



October 22, 2018

Re: Project at 9300 Holly Ave NE:
Sidewalk Variance & Construction of Senior Living Facility

**2017-18
VENA Executive
Board**

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Dear Chairwoman Dicome,

It has been brought to the attention of our Vineyard Estates Neighborhood Association that Dekker/Perich/Sabatini as agent of MARK3S, Inc is requesting a variance to the IDO regarding required width development of the sidewalk at the property 9300 Holly Ave NE, Albuquerque, NM 87122. Additionally, we would like to lend comment to the senior living development in general.

On September 27th, 2018, Ms. Facio-Maddox, Ms. Patel, and associates gave a very thorough presentation at our Vineyard Estates NA General Membership meeting. A homeowner from the Heritage Hills East NA was also in attendance. Following the presentation, those in attendance were allowed to ask questions about the project as well. Significant questions included the three story plan for the south side of the building and if that would comply within the IDO height restriction as well as how the building height would look as compared to the Albertsons grocery store to the west. The Heritage Hills East NA member asked about the visual of the building height and its possible obstruction of the views as related to their neighborhood to the south. Another question asked was about the traffic impact of the new volume of employees and parents in both the immediate area and at the Holly-Ventura intersection (an already complicated and busy corner). Further traffic concern was stretched to the very nearby Holly-Ventura intersection next to the Trader Joe's and the confusing traffic pattern of turn lanes and cross traffic in addition to the existing daily traffic.

Answers to both of the these issues were given, the concerns still remain for our neighborhood. However, Vineyard Estates NA would like to support both the construction of the Senior Living Facility and the variance for sidewalk width. While it would always be nicer to have a wider sidewalk placed, Vineyard Estates NA understands that the site plan has conceded a significant amount of frontage back to the city as easement. Montessori One Academy has been a good neighbor and an asset to our neighborhood. It is wonderful that Montessori One has continued to expand and invest in our NE area.

Sincerely,

Elizabeth S. Meek
President, Vineyard Estates Neighborhood Association