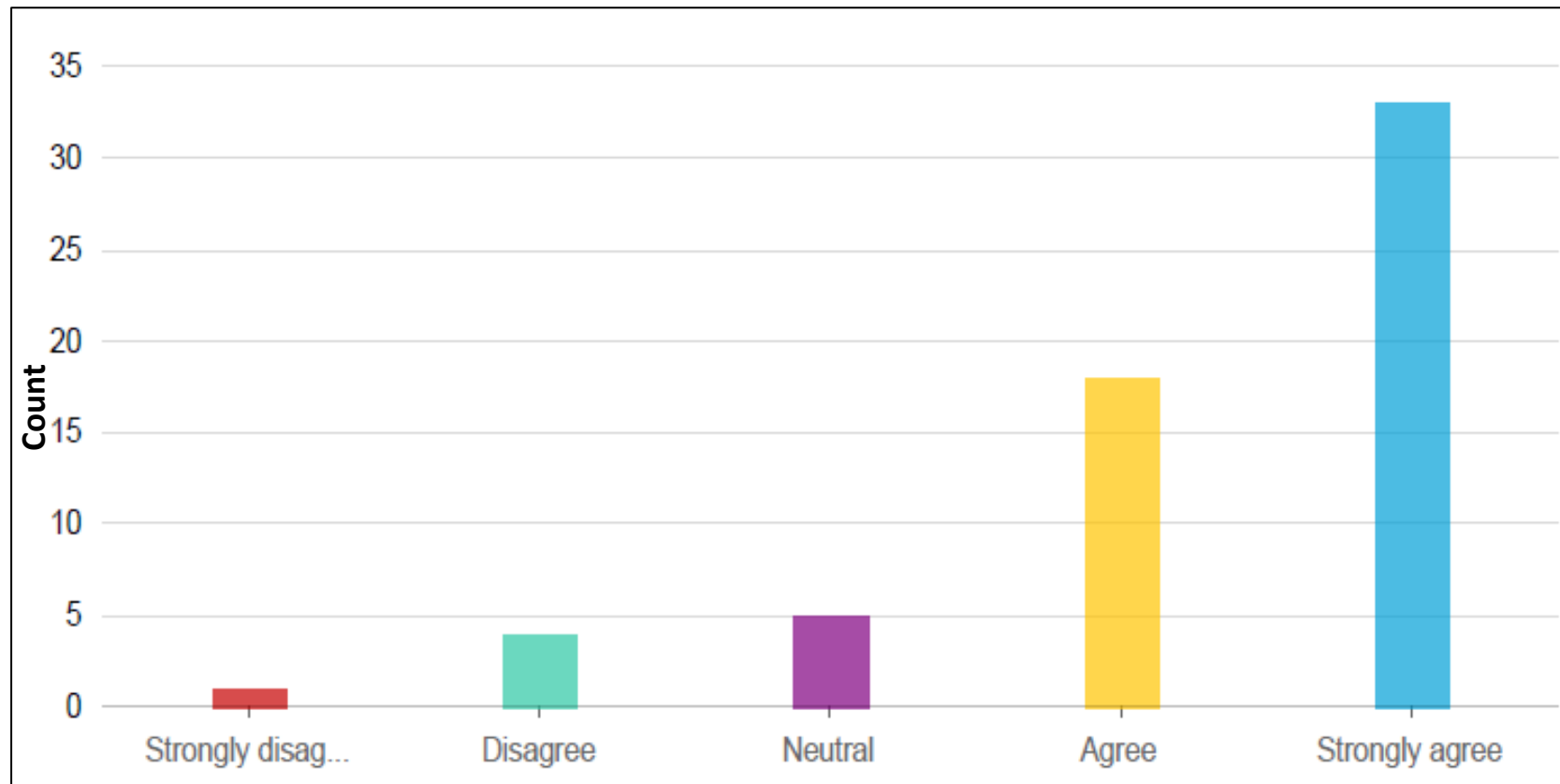
### Which of the following best describe your top solutions?



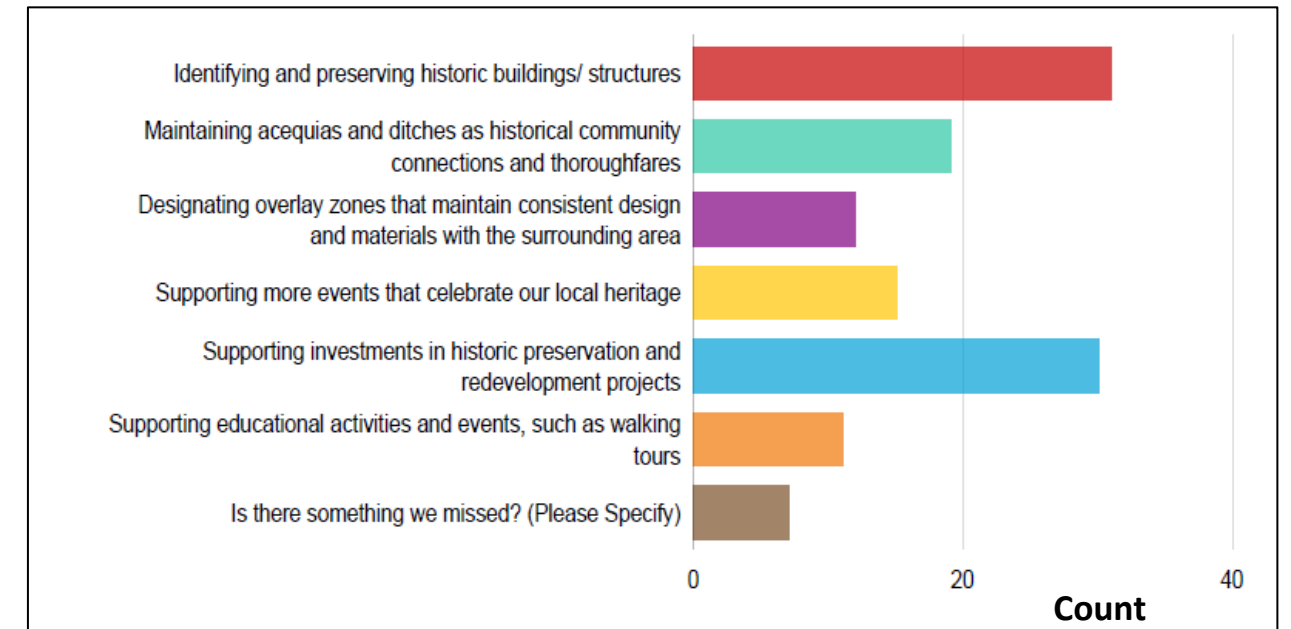
Answered: 61 Skipped: 0

**Central Albuquerque Area is home to some of the oldest buildings and original neighborhoods of Albuquerque. The City should continue to support the preservation and protection of historically significant areas.**

El Central de Albuquerque alberga algunos de los edificios más antiguos y barrios originales de Albuquerque. La Ciudad debe continuar apoyando la preservación y protección de áreas históricamente significativas.



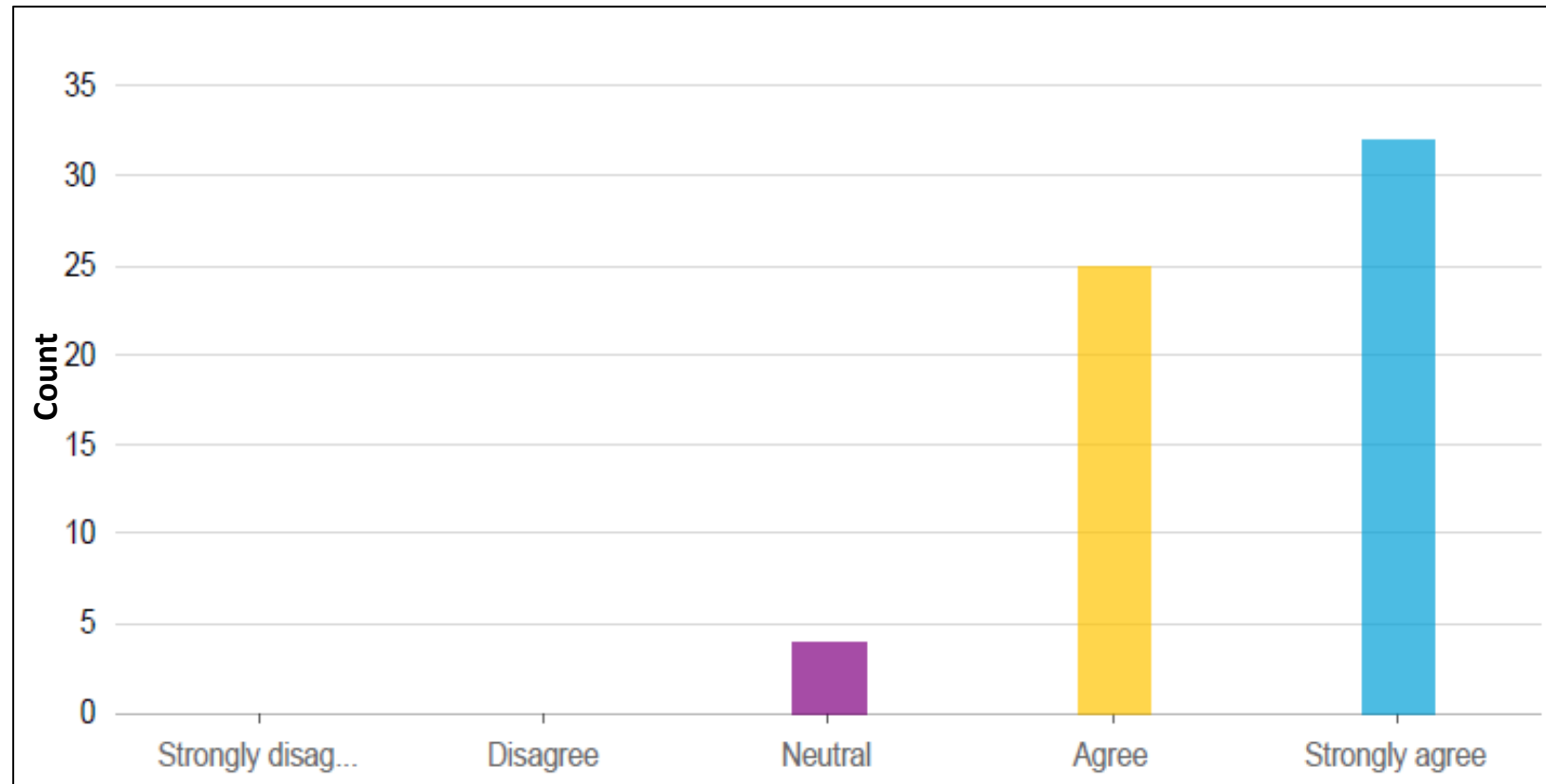
**Which of the following best describe your priorities?**



