

Naji, Leslie

From: Patgllgr <patgllgr@aol.com>
Sent: Monday, July 6, 2020 5:35 PM
To: Naji, Leslie

Subject: Project #2020-003658

Attachments: La Luz ltr to EPC 7-6-20.pdf

Dear Ms. Naji,

I am writing to you with an attached letter from the La Luz Board of Directors and me concerning the view preservation aspects of the Antequerra senior apartments. The attached letter is intended to go to the EPC for Thursday's hearing. There are many aspects about this application that should be discussed carefully before this goes to a vote, but due to the very hurried schedule, such discussion will have to be in front of the EPC. It has been a mad scramble to incorporate the latest drawings that were received last Friday from Jim Strozier. I am finding numerous errors in the latest version; at least the View Frame problem got corrected. I wish there was time between now and Thursday morning to have a chat, but that looks unlikely. I look forward to meeting with you at some point.

Best regards,
Pat Gallagher
24 Link NW
505 630 3100

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This message has been analyzed by Deep Discovery Email Inspector.

July 6, 2020

To: The Albuquerque Environmental Planning
Commission



From: Pat Gallagher
La Luz Landowners Association

RE: **Project #2020-003658**

Property Description: Tract 4, North Andalucia at La Luz Subdivision, addressed as 5301
Antequera Rd NW, Albuquerque, NM 87120

Dear Chairman Serrano, and Commissioners,

The La Luz Landowners Association Board of Directors welcomes Greystar and this project to our neighborhood. In so doing, the board requests assurance that Greystar will erect buildings that do not take away the treasured views along Coors that members of the community have protected for nearly 40 years.

As proposed in the most recent design iteration, the large building will fail all of the view preservation tests required by the IDO. This is not an opinion; graphical tests set forth in section 14-16-3-6(D) of the IDO are clear. Through two facilitated meetings with the developer and their agent, it has been demonstrated that the designers wish to limit *graphical scrutiny* of the building by carefully picking one, and only one, viewpoint on Coors to validate the whole site. Historically, the EPC has held that the site must be characterized by as many viewpoints as necessary to assure that views will not be blocked. The IDO also states in sec 14-16-3-4(C) that views are to be preserved.

Consensus Planning has demonstrated that they believe that Greystar has met the letter of law by "cherry-picking" one particular viewpoint to prove compliance.

I have analyzed many buildings along Coors at this stage of planning and found that most comply with the intent of the regulation, and a few that do not. This building as configured cannot be placed anywhere on the site without destroying all views of the Sandia Mountains and bosque.

Instead of running just one test, I ran four tests from fairly evenly spaced locations along Coors to fully characterize the view blocking effect of this three story building. Three of the four viewpoints fail the **1/3-2/3 Test** (IDO section 14-16-3-6(D)(5)(a) p130) and two fail the **Bulk/Massing Test** (IDO section 14-16-3-6(D)(5)(b) p130). Three of the four analyses fail the **Ridgeline Test**.*

Even if the Ridgeline Test is ignored, the other tests indicate with stark clarity that this large building will destroy views of everything to the east of it.

*The Ridgeline Test was "inadvertently omitted" from the IDO according to an email I received from the city planning department dated 6-25-18. Then it was somehow omitted again in the latest round amendments to the IDO. Now it is being relegated to the legal department for unceremonious burial, for no legal reason. This test is the most obvious and simplest test to assure that buildings live up to the stated intent of the IDO. This inadvertent typo needs to be fixed by the EPC, immediately.

La Luz Landowners Association comments to the EPC page 2

Our neighborhood is comprised of many interesting buildings along Coors. The designs show the effort and investment of the site owners/designers to keep this view asset intact. The EPC role in this effort has been greatly appreciated. As a result, Albuquerque has preserved a continuous free and open presence of the mountains and bosque in our daily lives. Accordingly, we expect that any new developments will validate the time and work invested by its fellow landowners to preserve this westside treasure.

Unfortunately, at three stories, this building is completely out of scale at this site. It departs in appearance and mass from the character and theme of this viewshed neighborhood. It will "stick up like a sore thumb" forever, reminding us daily why we design carefully and rigorously to preserve views.

We are asking the EPC to reject this site plan because it takes value away from the neighborhood and absolutely **does not further the intent of the Coors View Protection Overlay** portion of the IDO. It does the opposite. This design needs to go back to the drawing board and be replaced by a plan that fits the site and the neighborhood.

Again, we welcome a senior living apartment complex at this site, but it must be done in a way that respects the investment we all have made in preserving one of Albuquerque's ever more scarce natural assets. Please send this back for redesign.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pat Gallagher', with a stylized flourish at the end.

