

Gomez, Angela J.

From: Wolfley, Jolene
Sent: Monday, November 09, 2020 4:41 PM
To: Gomez, Angela J.
Subject: PR 2020-4030 FW: Apts. at Golf Course Rd. & Westside Blvd

Please make sure this email is included in the record.

From: Dan Regan <dlreganabq@gmail.com>
Sent: Tuesday, August 25, 2020 3:35 PM
To: Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>
Cc: Biazar, Shahab <sbiazar@cabq.gov>; Dan Regan <dlreganabq@gmail.com>; 'Larry Sandoval' <larrysandoval75@gmail.com>; michael@drpridham.com
Subject: RE: Apts. at Golf Course Rd. & Westside Blvd

Jeanne and Jolene,

I am aware of the deferral in this matter to a later date due to a Water Authority issue.

I have wondered since the last appearance of this matter before the DRB about the changes made by Tierra West to the sewerage lines that point toward the property to the north.....the other half of these almost 16+ acres of land.

In my mind, it is seemingly and amazingly strange that any developer would go to the trouble of ADDING COSTS to a current project that would enable an adjacent piece of land to have an easier time with sewerage hookups.....IF the owner of both plots of land intended to SELL that 'other' portion and had no idea as to how the new owner would use that north plot.

Will there be NO QUESTIONS raised by anyone on the DRB as to this happenstance.....especially if one considers the likelihood that many truisms are based on experience and historical fact, e.g., "there are no random coincidences". Were I in your shoes, I think that I would be wondering just how far down a prime rose path I was being led.

Thanks for your considerations of all of the above.

Dan Regan

From: Wolfenbarger, Jeanne [<mailto:jwolfenbarger@cabq.gov>]
Sent: Friday, July 24, 2020 8:18 AM
To: Dan Regan <dlreganabq@gmail.com>; Wolfley, Jolene <jwolfley@cabq.gov>
Cc: Biazar, Shahab <sbiazar@cabq.gov>
Subject: RE: Apts. at Golf Course Rd. & Westside Blvd

Mr. Regan,

Thank you for bringing up a very good question. The owner does not intend for a second phase of apartments and plans to sell the northern parcel that is in question.



JEANNE WOLFENBARGER

manager for transportation

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cabq.gov/planning

From: Dan Regan [<mailto:dreganabq@gmail.com>]

Sent: Wednesday, July 22, 2020 11:53 AM

To: Wolfley, Jolene; Wolfenbarger, Jeanne

Cc: dreganabq@gmail.com

Subject: Apts. at Golf Course Rd. & Westside Blvd

Jolene and Jeanne,

I have been watching the DRB hearing on this project and have a traffic question.

If the current proposed apartment project and the intended apartment project on the property just north of this site (between current one and Westside Blvd) were being done simultaneously there could be as many as 800+ apartments involved.

Would this level of parking slots/residents trigger a traffic study?

Is it the Transportation Dept.'s position that adding 800 to 1400 new residents & vehicles to an 8 acre space at the intersection of two already very active &, at times, overloaded major streets is of no real concern because the added traffic doesn't trigger a traffic study based on national norms? If this is true, then I, as a taxpayer of this City, find your position to be grossly out of touch with the lived reality of your City's residents!

And, is anyone paying attention to the fact that this developer could well be "playing the system's game" by proposing this project and getting it approved by itself and, only then, having the development on the north property considered separately?

Thank you for your attention to all of the above.

Dan Regan

District 4 Coalition

Zoning / Development Committee, Chair

But also concerned with precedents be being set in other parts of our city!

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