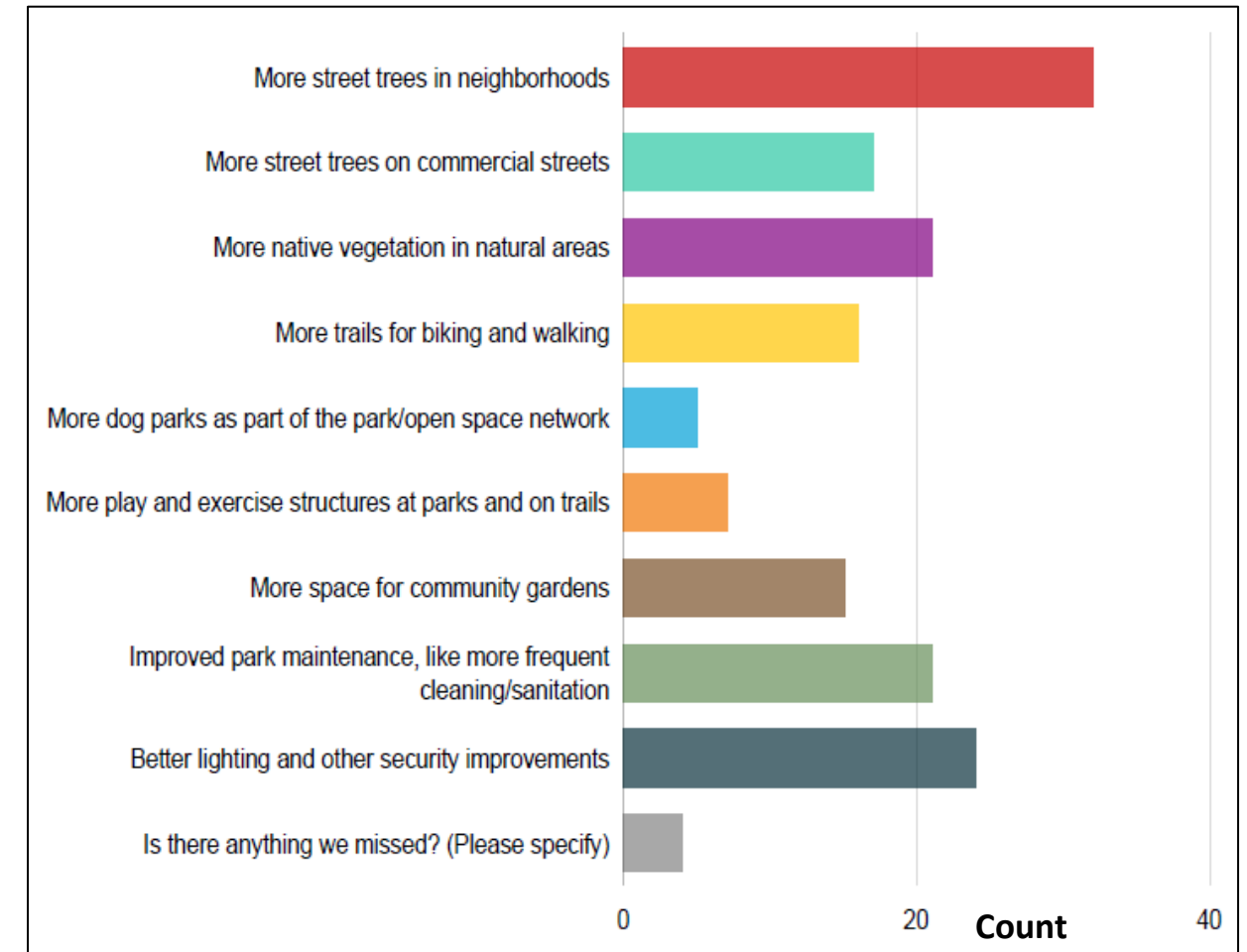
Answered: 61 Skipped: 0

## City parks and open spaces are a major asset; improving overall access to nature should be a priority.

Los parques y espacios abiertos de la ciudad son un bien importante; mejorar el acceso general a la naturaleza debe ser una prioridad.



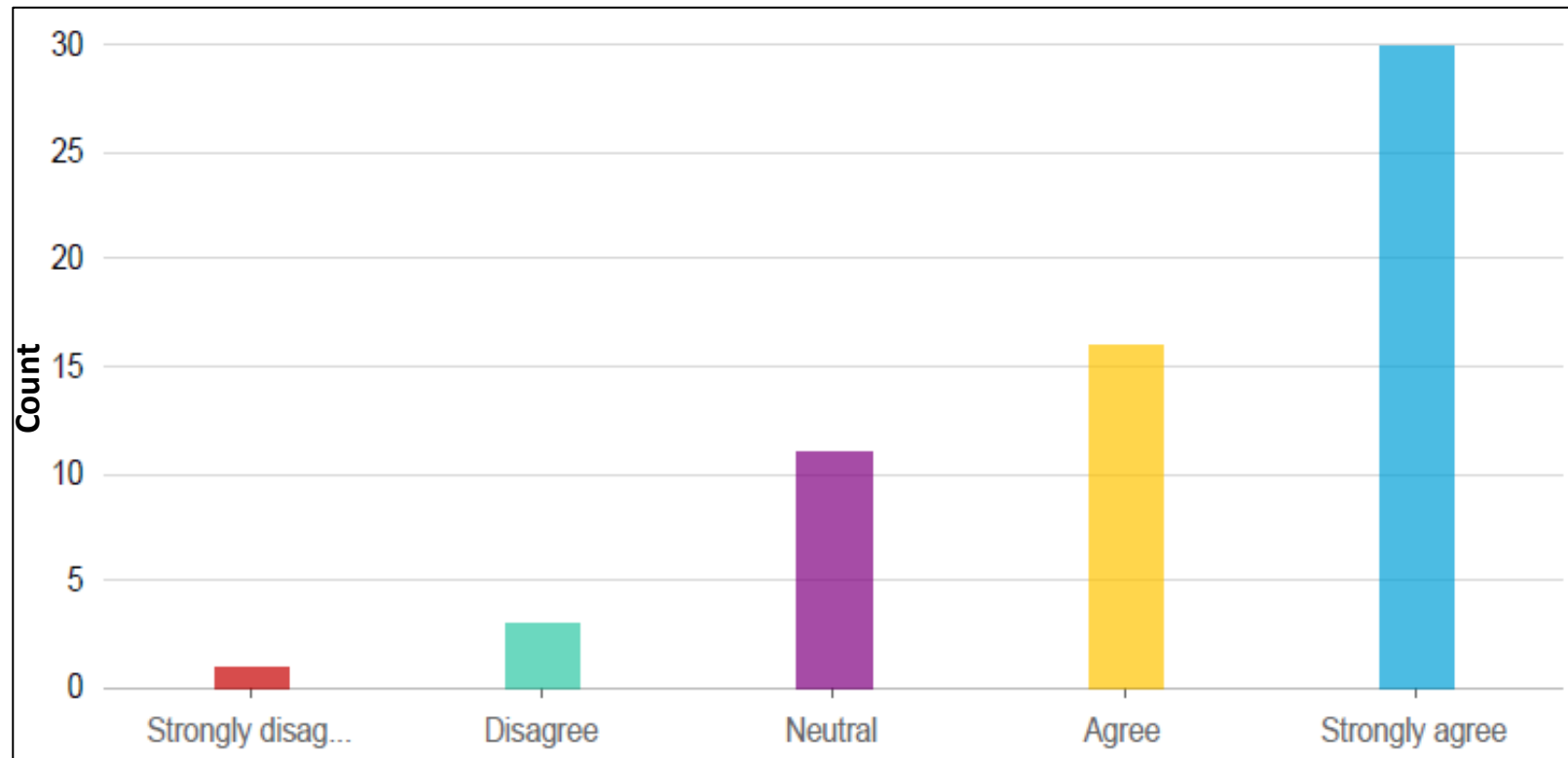
### Which of the following best describe your priorities?



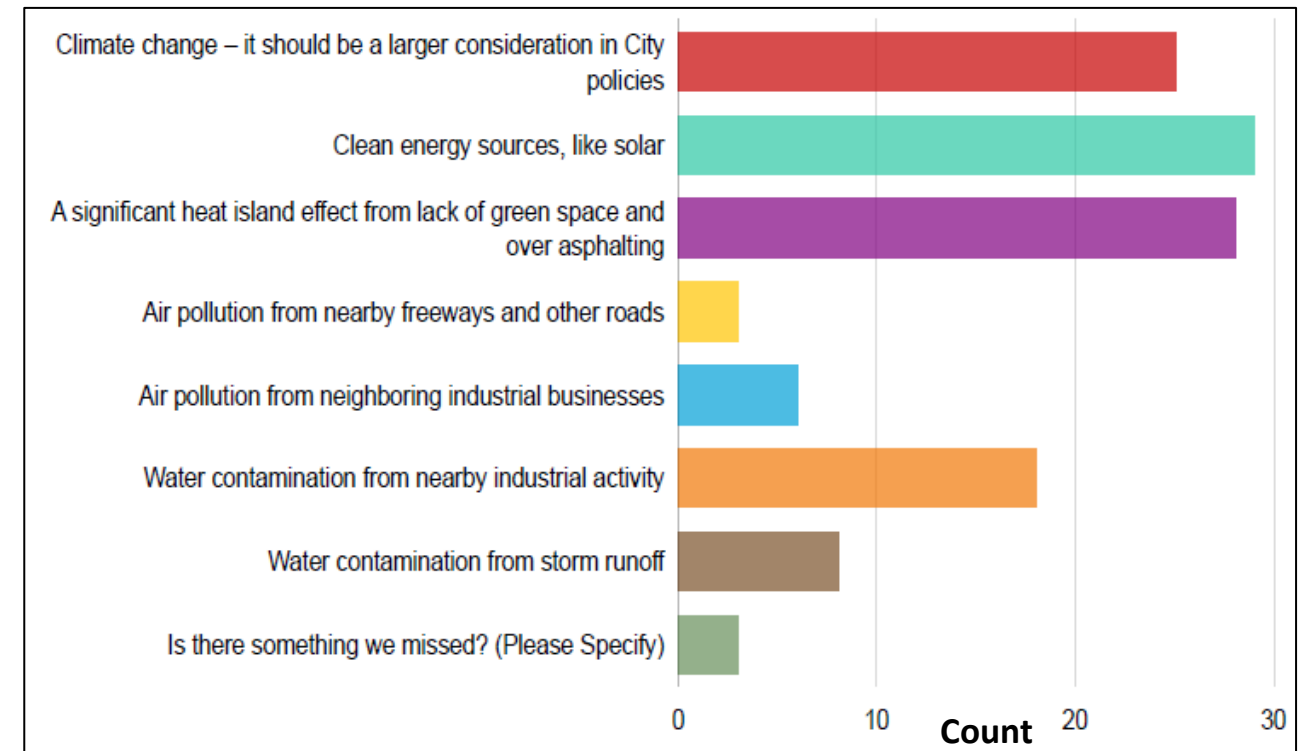
Answered: 61 Skipped: 0

**Environmental issues are a primary concern in my community. These issues should be a top priority of the City.**

Los problemas medioambientales son una preocupación primordial en mi comunidad. Estas cuestiones deberían ser una prioridad máxima de la Ciudad.



