

April 18, 2019

Kym Dicome
Chair, Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Willow Wood Home Owners Association Request for Vacation of Public Right-of-Way

Dear Ms. Dicome,

I am writing today in response to the Willow Wood Home Owners Association (HOA) request for vacation of public right of way at Tony Sanchez drive between Jewel Cave Road and Gibson Boulevard in southeast Albuquerque. The intersection involved is currently a public through fare utilized not only by residents of Willow Wood, but also by the neighboring residents in South Pointe Village, of which I am one.

I would like to remind the parties that South Pointe Village has been a residence in the area longer than the Willow Wood subdivision or it's HOA. In the years I and my family have resided here, we have been subject to the changes to the roadways due to the creation of the subdivision, including one in which the straight roadway that once existed from (now) Tony Sanchez to Southern Boulevard was rerouted. While I admit the majority of the changes and the building of Willow Wood have been an improvement to the area, this initiative, which obviously excludes impact to and the opinion of the residents of South Pointe Village, is exclusive and discriminatory. A roadway that has always existed for us is now being requested by others to exclude access to us all together.

In addition to the impedance posed for me personally to access Juan Tabo from Tony Sanchez, which I do daily, I cannot help but wonder how this can adversely affect law enforcement and rescue services to South Pointe Village residents. The request letter states there are "several" more suitable routes available but that is absolutely untrue for South Pointe Village residents. If this vacation is granted, there would be *only* Gibson Boulevard for access. In the event emergency services were requested during high traffic times or during construction or accidents on Eubank, a direct impact to the responsiveness of emergency services would be realized because each of the "more suitable" streets cited in the application letter can only be accessed via Eubank. Additionally, on a personal note, I don't believe my daily commute should have to change simply to serve one community that literally shares a wall with my own, and whose members, per the letter, are only 50% supporting the recommendation. This initiative would reduce my choice of travel from my home by 50% and eliminate *any* alternate route when or if Gibson was closed for accidents, construction or other back-ups in traffic. I find this an unreasonable option as a resident and taxpayer both for convenience and safety.

The HOA request fails to mention how the subject intersection is currently already severely impeded by the gates in place at the only entrance/exit to South Pointe Village, just opposite of where the proposed gate for Willow Wood would go. An additional gate, less than 100 feet from the existing one, would cause even more traffic back up than what is currently being experienced. Residents of the mobile home park were not given a vote about the placement of the existing gate at the property, but we are subjected daily to the negative impact it has on traffic build up and the dangers posed in the intersection presently. An additional gate, imposing the same delay to entry and exit to Willow Wood residents will render the intersection even more congested and hazardous to both communities at multiple times of day regardless of who is included or excluded from access to Tony Sanchez. This alone makes the HOA's response to 606(K)(3)(b), that vacation of Tony Sanchez being "clearly more beneficial to the public welfare...", false. It is of little or

no benefit to the public welfare of the residents of South Pointe Village who would be excluded from use, and impeded at entry to and exit from their residences.

City school busses currently pick up students from South Pointe Village on Tony Sanchez. There is little room elsewhere in that area for a bus to safely pick up and drop off kids. Eliminating that stop, I assume, means the busses would stop in front of South Pointe Village further causing back up and congestion for residents during pick up and drop off which often coincide with commuters leaving for or returning from work. Additionally, I don't believe a normal size school bus could even maneuver a turn-around in the intersection of Gibson where it meets Tony Sanchez, which you can see in the Zoning map provided in the request documentation (Figure 2). Once again, I fail to see where the public welfare outside of Willow Wood residents is benefitted in this scenario.


While I completely understand and sympathize with the residents of Willow Wood wanting to reduce the cut through traffic, traffic that will be exacerbated by the impending construction in September to the Eubank gates for the KAFB entrance, eliminating access to residents of South Pointe Village, who do not make up the influx of the travelers the letter is citing, should not be allowed to be excluded from any proposal. Again, we are taxpaying citizens who should not be restricted from public access to accommodate only certain residents in our own neighborhood, while also being subjected to further impedance to traffic with the placement of another gate so near the only entrance to our residences.

As previously pointed out with the existence of South Pointe Village, KAFB and Sandia were also in existence long before the subdivision. Willow Wood homeowners should have understood the possible impacts on the roadways being so closely located to the base. In addition, they know of the existence of South Pointe Village and its proximity to the public road they wish to restrict but have made virtually no effort to consider or include those residents in any of this planning. I find it disheartening as a tax payer that an entire community could be excluded from use of one of the only two public roadways available to them simply at the request of an HOA.

I respectfully submit these few considerations and request that the City not allow such an impactful solution solely for the convenience of Willow Wood residents. I would ask that the City of Albuquerque Planning deny the proposal and insist that a more equitable and less discriminatory measure be sought to accomplish the goal of the community.

I appreciate your time and attention to these concerns.

Sincerely,


Robin Brunt

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Cc: Ms. Maggie Gould, Planner, City of Albuquerque