

**From:** [Sergio Lozoya](#)  
**To:** [Marta Ortega](#)  
**Cc:** [Hummell, Tyson](#); [Baca, Krista R.](#); [Rodenbeck, Jay B.](#); [Jon Niski](#); [Adam Johnstone](#)  
**Subject:** RE: [#2023024] :  
**Date:** Monday, May 6, 2024 4:45:04 PM  
**Attachments:** [image001.png](#)  
[Miami Rd NW Traffic Scoping Form Playa Del Sur revised 4 3 2024.pdf](#)

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

Hi Marta,

I answered your question. See my response where I state that it is not low-income.

Please see attached traffic scoping form.

Thanks,

Sergio Lozoya  
Senior Planner



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**From:** Marta Ortega <mo672081@gmail.com>  
**Sent:** Monday, May 6, 2024 4:40 PM  
**To:** Sergio Lozoya <SLozoya@tierrawestllc.com>  
**Cc:** [thummell@cabq.gov](mailto:thummell@cabq.gov); [kbaca@cabq.gov](mailto:kbaca@cabq.gov); [Rodenbeck, Jay B. <jrodenbeck@cabq.gov>](mailto:Rodenbeck, Jay B. <jrodenbeck@cabq.gov>); [Jon Niski <JNiski@tierrawestllc.com>](mailto:Jon Niski <JNiski@tierrawestllc.com>); [Adam Johnstone <AJohnstone@tierrawestllc.com>](mailto:Adam Johnstone <AJohnstone@tierrawestllc.com>)  
**Subject:** Re: [#2023024]

1. I'm asking you to answer the question -- in writing.
2. What is the threshold? This is our neighborhood. I worked hard to buy my first home and you are trying to ruin it. I want a legitimate traffic impact study done. You cannot tell me that we won't be impacted by 100 or more vehicles trying to get on the freeway at peak hours.

Do not tell me to refer to the generic report.

On Mon, May 6, 2024, 4:34 PM Sergio Lozoya <[SLozoya@tierrawestllc.com](mailto:SLozoya@tierrawestllc.com)> wrote:

Please see my responses below, in red.

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**From:** Marta Ortega <[mo672081@gmail.com](mailto:mo672081@gmail.com)>

**Sent:** Monday, May 6, 2024 4:20 PM

**To:** Sergio Lozoya <[SLozoya@tierrawestllc.com](mailto:SLozoya@tierrawestllc.com)>; [thummell@cabq.gov](mailto:thummell@cabq.gov); [kbaca@cabq.gov](mailto:kbaca@cabq.gov); Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Jon Niski <[JNiski@tierrawestllc.com](mailto:JNiski@tierrawestllc.com)>; Adam Johnstone <[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)>

**Subject:** Re:

Please answer my questions. I felt that the "report" was very generic and sterile. My questions again are:

1. Please acknowledge that the development is not and never will be low income.

**This was discussed at the meeting, please refer to the meeting notes provided by the facilitator. The development is not low-income housing.**

2. We request a traffic impact study. Please let me know when that will happen, who will conduct the study, and I request a copy of any study -- impact or otherwise.

**A traffic impact study is not required as the development did not meet the thresholds for a Traffic Impact Study.**

On Mon, May 6, 2024, 10:24 AM Marta Ortega <[mo672081@gmail.com](mailto:mo672081@gmail.com)> wrote:

| Thank you for the Powerpint photos. Please answer my questions.