Pat Gallagher

External Affairs
La Luz Landowners Association

From: sharon miles sharon@seniorcareoptions.net

Date: 6/30/20 5:36 PM (GMT-07:00)

To: Inaji@cabq.govxxv

Subject: Re: Proposed retirement Apartment project at 5302 Antequera Rd. NW

Dear Leslie Naji,

Jessie Lawrence asked me to forward these comments about the Proposed retirement Apartment project at 5302 Antequera Rd. NW to you prior to the EPC meeting. Please see below.

Thanks for your assistance,

Sharon Miles

On Jun 29, 2020, at 5:32 PM, Sharon <sharon@seniorcareoptions.net> wrote:

Dear Jessie Lawrence,

I can't make it to the zoom meeting. But I would like to share some comments.

I have lived on the westside for forty years. It is important to save our views along Coors.

The west side cherishes our unobstructed sweeping views looking east over the Bosque, city, and to the mountains. This is a unique west side amenity especially along Coors that no one wants to loose.

I am concerned that even though the developer has lower the lot, it is not enough. The buildings will still obscure our beautiful view presently and for generations to come.

PLEASE PRESERVE OUR VIEWS ON THE WEST SIDE.

Lower the lot depth if necessary, but PLEASE don't jeopardize our views.

Sincerely,

Sharon Miles

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Sharon J. Miles, LCSW, CASWCM

Licensed Independent, Clinical Social Worker

Certified Advanced Social Worker Case Manager

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This message has been analyzed by Deep Discovery Email Inspector.

Naji, Leslie

From: kathleen adams <kadamscairo@yahoo.com>

Sent: Monday, July 6, 2020 6:34 PM

To: Naji, Leslie

Subject: Letter to include in EPC packet for July 6, 2020

Attachments: EPC letter Antequera Apartments July 6, 2020.docx

Dear Leslie,

I am attaching a letter for you to include in the EPC packet for the meeting on July 6, 2020.

Could

you please let me know if you got the letter and if it is in the packet? I know that sometimes information can be lost, and I am hoping that you get this in time. If there is any problem, let me

know so that I can fix it.

Also, I do want to testify at the hearing on Thursday. Will there be information on the EPC website

about the hearing with directions about signing up??

Thanks so much for your time and effort... much appreciated

Best regards,

Kathy Adams

West Side Coalition of Neighborhood Associations

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This message has been analyzed by Deep Discovery Email Inspector.

July 6, 2020

TO: Environmental Planning Commission
FROM: Kathy Adams, West Side Coalition of Neighborhood Associations
RE: Project # 2020-003658

Dear Chairman Serrano and Commissioners,

I am writing to express my opposition to the Antequera apartment complex: Project 2020-003658.

There are several aspects of the proposal that I find problematic, but in this letter I want to address the possible risk factors associated with senior living apartments that the current Covid 19 pandemic is highlighting. How does the current design proposal mitigate these risk factors? This is certainly a theoretical question, but at this time it is definitely worth asking.

On July 2, 2020, an article in the NYT focused on the ‘lockdown’ of an apartment complex in Melbourne, AU due to an increase in the number of reported Covid19 infections in the state of Victoria, AU. Dr. Paul Kelley, Australia’s acting chief medical officer, called the apartment complex towers “vertical cruise ships”. There is certainly not a direct comparison between the Melbourne complex and the proposed Antequera apartments, but it is important to acknowledge the risk factors associated with the density in apartment complexes… particularly when the proposed development is specifically for the age group more at risk in this (and future) viral pandemics.

The CDC has issued guidelines for senior living facilities/retirement communities that were updated in March 2020. There is increased public awareness of the necessity of preventing viral spread by taking precautionary measures. I do not question the efficacy of an age restricted apartment complex, but I have to ask if this developer considered any design modifications that could contribute to a safer living situation. It seems to me that this design is simply a template without any genuine attempt to look at eliminating or mitigating the risk factors associated with senior living apartment complexes.

Can it be better? Can Albuquerque take the lead in considering design as a method of ensuring safer multi-family dwellings? The current pandemic is forcing us all to consider factors that we never had to before. I realize that the zoning regulations do not cover these questions, but EPC has the opportunity to take the lead and ask these questions.

Best Regards,

Kathy Adams, President
West Side Coalition of Neighborhood Associations

Naji, Leslie

From: Rene' Horvath <aboard111@gmail.com>

Sent: Tuesday, July 7, 2020 5:33 AM

To: Naji, Leslie

Subject: TRNA letter for EPC packet

Attachments: TRNA's letter.docx

Dear Ms. Naji,

I am sending you TRNA's letter for the EPC packet. Please let me know that you received it.

Thank you,

Rene' Horvath

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This message has been analyzed by Deep Discovery Email Inspector.