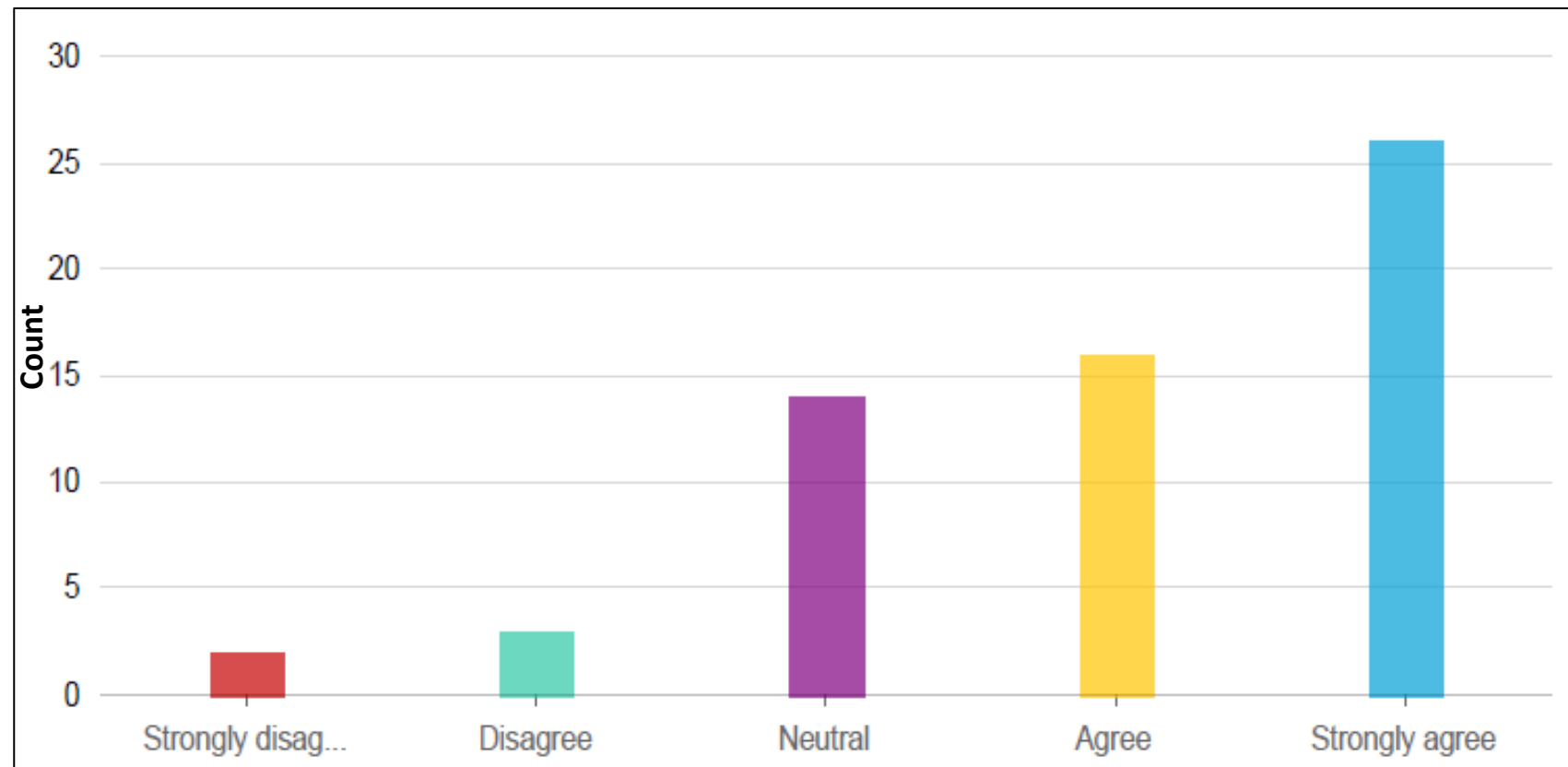
**Which of the following best describe your priorities?**



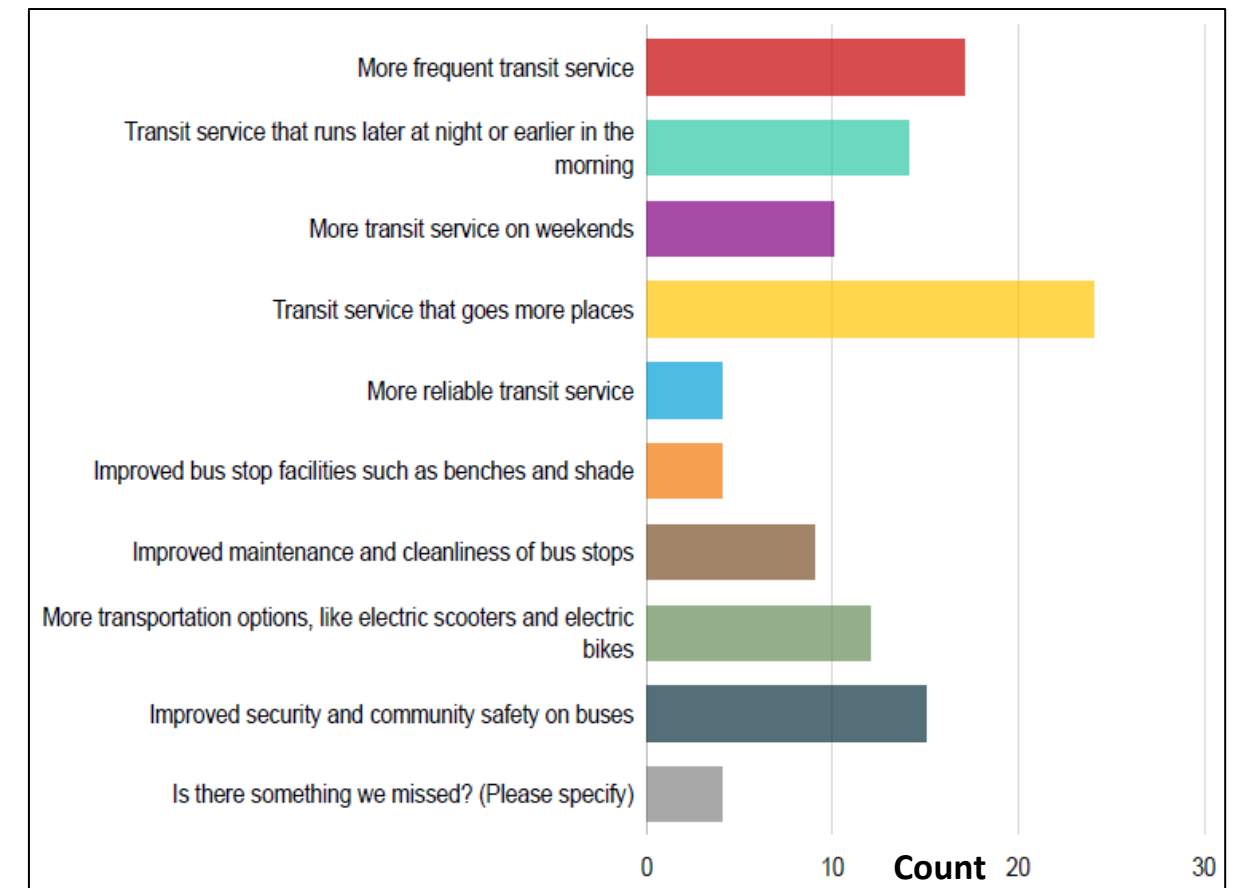
Answered: 61 Skipped: 0

**Better transit is needed to make my community more accessible and to reduce the need for cars. This should be a priority for the City.**

Es necesario mejorar el transporte público para hacer más accesible en mi comunidad y reducir la necesidad de utilizar el carro. Esto debería ser una prioridad para la Ciudad.



Which of the following reflect your priorities?

