

**From:** [Rodenbeck, Jay B.](#)  
**To:** [Scott Brixen](#)  
**Subject:** RE: Communication/Update  
**Date:** Monday, May 20, 2024 10:05:00 AM  
**Attachments:** [Re The Pearl Project.pdf](#)

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Good morning Scott,

Regarding access to 16<sup>th</sup> Street for Mr. Rembe's proposed development at 1701 Central Avenue NW currently undergoing Building Permit review per BP-2024-10295, for your information I am attaching past correspondence (from January 9<sup>th</sup>, 2024) from Principal Engineer Ernest Armijo (an engineer who heads our Transportation Section in the Development Review Services Division of the Planning Department) to concerned neighbors in response to neighborhood concerns pertaining to the proposed development, including concerns pertaining to access to 16<sup>th</sup> Street. Mr. Armijo's responses (in red font) include addressing and confirming concerns pertaining to access to 16<sup>th</sup> Street for the proposed development.



### Jay Rodenbeck

Planning Manager

Development Review Services

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**From:** Scott Brixen <[scott.brixen@gmail.com](mailto:scott.brixen@gmail.com)>

**Sent:** Wednesday, May 8, 2024 5:12 PM

**To:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>

**Subject:** Re: Communication/Update

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Hi Mr. Rodenbeck,

My wife and I own a multifamily property at 228 16th Street. Eight casitas around a little plazuela.

When we bought the place 2 years ago, it was after looking all over the city for southwestern-style buildings in good locations. 16th street ends in a cul de sac, was surrounded (mostly) by southwestern style buildings, is super quiet and safe at night, walking distance to Old Town etc. Perfect!

I don't know enough about the procedural rules to comment, and I don't want to get into accusations, but I know for sure that having 50 cars coming out of that building onto 16th street makes no sense. I can barely turn my truck around in that cul de sac without hitting neighbors' cars already!

The (mostly) elderly neighbors have a lot to complain about here. The process has not felt equitable at all. But the big issue is the access. I recognize that forcing the entrance onto Central isn't great for Mr. Rembe (he will have to give up some retail space and maybe a few apartments), but it would make all the difference for the existing property owners.

I'm also surprised the city of ABQ is so willing to add another large, nondescript building in an area that is one of ABQ's best hopes for tourism/culture.

Thank you for your consideration,

Scott Brixen  
[scott.brixen@gmail.com](mailto:scott.brixen@gmail.com)

On Wed, May 8, 2024 at 3:25 PM Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)> wrote:

Mr. Vigil,

Regarding your assertion below that Carol Johnson was ignored by the Planning Department, I am not aware of Ms. Johnson's past visit(s) to our office, but I will be happy to see if we can find a date/time for her to meet up with staff to go over her questions/concerns either via teleconference or in-person at our office.

Regarding a post-submittal facilitated meeting, we have made it clear in past correspondence that the IDO doesn't permit us to require a post-submittal facilitated meeting between the City as a facilitator, the applicant (Mr. Rembe), and the neighboring property owners and/or Neighborhood Association's; Section 6-4(L)(1) of the IDO notes that a post-submittal facilitated meeting can be requested by property owners within 330 feet and Neighborhood Associations within 660 feet in any direction of the subject property for a Site Plan Administrative application proposing more than 100 multi-family residential dwelling units and/or 50,000 square feet of non-residential development. However, neither threshold is met or exceeded by the proposed development at 1701 Central Avenue NW per BP-2024-10295.

Regarding the Site Plan Administrative/Building Permit for the proposed development at 1701 Central Avenue NW (BP-2024-10295), I can confirm at the time that this message was sent that the Building Permit has not been issued yet.



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**From:** Martin Vigil <[vigilmartin@hotmail.com](mailto:vigilmartin@hotmail.com)>

**Sent:** Monday, May 6, 2024 9:59 AM

**To:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Les Romaine <[les@arnmlawyers.com](mailto:les@arnmlawyers.com)>;  
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**Subject:** Communication/Update

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5/ 6/24

Jay Rodenbeck,

It has been several weeks since you have responded to emails. Are you still the Planning Department's point of contact for our neighbors?

Additionally, it is very troublesome that planning staff does not engage in dialogue with our neighbors. Communication requires an actual response to the substance of our correspondence. As a respectful reminder, I have read over 8,000 emails (obtained legally through IPRA) between Jay Rembe and City of Albuquerque staff. There is a clear distinction of how ordinary citizens are treated vs. developers like Jay Rembe. This letter serves as formal notice to Cease and Desist excluding ordinary citizens from the planning process. Please provide a response to the emails I have sent to you recently, this is a time-sensitive matter.

Some of our senior neighbors do not have computers or printers. Some neighbors prefer to send handwritten notes, or make calls. For instance, my neighbor Carol Johnson is 78 years old, and was constantly ignored by the Planning Department. Carol decided to visit in

person and was willing to wait all day until spoken to. No neighbor should have to do that, especially our senior neighbors. There are many instances of planning staff not responding to neighbors in violation of the code of conduct.

Over a dozen requests for a meeting, or mediation conference have been ignored or refused. Please meet with leadership and present some solutions to the refusal to communicate issues. In the meantime, I will be filing tort notices against staff for the misconduct. I will also file against the supervisors for negligent supervision. When the conduct stops, I will gladly stop additional legal remedies.

Additionally, Robert Webb will be out of the office for a few weeks. Please assign a point of contact I can speak with in the interim.

Thanks,

Martin Vigil