July 6, 2020

Dan Serrano, Chairman
Environmental Planning Commission
Albuquerque Planning Department
600 2nd Street NW, Third floor
Albuquerque, New Mexico 87102

RE: Project # 2020-003658, SI-00356 & 00357 –Major Amendment-Site Plan for portion of Tracts 1-6
North Andalucia at La Luz Subdivision

Dear Mr. Serrano, and fellow Commissioners,

The Taylor Ranch Neighborhood Association Board feels that the proposed apartments should meet the goals and guidelines already approved for this site. This is a unique area in Albuquerque, adjacent to the Rio Grande. It has spectacular views of the Bosque, City and Mountains. The proposed 3 story apartment complex along the east side of Coors Blvd., will be the tallest in this area, and out of scale with the surrounding buildings. This undermines all the hard work that went into protecting views along Coors Blvd.

Coors Blvd. is designated a View Corridor with significant views of the Rio Grande Bosque and Mountains. The views along Coors are a highly valued on the Westside. It started with the adoption of the 1984 Coors Corridor Plan, where the views regulations were created to protect the views. Now they are in the IDO View Protection Overlay Zone. The applicants should do everything possible to meet these requirements that already exist, instead of seeking amendments and variances that would allow a three story building for economic gain.

Therefore TRNA does not support the applicants request to:

1) Increase in density from 20 du's/acre to 24 du's/acre: Town Homes were originally approved for this area in 2006, for 20 du's /acre. 20 du's is more appropriate and is the density used in other Taylor Ranch apartments. The nearby Andalucia Apts. are 16 du's/acre. The applicant feels justified in requesting 24 du's per acre to compensate for the less density used in the Andalucia Apts. TRNA feels this is over reaching argument and not a good justification to gain higher density and a three story building.

2) Reduction in parking space requirements for the apartments: The applicant uses the transit designation along Coors blvd., and the age restricted senior facility to justify their request to reduce parking spaces. Transit on the Westside and in Albuquerque is very limited and inadequate to get around the City. Vehicles are still very necessary in Albuquerque, and so is parking space. West side residents have complained when there is not enough parking for apartments. The staff report, on page 19, states that in the future the apartments could shift age groups from seniors to working adults, which would then require additional parking.

3) A three story apartment building - is out of scale for the area: The other reason given for the 3 story apartment was the need for seniors to use elevators. A three story building is more efficient to do elevators. Again, there is no guarantee that these Apartments will stay age restricted. Therefore TRNA feel that the applicant should stick to what has already been approved in terms of a building scale similar to the adjacent apartments which were limited to two story, and provided adequate parking.

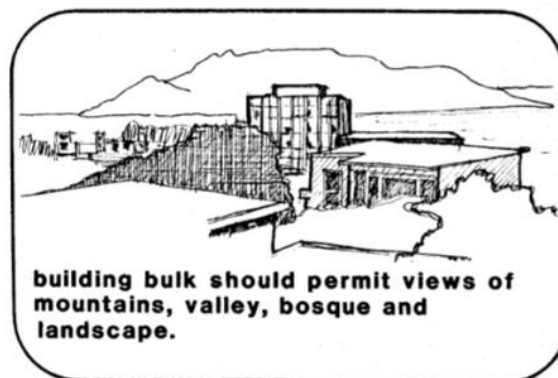
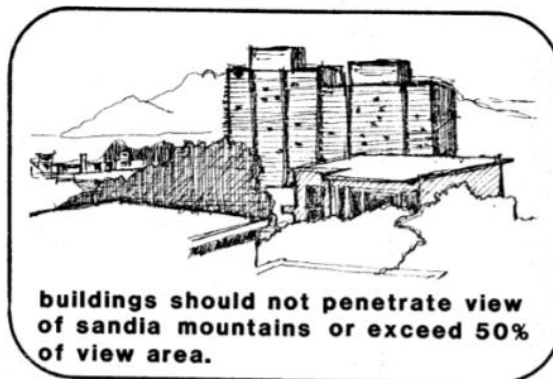
4) The building is not in compliance with the view regulations: The three story apartments do not comply with the massing requirements nor the ridgeline test of the View regulations. The View Regulations promote smaller buildings near the roadway and larger buildings to be set much further back closer towards the Bosque. The goal is to see the Bosque and the Mountains. The Community has done its due diligence to communicate and educate new planning staff and applicants over the years on the significance of the views, and how the view regulations work, to preserve these views. The proposed apartments are (37-39 ft.) tall. They are much taller than other buildings built along the roadway. In comparison, the two story Andalucia Apartments, located east of this site, are 26 ft. tall. They blend very nicely with the surrounding area and have kept the building heights low to preserve the views.

