

Dear City of Albuquerque,

The Albuquerque Downtown Neighborhoods Association is delighted to support the rezoning map amendment for 820 Kent Ave NW, which will allow further community and positive neighborhood growth within Downtown Albuquerque at Old Walls Gallery.

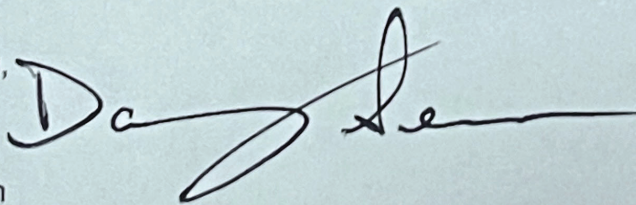
Since its opening in June 2023, Old Walls has been a wonderful addition to our neighborhood. Their first exhibition was titled "Neighbors" which provided an opportunity for all artists in the downtown neighborhood to show their work. This event was akin to our neighborhood block-party, with more than 50 neighbors in attendance and 25 artists showcasing their paintings, drawings, sculptures, and more.

Additionally, the owners of Old Walls Gallery, Eric Carson and Kristin Shiplet, continue to strengthen their neighborhood relationships through their activism for a clean, safe, and inclusive community within the downtown corridor. One example of this, is their upkeep of the alleyway in which the gallery has its entrance. Eric is often seen cleaning up garbage, or sweeping the alley. The presence of the gallery in the alley has also activated this space as another community area, keeping this space free of unwanted attention, crime, and other non-community driven activities.

Eric and Kristin are committed to maintaining a calm and respectful neighborly presence, which is apparent in the gallery's hours of operation. Their gallery is only open one Friday a month from 5-8 pm, and Saturdays from 10 am - 12 pm with the already existing busy neighborhood activity of the Downtown Grower's Market, and these hours limit disruptions to the neighborhood and the gallery's immediate neighbors.

The approval of this rezoning map amendment will allow for our neighborhood to continue thriving with new and exciting opportunities moving in, such as the opening of Old Walls Gallery. The Albuquerque Downtown Neighborhoods Association strongly supports this rezoning request and asks that the City kindly approve this application.

Thank you,

A handwritten signature in black ink, appearing to read "Danny Sen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Danny Sen
Chair, Albuquerque Downtown Neighborhoods Association

Lee Ginsberg
404 Luna Blvd. NW, Albuquerque, NM 87102

City of Albuquerque Environmental Planning Commission,

As a resident of the downtown Albuquerque neighborhood, local artist, and fellow gallery owner, I fully and unreservedly support the rezoning map amendment of Old Walls Gallery at 820 Kent Ave. I ask that you also consider the importance of approving this amendment to ensure continued neighborhood development and support of the arts in Albuquerque.

I have recently become an owner of Tortuga Gallery, and—as a working artist and gallery owner—I can speak directly to the importance of having more gallery and artistic spaces in and around the Albuquerque city core. Old Walls promotes community and provides a welcoming and inclusive space—opportunities for artists and creatives in the neighborhood and throughout Albuquerque.

I returned to downtown Albuquerque in late 2023 after a long absence, and a large part my decision to buy real estate in this particular neighborhood was to be closer to the ongoing events and excitement of what I consider to be one of the most vital and energizing neighborhoods in the city. Old Walls has become a neighborhood beacon, while ensuring they are not a nuisance to their surrounding neighbors. Often, when they are closing up shop at 8 pm on first Fridays, we are all still wanting to be among this lively and exciting space.

With the approval of this rezoning, we will gain a stable, safe, and inspiring gathering place for the neighborhood. Please consider approving this rezoning map amendment and showing the City's continued support for growth among downtown, the arts, and local businesses.

Thank you,

A handwritten signature in black ink, consisting of several fluid, overlapping loops and lines, positioned above the printed name and email address.

Lee Ginsberg
ginsblee@gmail.com

Dear City of Albuquerque Environmental Planning Committee,

I am a local artist, and a neighbor of Old Walls Gallery, as I live in the downtown Albuquerque neighborhood. Our community has greatly enjoyed having the gallery open and attending their once a month first Friday events. Since their opening, there has been a sense of community among the neighborhood and specifically among the many artists who live here.

I had two paintings in the gallery's first exhibition, "Neighbors". This event was well attended and proved that our neighborhood is hungry for a space like Old Walls Gallery. Many of us gathered to see one another's work, and many connections for future artistic collaborations stemmed from this event.

The gallery is only open for art openings once a month inline with the downtown Art Walk and closes at a reasonable time of 8 pm. They are also open on Saturdays from 10 am - 12 pm with the Downtown Growers Market, and is a fun stop on the way to and from the market each weekend. The gallery limiting their hours and only being operational during other downtown events, provides little disturbance to the neighborhood.

Thank you for your consideration of approving this rezoning map amendment. Old Walls Gallery has been such a positive contribution to our neighborhood and the approval of its rezoning will allow that contribution to continue.

Thank you,

Lisa Senn

A handwritten signature in black ink, appearing to read 'Lisa Senn', with a long horizontal flourish extending to the right.



May 6, 2024

Landscape Architecture
Urban Design
Planning Services

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Mr. Jonathan R. Hollinger, Chair
Environmental Planning Commission
600 N. Second Street NW
Albuquerque, New Mexico 87102

Re: Rezoning for the property located at 820 Kent Avenue NW

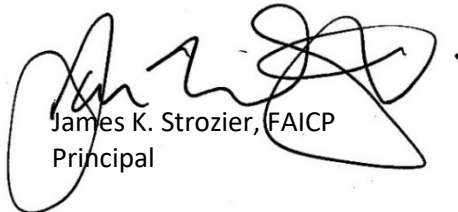
Dear Chair Hollinger,

We are writing to express our enthusiastic support for the proposed Zone Map Amendment under consideration by the City of Albuquerque at 820 Kent Ave NW for Old Walls Gallery. As a local business located within Downtown and the Downtown Neighborhood, we believe this amendment aligns with the city's goals and policies to revitalize the downtown core and represents a positive step forward in our city's redevelopment. The property is one block from our office. The redevelopment of the property and ability to keep and maintain the existing small art gallery will continue to add life and vitality to the neighborhood.

Having had the opportunity to read through the application, we believe there is substantial alignment with and support from the ABC Comprehensive plan to justify this amendment's approval. The amendment strikes a balance between promoting community growth, providing an arts space, and preserving the unique character of our neighborhood, which is crucial in fostering a sense of belonging and identity among all property owners, workers, and residents of Downtown.

As a nearby business, we wholeheartedly endorse the proposed zoning map amendment and encourage its approval by the city. We know that this rezoning will allow Old Walls Gallery to continue contributing to the prosperity and vitality of our city, enriching the artistic community, and providing further development among the exciting downtown Albuquerque.

Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA