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Subject: 10/26/2022 DRB Hearing item PR-2022-007712
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Good evening. I have reviewed this item before the DRB and would like to offer a comment.

The traffic analysis that is used in the request is from 2017, 5 years old. The proposed apartment complex has 238 units and parking for over 400 vehicles. Based on the scale maps included, there is approximately 1500 feet from the entrance on Rosa Parks to the intersection of Kimmick and Paseo del Norte. As described by the developer this complex will be a gated community with high end units. As such, the residents will be professionals who will be commuting to work and traveling the roads in the area. It could be expected that traffic would back up the front of the complex entrance on Rosa Parks to Paseo del Norte with nearly 100 vehicles. Additionally over 150 new homes have been built since 2017 and there is a new development (Pulte) starting on Rosa Parks that will be an additional 250+ homes. This could cause significant traffic safety concerns at the Rosa Park/Kimmick intersection and the Kimmick/Paseo del Norte intersection.

Based on the development that has occurred since 2017 and the new houses going in now, along with the "Upgrade Unser/Paseo" project the city just had public meetings on last week, I do not believe it is appropriate to use the 2017 traffic study. A new study should be completed and this planned development should be denied/tabled at least until a new traffic study is completed for use in determining the appropriateness of this apartment complex.

Respectfully,

Mark Jackson
La Cuentista II HOA President and resident