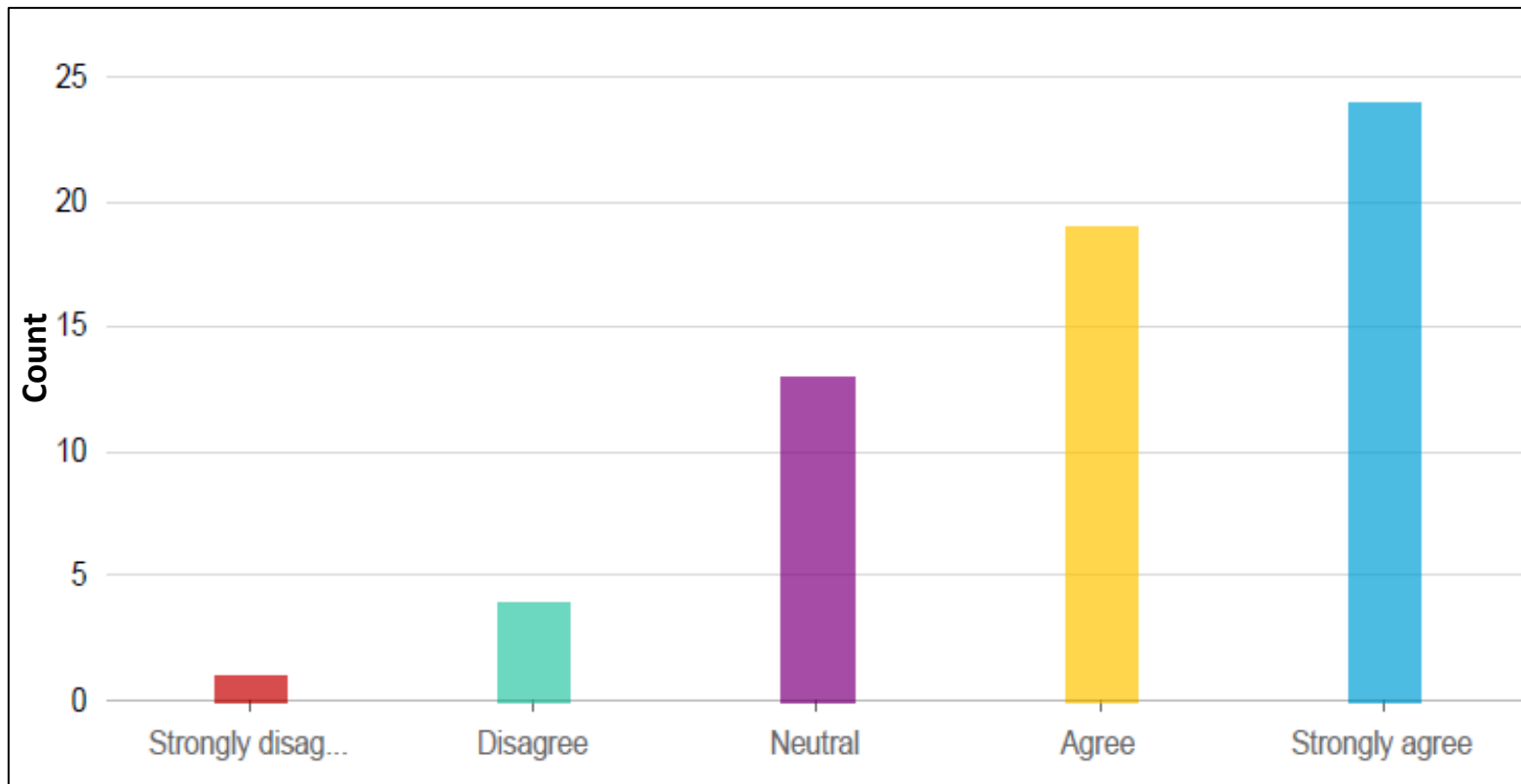


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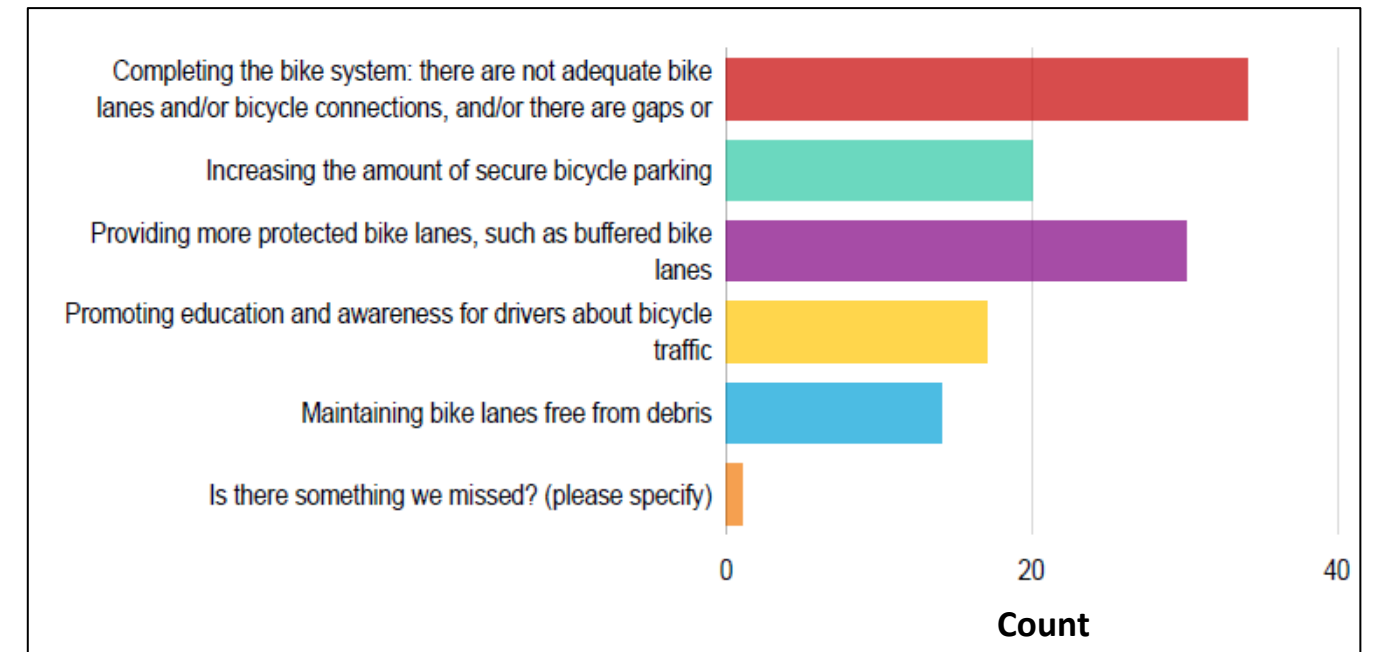


**Bicycle access is important in my community. Making bicycling a safer transportation option should be an overall priority.**

El acceso para bicicletas es importante en mi comunidad. Hacer de la bicicleta una opción de transporte más segura debería ser una prioridad general.



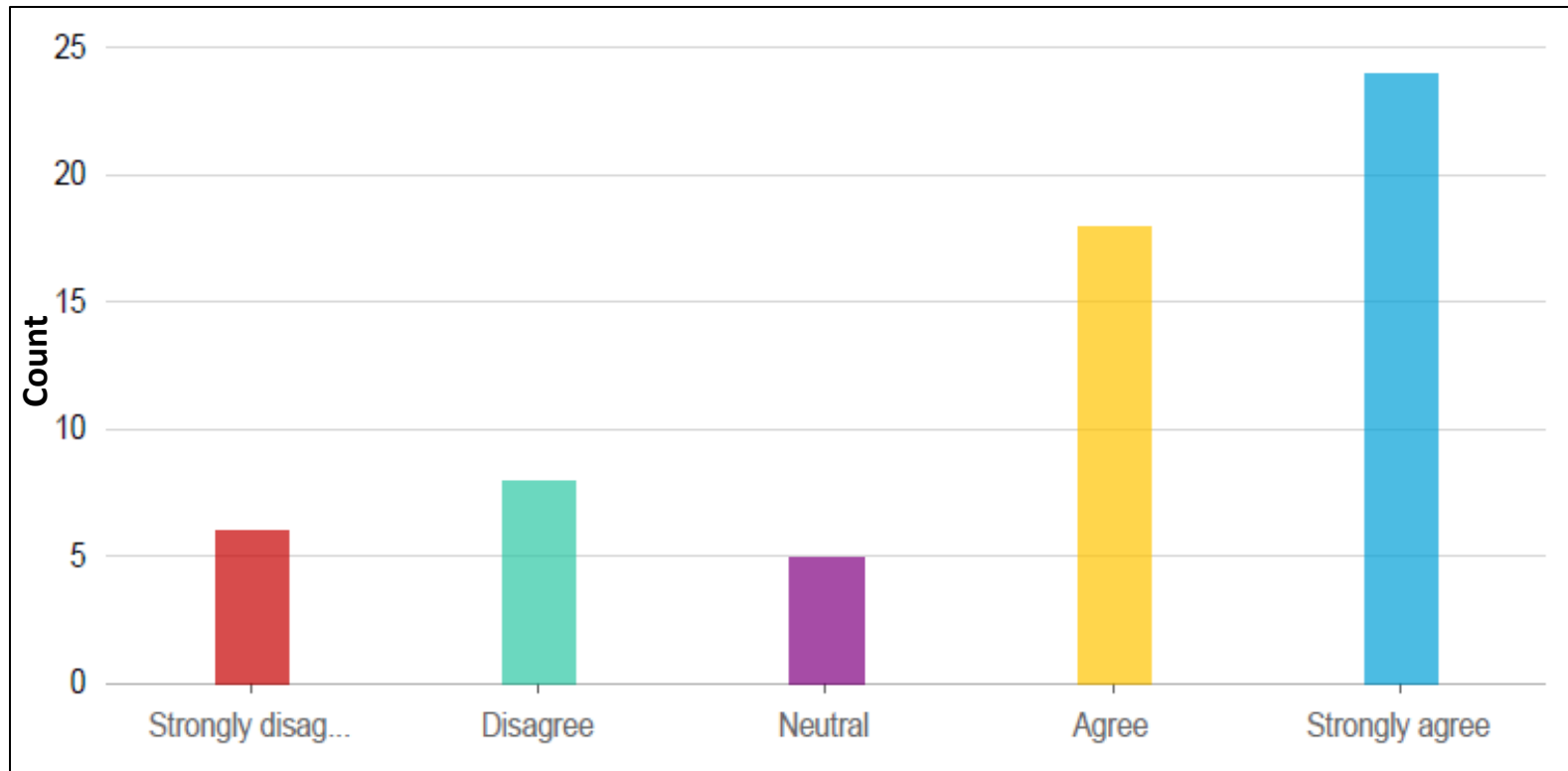
**Which of the following best describe your priorities?**



Answered: 61 Skipped: 0

**We need more housing in my community. Increasing the housing supply should be a priority to meet the needs of the community.**

Necesitamos más viviendas en mi comunidad. Aumentar la oferta de viviendas debe ser una prioridad para satisfacer las necesidades de la comunidad.



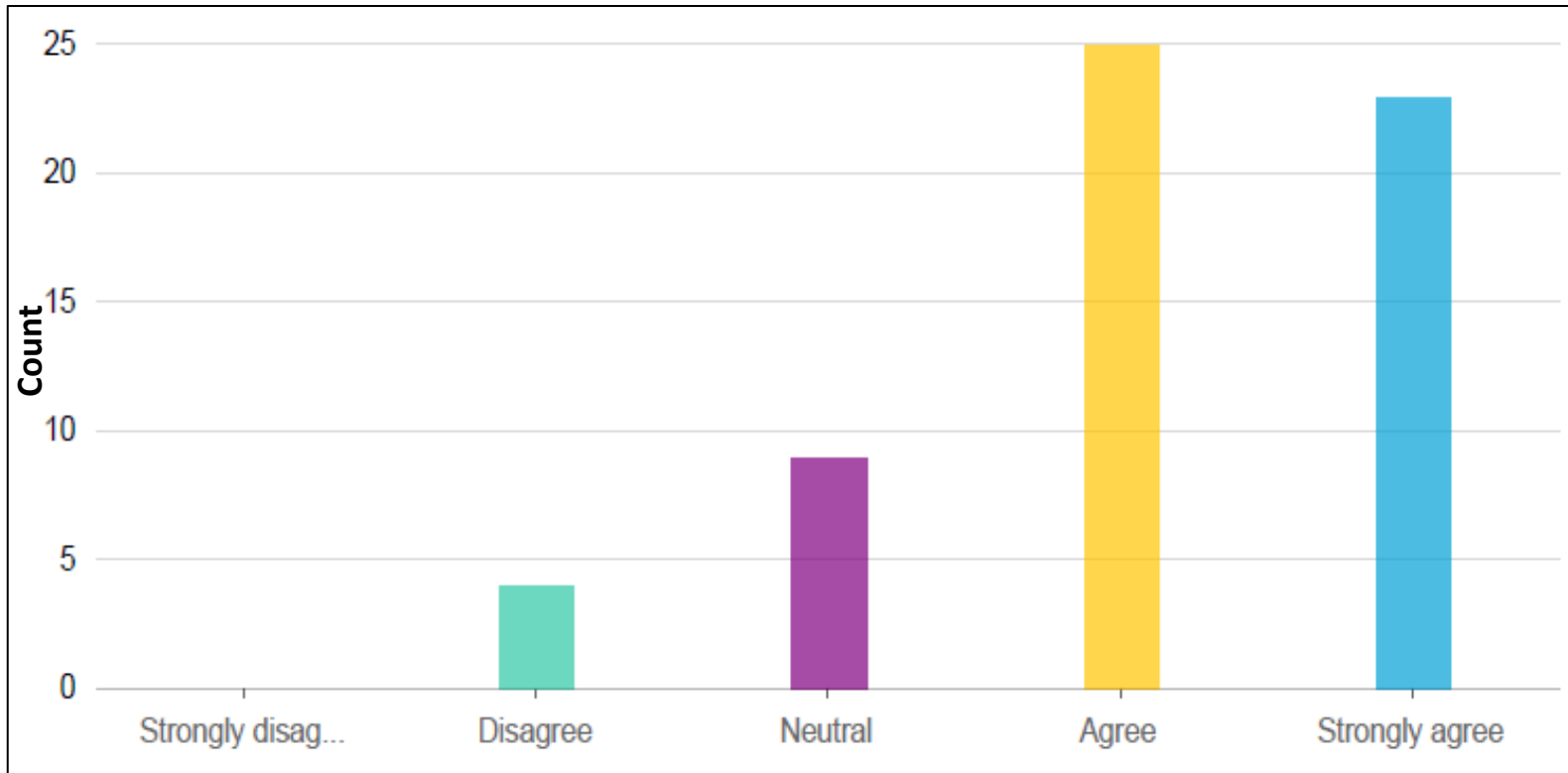
o Which of the following best describe your priorities?