This is one of the last remaining areas along Coors that has the potential to preserve the views and allow development to occur in a more complementary way. The grade drop along Coors provides a great opportunity to do so, as long the applicants do not take advantage and build excessively tall buildings so close to the roadway. Please note that the illustrations the applicant provided for their massing calculation doesn't show the view area lost due to existing buildings, such as Sprouts, or the Andalucia Apts. in the background. It would be wrong to include an area shown as vacant land when in fact there are existing buildings in the background that should be included in the massing calculation. See Pages 14 & 15 in the staff report, for illustrations of the 50%view area/massing calculation.

Thank you,
Rene' Horvath
TRNA Land Use Director

Below is an illustration used in the 1984 Coors Corridor Plan view requirements for massing:

3. Massing: projects containing several buildings should provide variety in building size and massing. A transition from low buildings on roadway frontages to larger and taller structures on the interior of the property is generally encouraged.



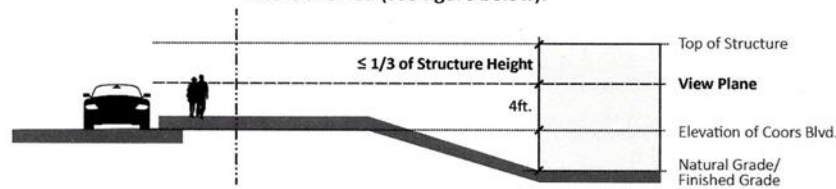
Below is the IDO View Preservation Overlay.

Part 14-16-3: Overlay Zones 3-6(D): Coors Boulevard – VPO-1

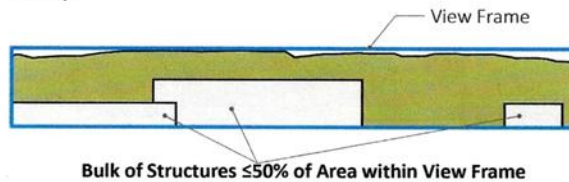
3-6: View Protection Overlay Zones

3-6(D)(6): Colors

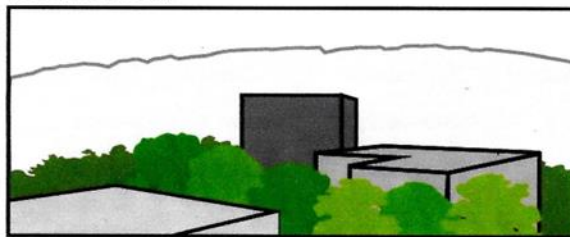
- 3-6(D)(5)(a) No more than $\frac{1}{3}$ of the height of structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as shown in section diagram below. On lots with developable area that is constrained because the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard and may also include sensitive lands (see Subsection 14-16-5-2(C)), a total height of 16 feet for low-density residential and 20 feet for other uses is allowed (see figure below).



- 3-6(D)(5)(b) Not more than 50 percent of the area within any view frame for a property shall be obscured by the bulk of the structure(s) (including walls and fences) placed on the property (see figure below).



- 3-6(D)(5)(c) Projects containing several buildings shall provide variety in building size and massing. Lower, smaller buildings shall be located closer to Coors Boulevard, with larger, taller buildings located farther back on the property, to the maximum extent practicable (see figure below).



3-6(D)(6) Colors

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective

From: Rene' Horvath <aboard111@gmail.com>
Sent: Tuesday, July 7, 2020 10:14 AM
To: Naji, Leslie
Cc: Terri Spiak; Steve Epstein; Nita Day; Marian Pendleton; Diane Shea; Brian Cockrum
Subject: Re: TRNA letter for EPC packet
Attachments: 2360 C-701 VIEW ANALYSIS-SUPPLEMENTAL - 2020 06-03.pdf

Dear Leslie,

Thank you for letting me know you received the TRNA letter. I also want to include an email and an attachment that I sent to you last week, to be included in the EPC packet. I am not sure if you received it.

The attached illustration shows that the buildings penetrate above the ridgeline of the mountains, and does not include the existing buildings in the background to calculate in the massing requirement correctly.

Please see attachment for the view analysis illustration sent to the Neighborhoods before the facilitated meeting.

Rene'

Attachment regarding the Antequera Apts. view analysis



Rene' Horvath <aboard111@gmail.com>
to Inaji



Dear Leslie,

I am sending you the attachment I saved regarding the Antequera Apartment view analysis, sent to us for the facilitated meeting. This illustration has two sight lines for the view analysis. There are two pictures in the illustration. The second picture shows the building penetrating above the Sandia mountain. The Sprouts shopping center adjacent to this site, is not shown in the background. It would block the views in the view area, and should be calculated as building mass. The foreground in the first picture is gray. It appears to be the street and curb area. Should be included as the part of the building infrastructure. Not views preserved.

Thank you,

Rene' Horvath

PS. Please let me know you received the email.

