

From: Bob Nuchow <bnuchow@yahoo.com>

Sent: Wednesday, April 10, 2024 11:43 AM

To: danlewis@cabq.gov

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Subject: Invitation to meet with La Cantera residents regarding development of adjacent vacant lot

LA CANTERA SENIOR APARTMENTS - 3600 OLD AIRPORT RD, NW, ALBUQUERQUE, NM 87114

April 10, 2024

District 5, the Northwest part of Albuquerque
Councilor Dan Lewis: danlewis@cabq.gov
Contact Policy Analyst Giselle Alvarez:
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(505) 768-3118

MODULUS ARCHITECTS AND LAND USE PLANNING
Angela M. Piarowskiceo. CEO & Managing Principal
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COLDWELL BANKERS PROPERTY MANAGEMENT
Elisa Talbert, Director of Operations
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RSF LAND AND CATTLE COMPANY, ALBUQUERQUE, NM
David Smoak, President (Please forward by email)

LA CANTERA APARTMENTS
Yvette Guzman, Property Manager
ctmanager@gslproperties.com

Dear Councilor Dan Lewis,

We at La Cantera Apartments are writing for your help in conjunction with the zoom meeting that will be addressing the La Cantera Apartments land overlap for a long vacant lot adjacent to our complex in Council District 5.

We feel this will be an opportunity to provide a win for our complex, the developers of the vacant lot, the city, and the lot's current homeless population.

The vacant lot now is an eyesore of homeless encampments, drug sales of mainly Methamphetamine, and constant trash.

The upcoming Zoom meeting scheduled on Thursday, April 18th, 8:30am was requested by the Architecture firm and owners to remove the La Cantera land overlap on the vacant lot, thus increasing its value for buyers purchasing lot parcels to finally build and introduce new commerce and services for the neighborhood.

Consequently, enabling the onset of construction with the potential build out on parcels will have to address the homeless population with options to choose available services to seek treatment, counseling, reintroduction into society or face the consequence to relocate elsewhere.

La Cantera Apartments will become safer and become more attractive for management to retain current residents with lease renewals and sign leases for future vacated apartments.

The city will receive untapped revenue from future businesses now able to be built on a long unused lot.

We're hoping you, as our Councilperson can be our advocate to help spur the changes to enable developers to pursue their sales, future buyers, build out of the vacant lot, while ensuring the safety, quality of life for La Cantera Apartment residents regulating noise & light pollution, traffic, increased intersection signage, traffic lights, sidewalks, marked walkways for senior and disabled pedestrians from our complex.

Will you be able to meet with residents of La Cantera, many who have voted for you in past elections, and will vote for you in future elections. Bob Nuchow was impressed by your stewardship with 2 City Council meetings he attended concerning approval of incentives to bring Maxeon from Singapore to build their \$2 Billion plant in Mesa del Sol, and your due diligence in getting a private funded stadium built by United for its soccer team, a future professional women's soccer team, collegian, high school, community soccer, and other events in contingent to upgrading the Balloon Fiesta facilities and parking lot.

We like to invite you at your convenience, along with representatives of MODULUS ARCHITECTS AND LAND USE PLANNING, COLDWELL BANKERS PROPERTY MANAGEMENT, RSF LAND AND CATTLE COMPANY, ALBUQUERQUE, NM, our La Cantera Apartments Property Manager, Yvette Guzman to one of our Coffee Groups that meets in the La Cantera community room every Tuesday, Thursday, and Saturday at 10am.

Thank you for your consideration, your service, leadership for our community.

Mark A Peterson, La Cantera resident
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Bob Nuchow, La Cantera resident
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Bob Nuchow – Always working to Make Dreams a Reality From the Land of Enchantment, Albuquerque, New Mexico 310-562-4578, bnuchow@yahoo.com, bnuchow@earthlink.net