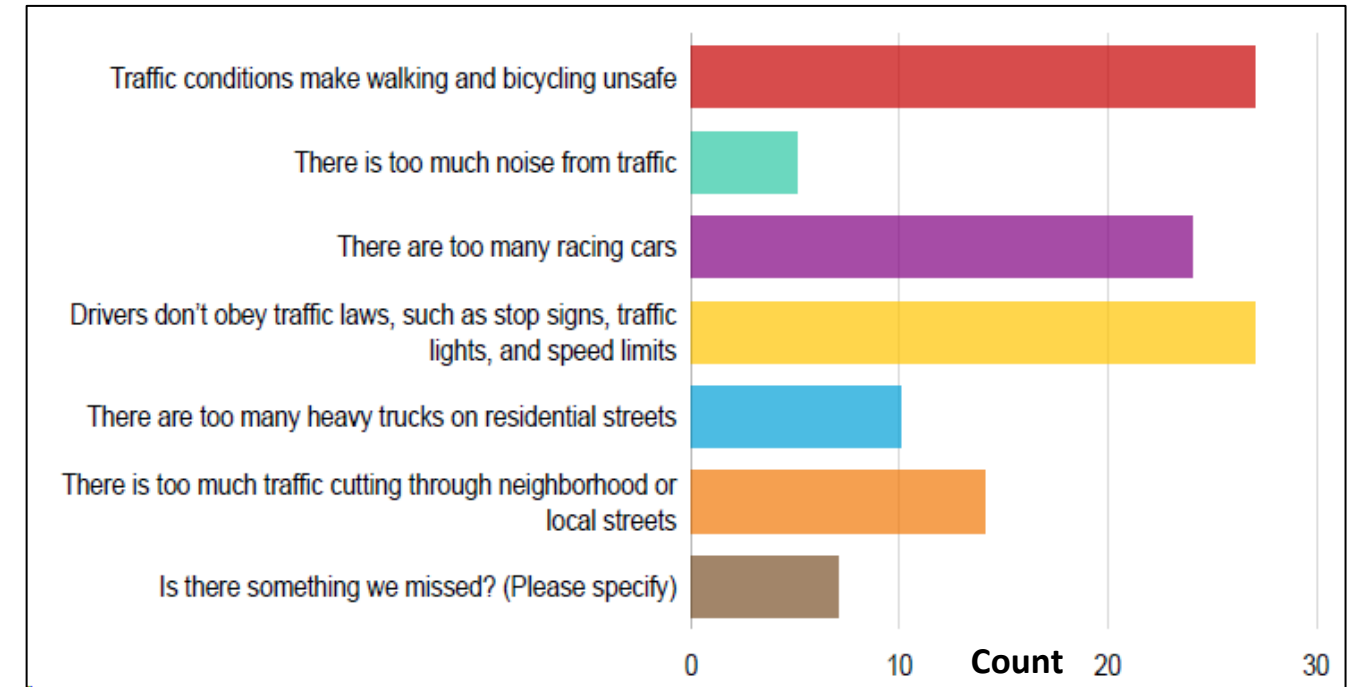
Answered: 61 Skipped: 0

**Traffic conditions create an unsafe and unwelcoming atmosphere. Managing traffic conditions should be a priority for the City.**

Las condiciones de tráfico crean un ambiente inseguro y poco acogedor. Gestionar mejor las condiciones del tráfico debería ser una prioridad para la Ciudad.



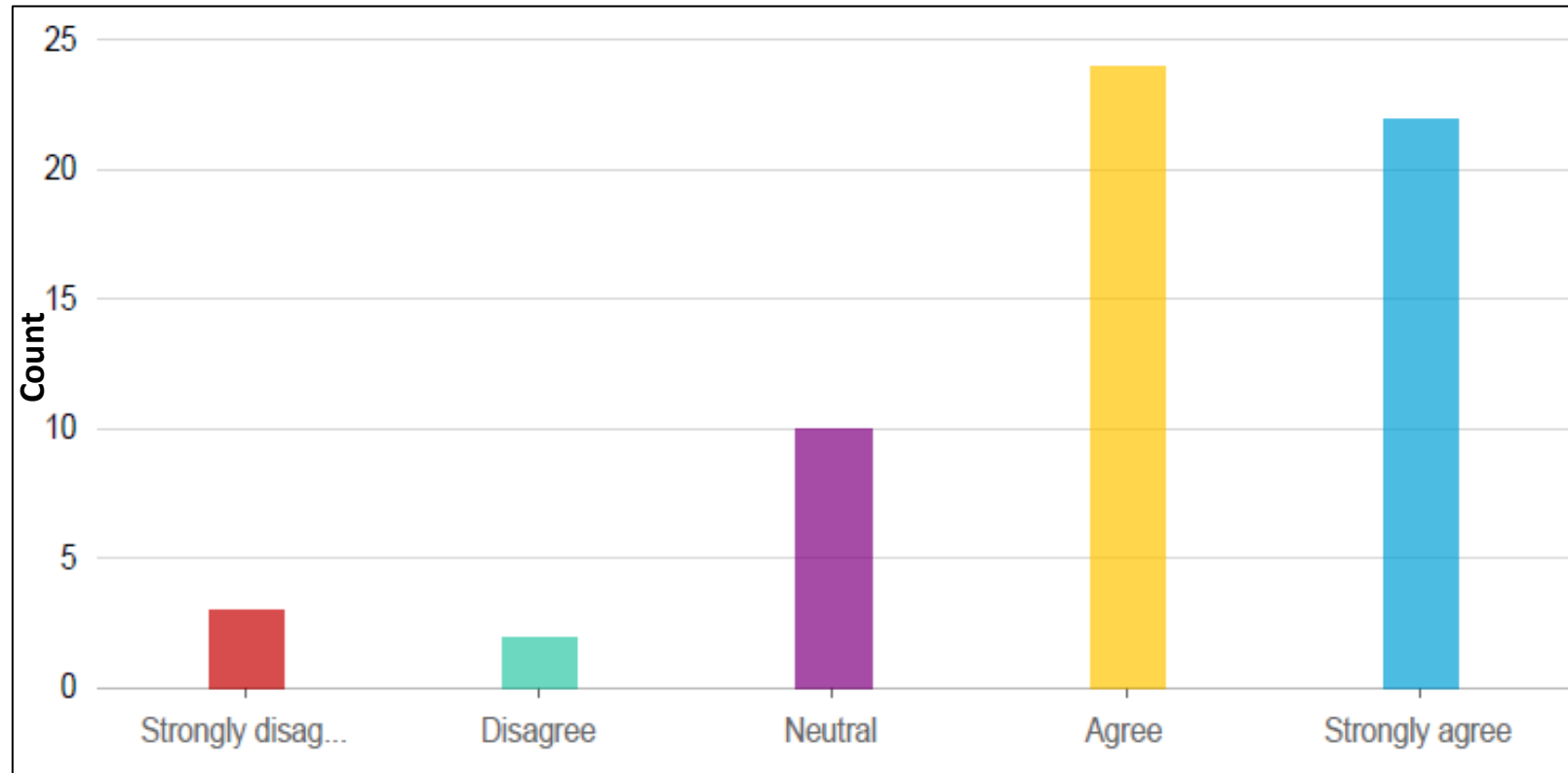
o Which of the following best describe your priorities?



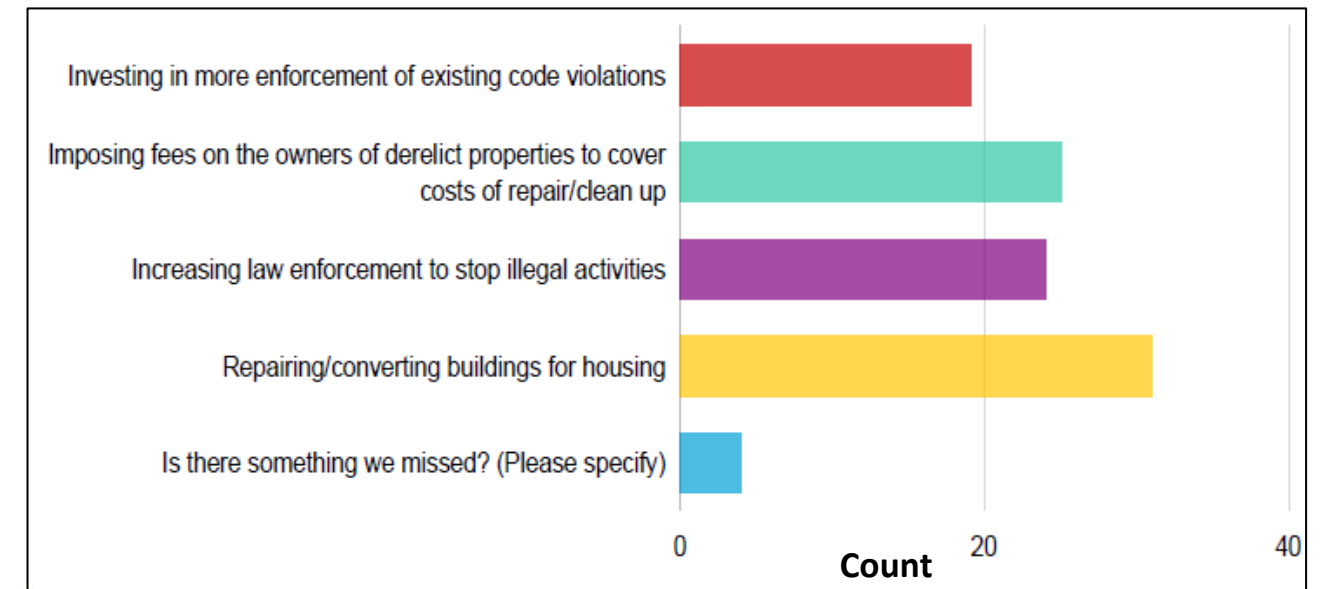
Answered: 61 Skipped: 0

**Abandoned and neglected properties are a primary issue affecting my community. Addressing this issue should be one of the city's top priorities.**

Las propiedades abandonadas y descuidadas son un problema fundamental que afecta a mi comunidad. Solucionar este problema debería ser una de las principales prioridades de la ciudad.



