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MES19/001

August 6, 2021

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Jolene Wolfley, Chair  
Development Review Board  
Planning Department  
City of Albuquerque  
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RE: PR-2020-004138  
SI-2021-00574- Site Plan DRB  
Jeebs and ZuZu LLC agent for  
Mesa Apartments LLC  
DRB Hearing of July 14, 2021

Dear Chair Wolfley and DRB Members:

This firm represents the Mesa del Sol Neighborhood Association (the “Association”) in connection with the referenced site plan approval case. This letter is intended to supplement the Association’s prior letter in opposition to the proposed project. It also is intended to supplement the neighbors’ letters, testimony and arguments made at prior DRB hearings concerning the referenced site plan application. Please place this letter in the record for the Development Review Board (“DRB”) hearings for the referenced case.

The Association withdraws its opposition to the project as currently proposed because, after discussions and negotiations in good faith, the Applicant has made the following representations and promises to the Association concerning the project:

1. Mesa Apartments confirms it will be building no more than 318 units;
2. The updated plan is what is to be implemented and it confirms there will be no ingress and egress to Arbus nor Penn;
3. There will be no “targeting” of occupants below 80% A.M.I.;
4. No units will have any income restrictions;
5. The rent structure will most likely attract residents in the 80-130% A.M.I. range (under the Mesa del Sol Workforce Housing Plan, this is considered to be “Mid-Range Workforce”; and,
6. Project Plans are to be upgraded to include balconies, “nicer” kitchens and bathrooms and covered parking would be provided for one space per unit.





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The Association supports development of workforce housing at Mesa del Sol and believes requirements of the Mesa del Sol Level A and Level B Master Plans incorporate the principles of the City of Albuquerque's Planned Growth Strategy, complying with Albuquerque's Planned Communities Criteria and incorporating the most important planning movement of the 21<sup>st</sup> Century, New Urbanism, with the goals of convenience, economic development and high quality of life. The Level A and Level B Master Plans establish the criteria for neighborhoods.

The Applicant's current proposed plan is more in line with the Mesa del Sol Level A and Level B Master Plans.

The Association respectfully requests that if any changes are made to the proposed plan, that the Association be notified.

The Association appreciates the process in place to allow all parties to work together in support of a better Albuquerque. The Association appreciates the work and service of the DRB members.

Very truly yours,

MOSES, DUNN, FARMER & TUTHILL, P.C.

By

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