

DOCUMENT SUBMITTAL
TO CITY PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD CHAIR

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Notifications and Meetings

April 7, 2020 - 7 Bar North HOA Exec. Board had the first meeting with Tierra West to talk about the planned apartment complex development project.

Why did Tierra West, Seven Bar North HOA Board members participated at this very critical meeting and not the homeowners that live on Carreta Dr., since they are directly affected by this planned apartment complex development project?

April 14, 2020 – Seven Bar North HOA notifies Carreta Dr. homeowners for the first time regarding an upcoming April 17, through video/audio teleconference.

Why did the HOA wait a week to contact the homeowners on Carreta Drive?

April 17, 2020 – The first video/tele-conference is conducted with a small group of Carreta Dr. homeowners.

Why after 10-days in a video/teleconference, it is the first time Carreta Dr. homeowners have a chance to dialogue with Tierra West and HOA Board members. Yet, another video/teleconference meeting format is scheduled? Only a small number were in attendance and the format did not allow for effective dialogue from all participants.

May 1, 2020 - Carreta Dr. homeowners invite Seven Bar North HOA Board members to a very informal neighborhood Friday night gathering to get an update and start dialogue. Mike Mirabal and Larry Sandoval initiated this informal gathering. HOA President, Scott Templeton only attended. We were told at the gathering that the HOA really could not be involved and homeowners would need to send their concerns to Richard, Stevenson, P.E., Tierra West.

May 6, 2020 – HOA President, Scott Templeton advised Carreta Dr. homeowners by an email to send their concerns directly to Richard Stevenson at Tierra West.

May 21, 2020 - A subsequent video/tele-conference meeting was conducted. It was not well organized and the format was not effective, therefore not adequately addressing the homeowners concerns.

June 18, 2020 – The first face-to-face public meeting is conducted with Tierra West, HOA members and Carreta Dr. homeowners and other concerned homeowners.

The Seven Bar North HOA actually paid for half of the charge of the meeting room. Since when is the public that has to be contacted concerning a project made to pay for half of a meeting room? This is not an appropriate charge. When asked about doing a traffic study the question was asked by Tierra West if we had the \$12,000 to pay for the study. Totally inappropriate response from the project planner. I have been in a large number of planning meetings in my career and never have I seen the involved public charged to attend a meeting or the response concerning the traffic impact study. Once again, the process greatly limits the community involvement, but the developer is expecting the public to pay a price to be involved.

July 22, 2020 - The City of Albuquerque's Development Review Board (DRB) reviews the planned apartment complex development project.

Once again there is a great concern with the pandemic and ineffectiveness of Zoom and virtual meetings. We feel there needs to be a face to face meeting, in line with the open meetings act and request that the DRB be rescheduled.

Other concerns with Tierra West:

- * Tierra West sent out the limited number of notifications on June 26th. At least two letters were sent as first-class mail and the rest not certified. How can they ensure the people to be notified actually received the notification?
- * On the Golf Course and Westside Blvd Public Notice Inquiry sent by Dalaina Carmona on 6/24 to Kristi Walker for the Seven Bar North HOA, Jack Corder is listed. Scott Templeton is the President of Seven Bar North HOA. That is totally inappropriate! He does NOT represent the HOA, but is hired to manage the funds and implementation of the covenants. In NO way should he be a contact. He owns a Real Estate company and any role he plays in this process would be a conflict of interest.



Buffer Area Adjacent to Homeowner's Property and Planned Development

There are several promises made at this meeting that were never followed up, they include the following:

We held a facilitated meeting with the developer representatives on the 18th June.

My understanding from the process is that the purpose of this meeting was to mediate concerns and impacts to our existing neighborhood. We were promised by their representative Richard Stevenson of Tierra West, that after the facilitated meeting we would be provided an additional opportunity (meeting) to respond to our concerns prior to the DRB hearing. This never happened.

As of today, there has been no attempt to provide that information to the neighborhood.

This process has been very inadequate and unfair to the residents of our community.

We are opposed to this development for several reasons, and feel they should be addressed prior to any decisions being made. We would like some accommodations, if approved, in the buffer area, and feel they are reasonable for such an infringement.

1. **The Buffer area:** We have asked that the buffer area be a true buffer area.
 - ✓ We have requested sound barriers, Line of sight barriers, fencing barriers, landscape barriers, lighting barriers.
 - ✓ We requested a sound and visibility wall at least 8 feet along the East end of the property boundary.
 - ✓ We have requested that the recreational walking trail adjacent our properties be removed.
 - ✓ We want to discourage foot traffic along our property line.
 - ✓ We have requested Large River walk as opposed to Grass to discourage foot traffic.

- ✓ We also would like the landscape plan to include more mature trees, to protect immediate privacy. The current plan has at least 10-year maturity
- ✓ We would like plants that do not affect allergies. Juniper plants are a major contributor to allergies.
- ✓ We want Trash Bins moved away from the East side of the development, away from homeowners' properties.
- ✓ Lighting must be directed away from private properties.
- ✓ We discourage Grass on the East side buffer, being that the noise generated by maintenance and mowing would impose on the neighborhood.
- ✓ Water runoff and drainage has not been addressed adequately to the neighborhood concerns.

2. We are an established neighborhood of over twenty years and feel our concerns are valid and should be fairly accommodated. This IDO process is very Developer oriented and removes any opportunity for our neighborhood to protect its established quality of life. The change in Zoning does not reflect the prior site plan that was established in the past. This plot was subdivided up into 9 smaller units in the negotiated previous site plan, and was intended for smaller business units. We were never notified of a zoning change, although we live within 100 feet of this property. While the excuse we continue to hear is that it was well published in the past, that the city had the right to arbitrarily change the code. We were under the belief under the previous code that if there were any changes, since we lived within 100 feet, there would be required notification. The city failed to notify the property owners.

We also feel that this process bypasses all the governmental agencies and committees put in place to protect our communities. The Developer bypasses EPC, which looks at all the relevant issues, Schools, Traffic, Environmental studies, Wildlife, Intergovernmental, etc. This MX-M zoning by description was intended for City centers and Apartment corridors. Neither of these fit this location.

We respectfully ask that you reject this proposal; based on the negative affects it has on our neighborhood and the surrounding communities. This will destroy our quality of life and integrity of one of Albuquerque's great neighborhoods. "Because it can be built, does not mean it should be built." There are other things that have value to the community that we negotiated in the past.