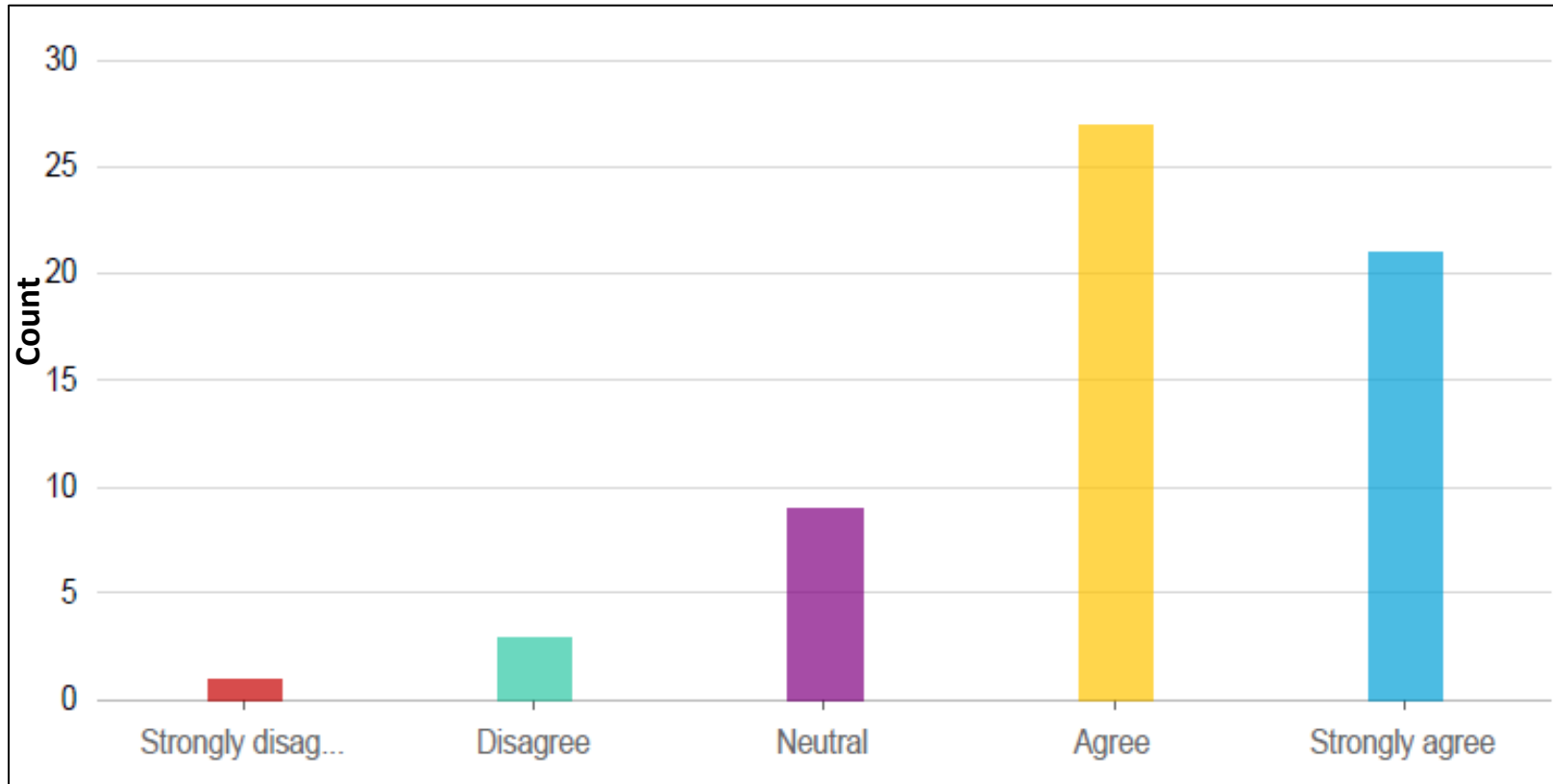
**What strategy do you think should be the priority?**



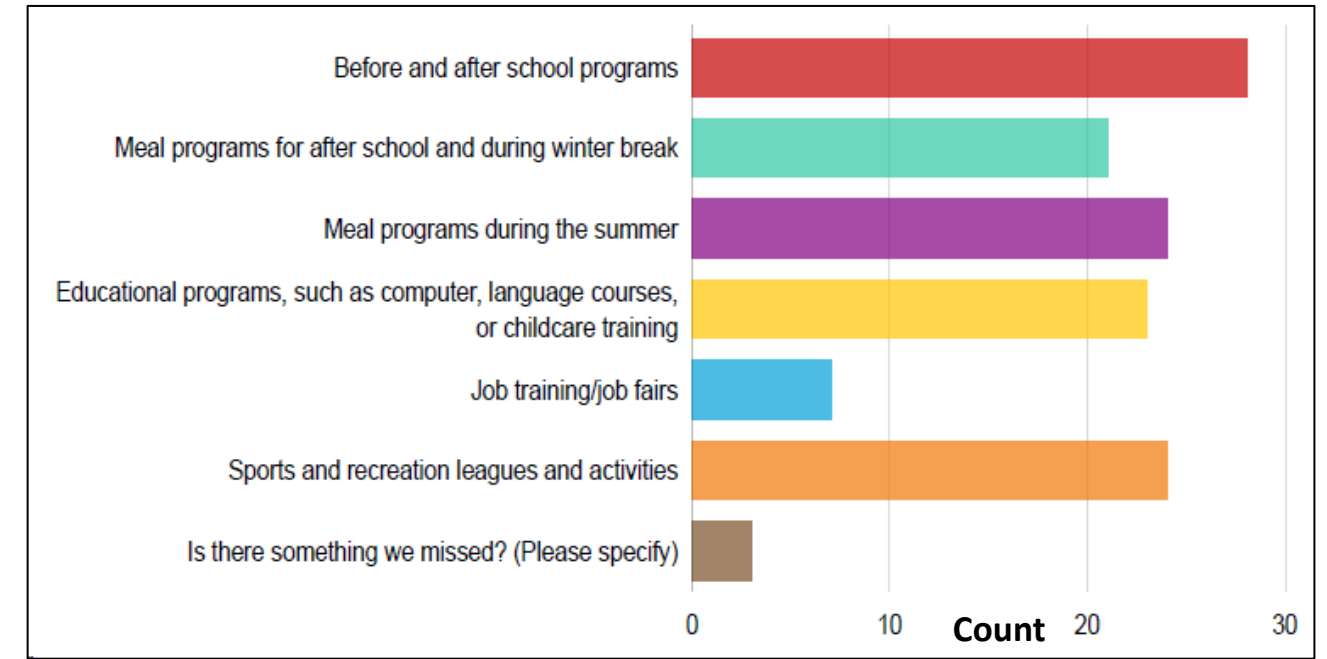
Answered: 61 Skipped: 0

**We need more programs and activities for young people in my community.**

Necesitamos más programas y actividades para los jóvenes en mi comunidad.



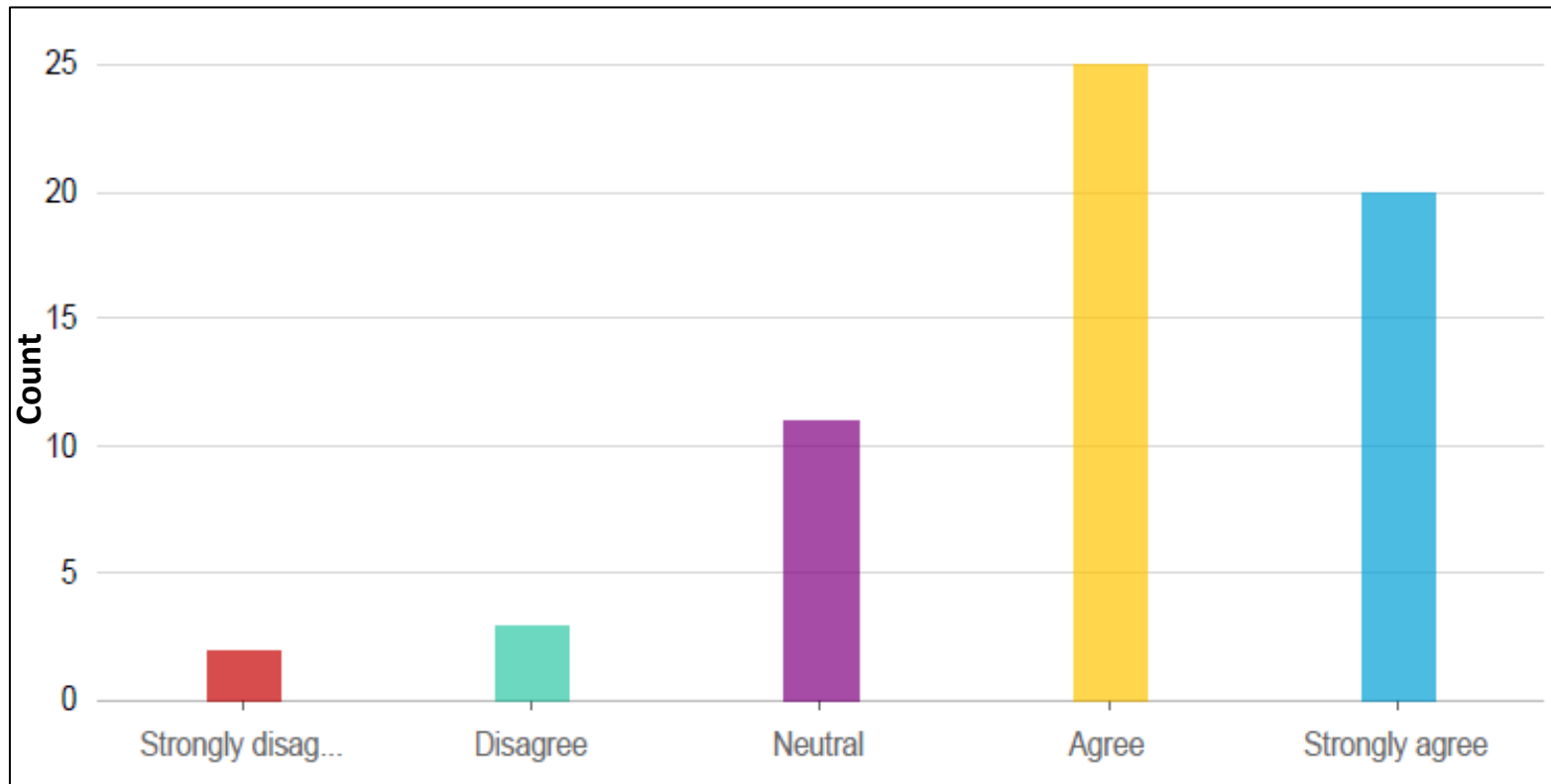
**Which of the following best describe your priorities?**



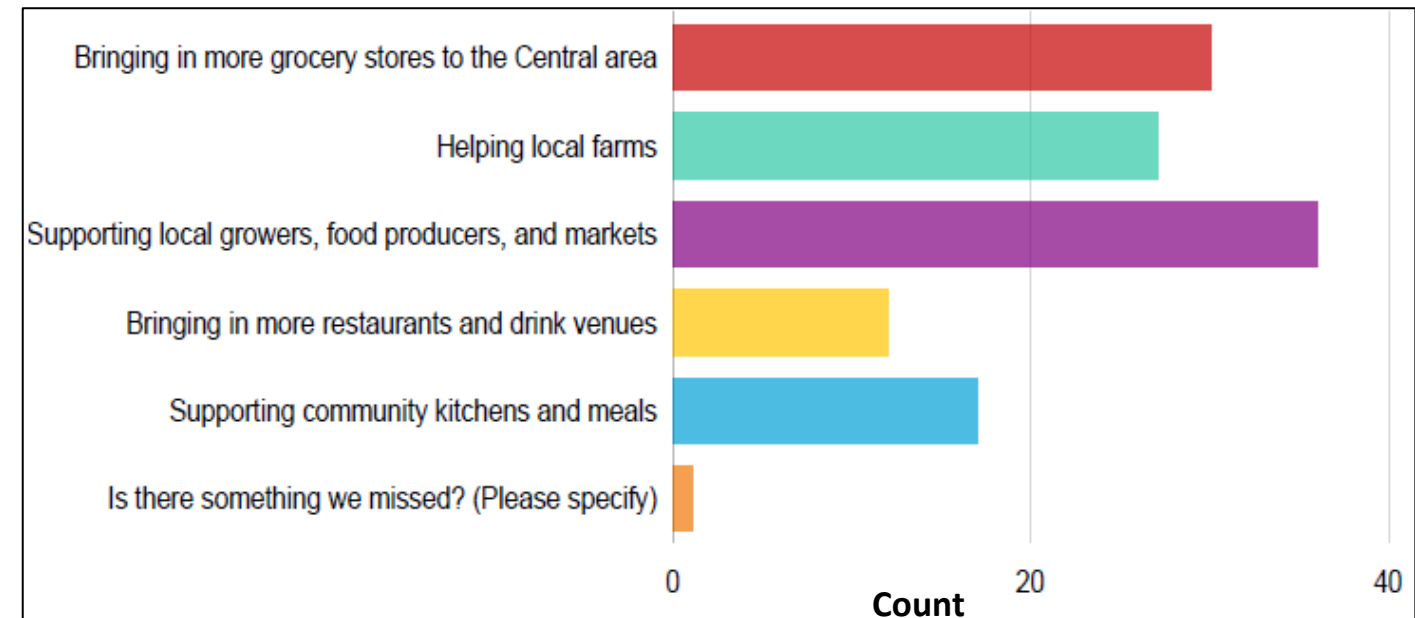
Answered: 61 Skipped: 0

**There are too many parts of my community that don't have good access to quality markets and fresh food.**

Hay demasiadas zonas de mi comunidad que no tienen buen acceso a mercados de calidad y alimentos frescos.



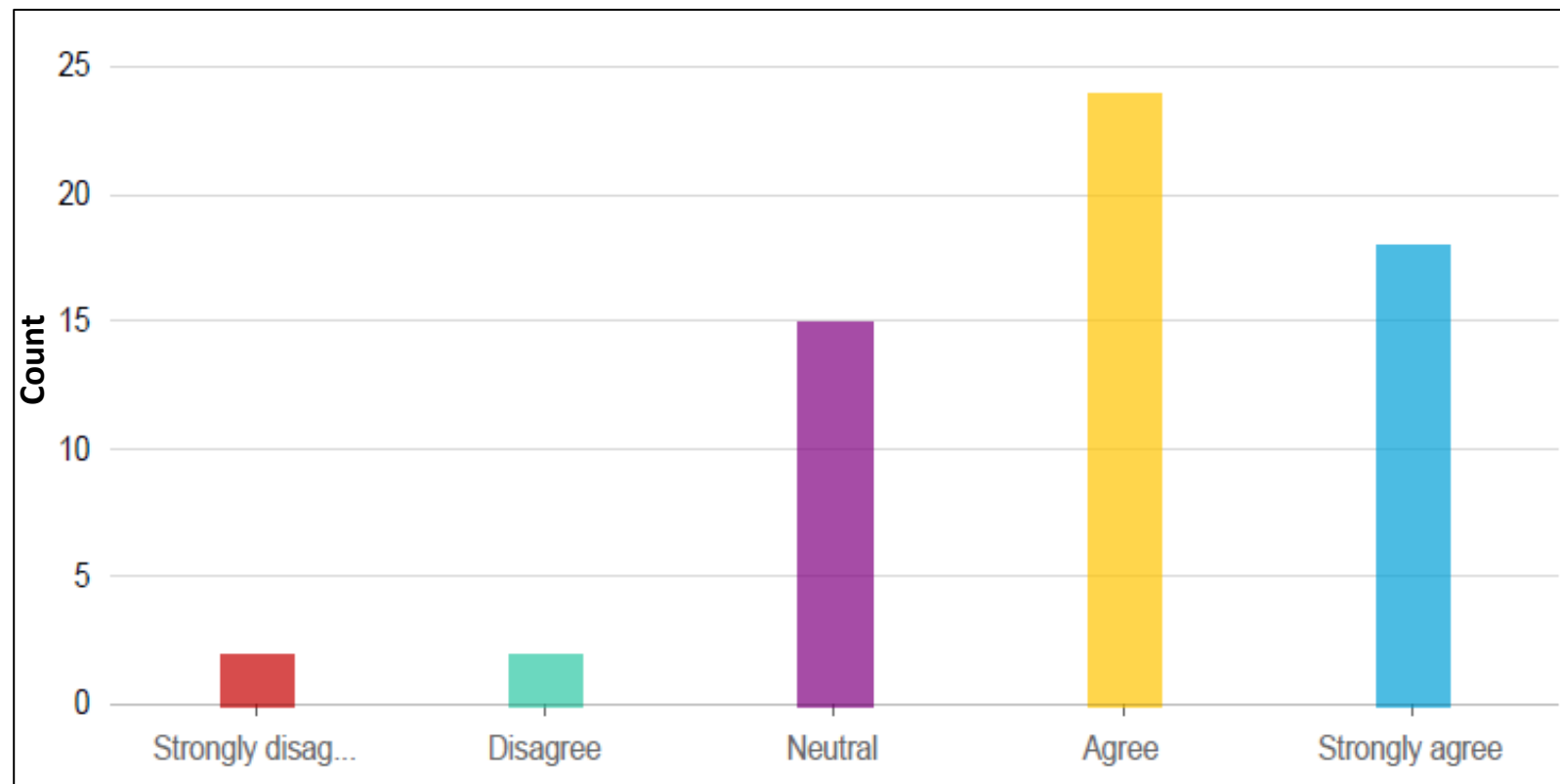
o Which of the following best describe what you believe are the most effective strategies?



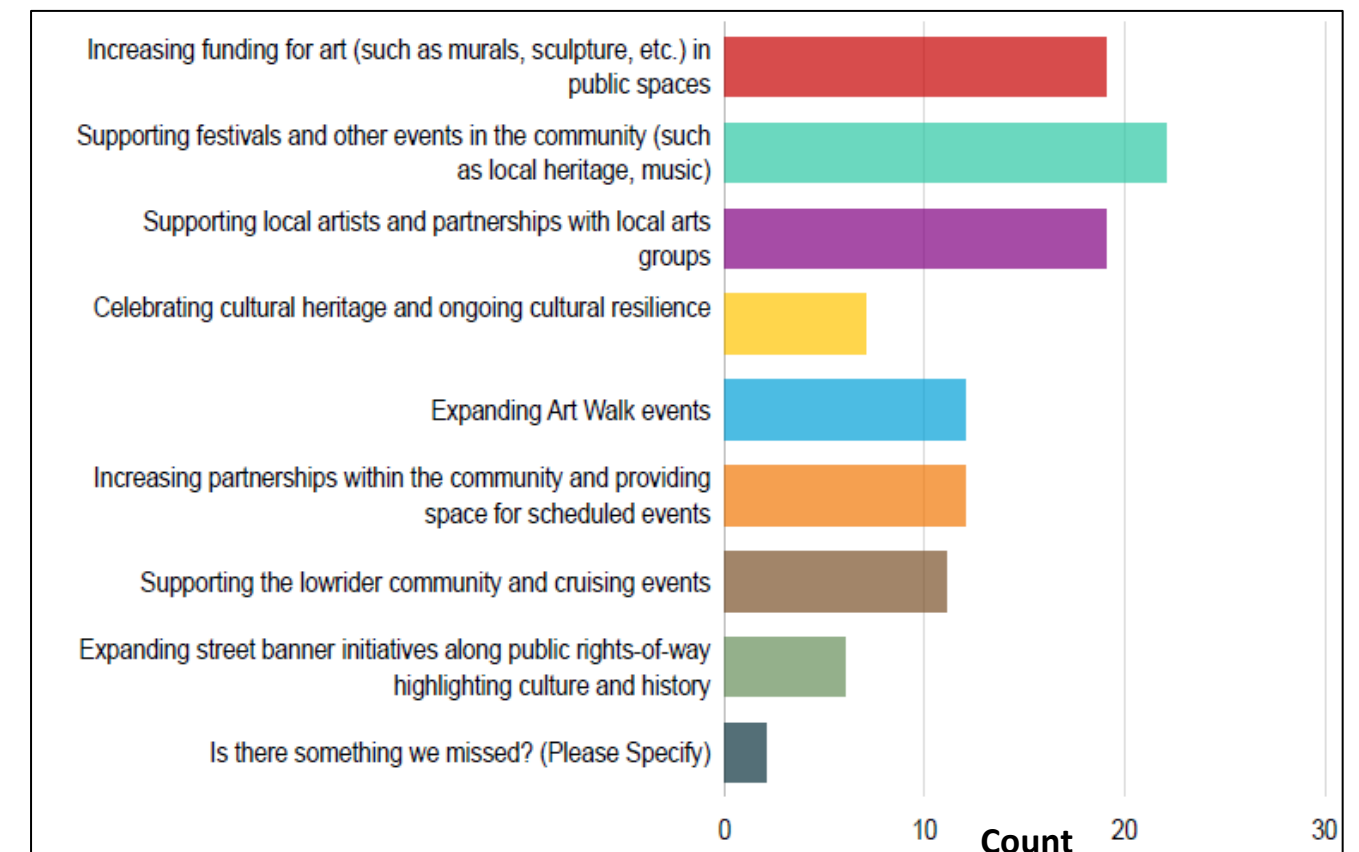
Answered: 61 Skipped: 0

**Public art in the form of statues, monuments, and murals are an important way to celebrate the history and character of historic neighborhoods in Albuquerque.**

El arte público en forma de estatuas, monumentos y murales es una forma importante de celebrar la historia y el carácter de los barrios históricos de Albuquerque.



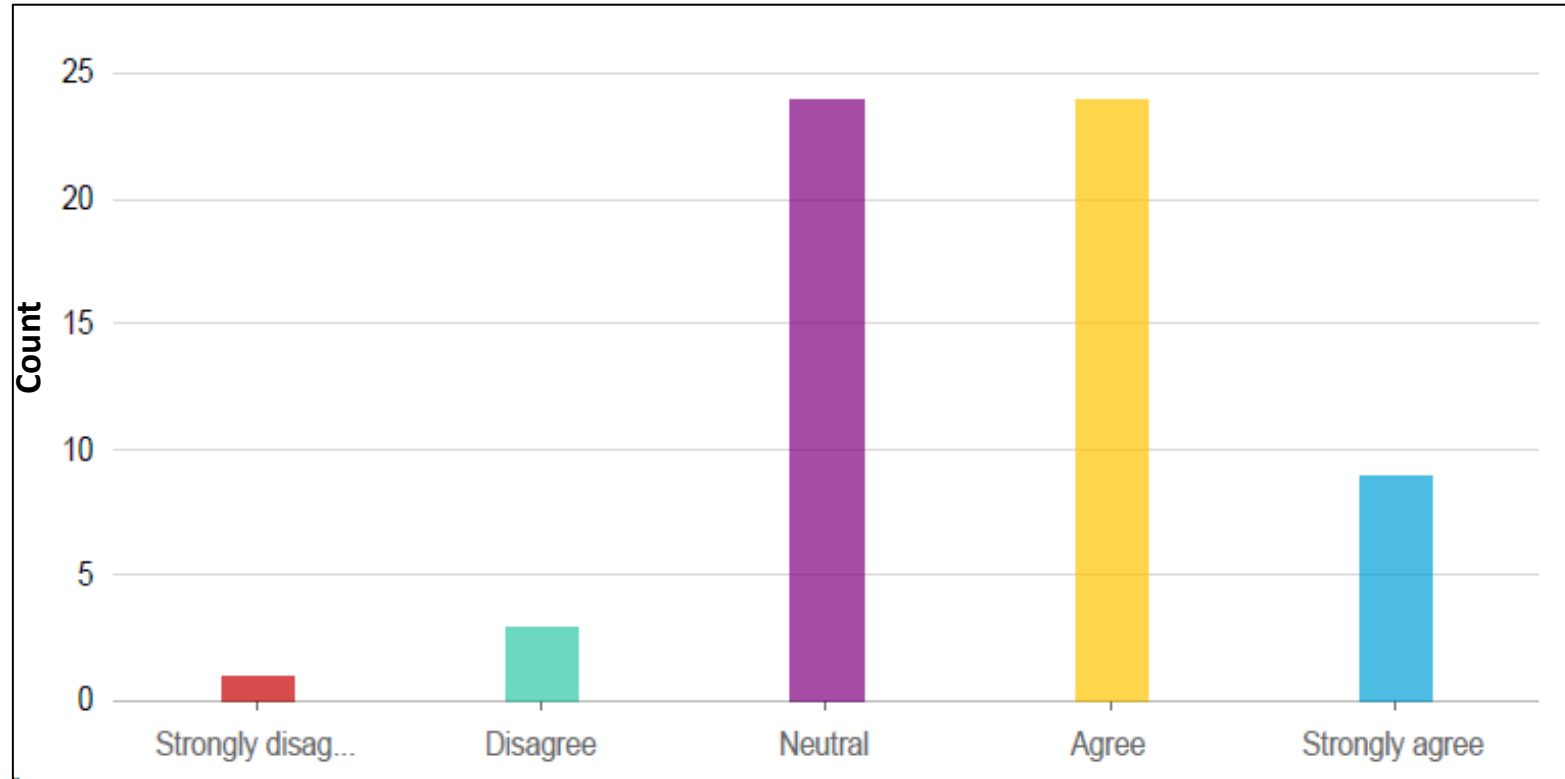
o Which of the following best describe your priorities?



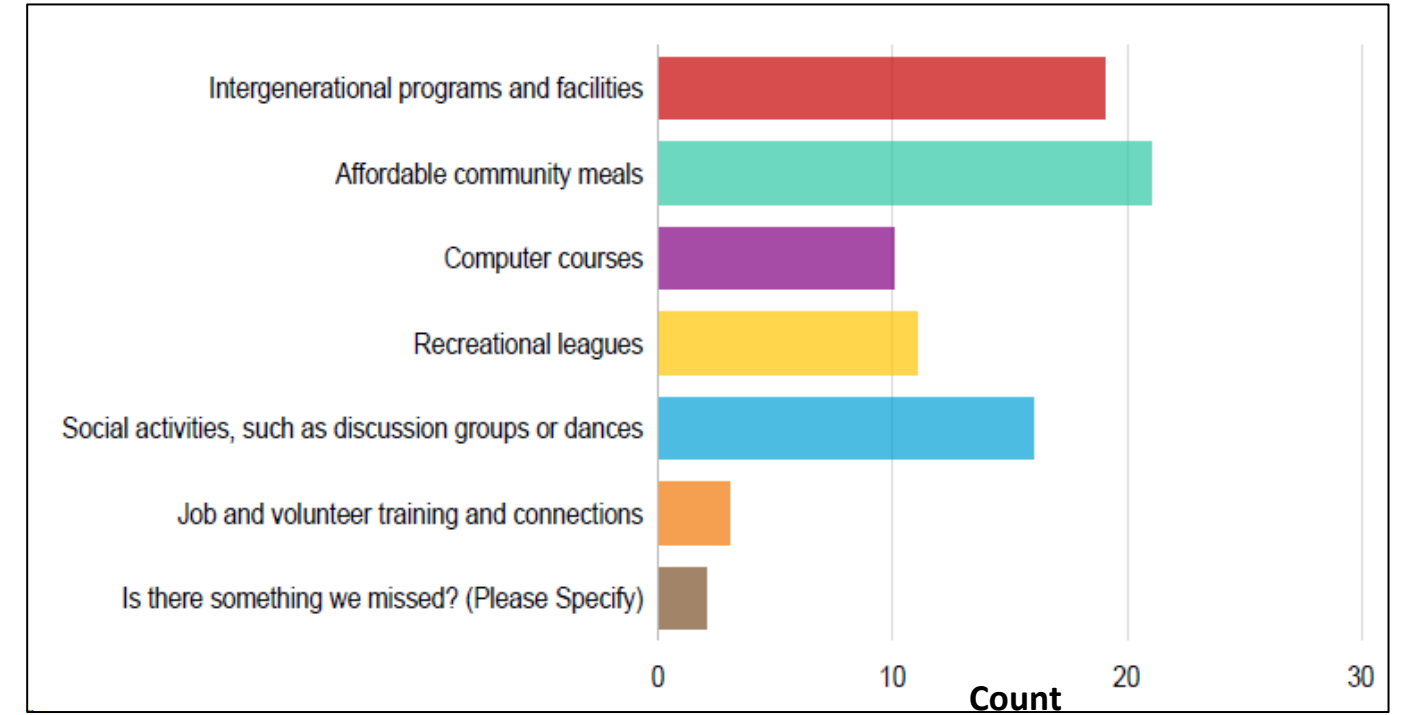
Answered: 61 Skipped: 0

**We need more programs and activities for seniors in my community.**

Necesitamos más programas y actividades para los adultos mayores de mi comunidad.



**Which of the following best describe your priorities?**

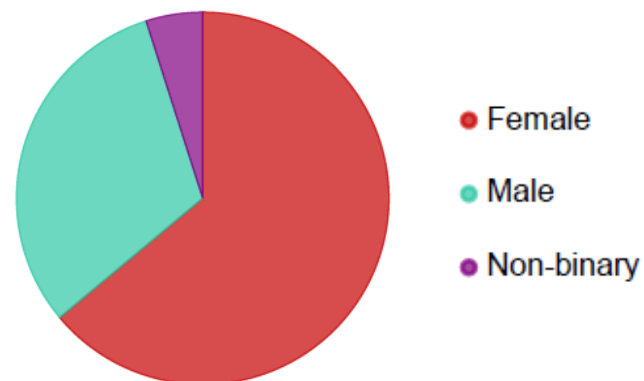


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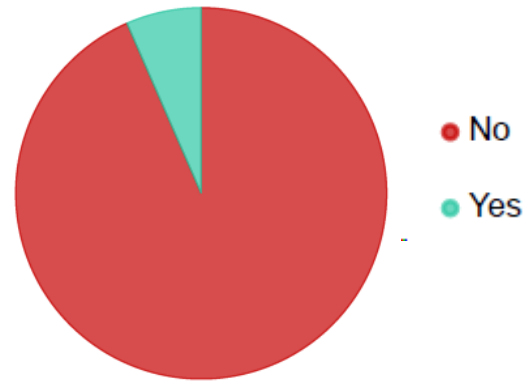


# Demographics/ Demografía

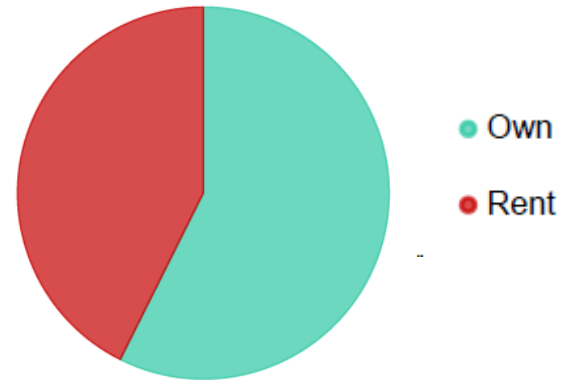
## Gender / Género



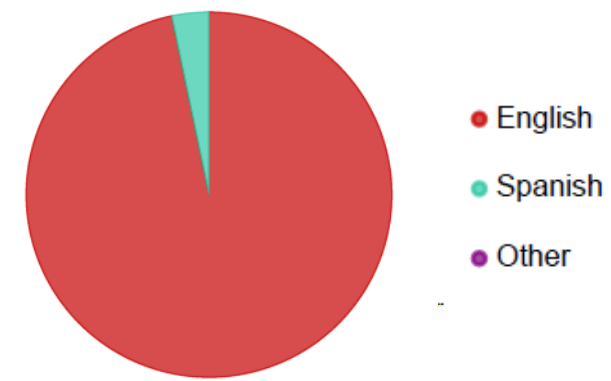
## Disability / Discapacidad



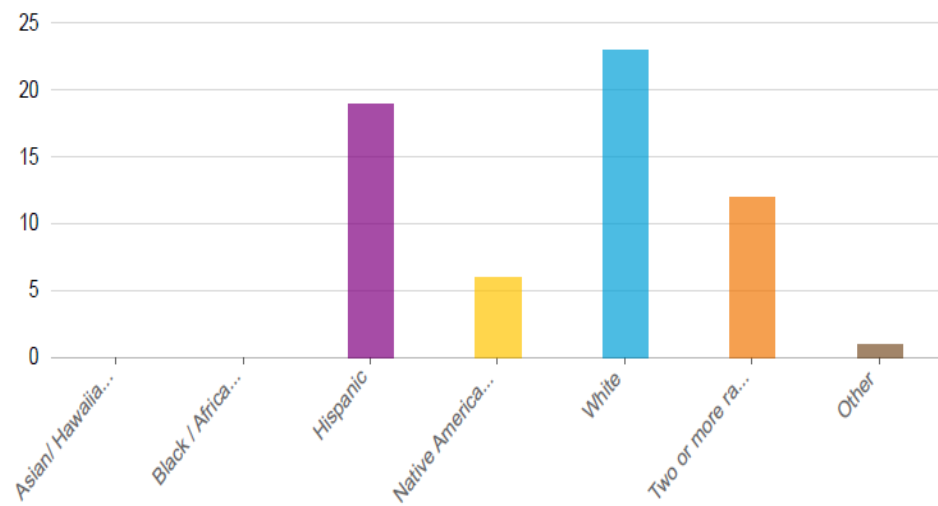
## Own-Rent / Propio-Alquiler



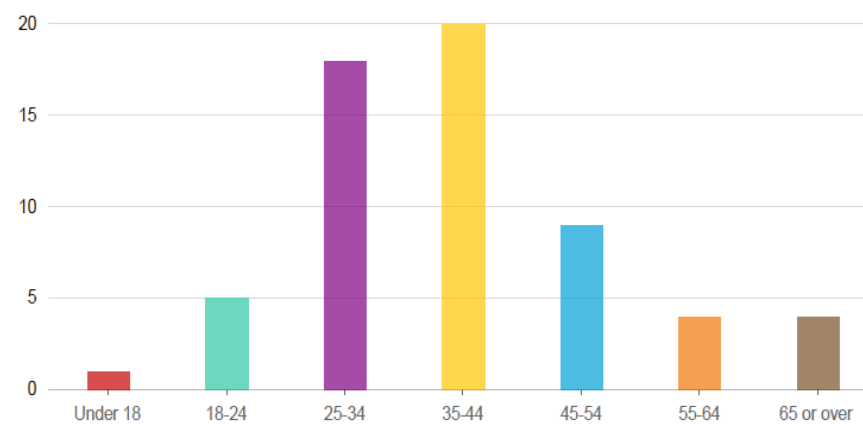
## Primary Language at Home/ Idioma principal en casa



## Race / Raza



## Age / Edad



## Highest Level of Education / El mas alto nivel de educación

