

FACILITATED MEETING COMMENT SHEET

Tuesday, October 7, 2008 7PM

What: Project 1007412; Facilitated Meeting # 2
08EPC-40088 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG);
08EPC-40089 SITE DEVELOPMENT - SUBDIVISION;
08EPC-40090 SITE DEVELOPMENT - BUILDG PRMT

Who: Consensus Planning (Agent)
TOTAL LIFESTYLE COMMUNITIES & MCFARLIN GROUP (Applicant)

Where: request(s) the above action(s) for all or a portion of lot(s) B-1 & B-2, tract(s) PORTION OF A, YORBE LINDA zoned SU-1 FOR CHURCH & RELATED FACILITIES to SU-1 FOR CONTINUING CAR RETIREMENT COMMUNITY located on HARPER RD NE BETWEEN VENTURA RD NE AND RED SKY RD NE containing approximately 60.62 acre(s).

Name: Kent & Karen Riley

Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

Oppose rezoning due to adverse effect on the lifestyle and property values in the neighborhood.

Objections include

- * Height and size are too massive for residential neighborhood

- * High density housing

- * Increased traffic

- * Inadequate parking

- * Facility lighting will ~~not~~ increase light pollution

- * Absence of a buffer zone

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Name: JOHN HARDIN

Neighborhood Association: HOMEOWNER - 8505 RED SKY PLACE NE

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

I OPPOSE THE ZONE MAP AMENDMENT BECAUSE THIS PROJECT TAKES ON THE CHARACTERISTICS OF A HIGH END APARTMENT COMPLEX WHICH DOESN'T APPEAR TO COMPLETELY MEET COA GUIDELINES.

CONCERNS INCLUDE :

1. HEIGHT OF THE PROJECT DOESN'T FIT INTO THE ENVIRONMENT AND OUR NEIGHBORHOOD. IN FACT OVERPOWERING WHEN VIEWED FROM THE NORTH. NO OTHER STRUCTURES OF THIS HEIGHT ARE IN THE AREA.
2. TRAFFIC & NOISE FROM HARPER ROAD AND OUR INTERNAL NEIGHBORHOOD WILL INCREASE DESPITE CLAIMS OF A "PEACEFUL NATURE AND MINIMAL IMPACT". WHAT IF THE "STATISTICS ARE WRONG"? A TRAFFIC LIGHT AT RED SKY ROAD ISN'T DESIRABLE.
3. EXISTING OPEN SPACE ENJOYED AND UTILIZED FOR RECREATIONAL PURPOSES BY OUR NEIGHBORHOOD AND OTHER SURROUNDING NEIGHBORHOODS WILL BE COMPROMISED.
4. PROPERTY VALUES WILL BE NEGATIVELY IMPACTED IN THE SURROUNDING NEIGHBORHOOD IF A ZONE MAP AMENDMENT WERE APPROVED VERSUS EXISTING ZONE MAP CLASSIFICATION.

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Name: Alene Hardin

Neighborhood Association: Not a member of CHCA but I am a Cherry Hills resident

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

I am opposed to zone changes in our neighborhood for many reasons; property value changes, traffic increases, loss of views, loss of open space/recreation land, added noise and aesthetics.

I worry about the extreme height of the buildings not just ruining our view but also being an outright eyesore.

The property was zoned a particular way for a reason, and I can see no feasible reason to change that now.

Too big, too much, too ugly!

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Name: MELANIE WEBER

Neighborhood Association: CHERRY HILLS RESIDENT

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

I AM OPPOSED TO THIS
ENTIRE PROPOSED PROJECT.

OUR COMMUNITY WILL NOT BENEFIT
FROM A RETIREMENT HOME.

WE ALREADY HAVE RETIREES
LIVING IN OUR NEIGHBORHOOD,
-IN HOMES.

PLEASE CONSIDER THAT THIS
STRUCTURE IS AN EYE SORE
AND COMPROMISES THE
INTEGRITY OF THIS LAND.

THERE IS A VERY SPECIFIC
REASON IT WAS ZONED FOR
SCHOOL AND CHURCH, IT ~~WAS~~ WAS SOLD
TO A CHURCH!

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Name: MIKE KOLLER

Neighborhood Association: CHERRY HILLS RESIDENT

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

- EXCESSIVELY MASSIVE FOR THE NEIGHBORHOOD
- DOES NOT COME CLOSE TO FITTING INTO THE NEIGHBORHOOD OR ITS VALUES
- LOOKS LIKE A PRISON; THIS IS NEIGHBORHOOD INTEGRITY?
- WILL LOWER PROPERTY VALUES SUBSTANTIALLY
- INHIBITS VIEWS
- INCREASE TRAFFIC EXPONENTIALLY - WORSEN BLIND SPOTS ON ROAD
- NOT ENOUGH PARKING - WILL BE PARKING IN FRONT OF MY HOME; WHO IS TO STOP THIS?
- WHY NO NEIGHBORHOOD INVOLVEMENT? VAST MAJORITY WERE NOT NOTIFIED OF THIS PROJECT UNTIL 1 WEEK AGO; CHERRY HILLS CIVIC ASSOCIATION IN NO WAY REPRESENTS MY VIEWS - I WAS NOT ASKED
- ALL ABOUT MONEY

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Name: Kathy Hedemann

Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

Of concern to me is the dwindling amount of open space in the city, and we would lose more with this project otherwise. In general I have no objection to the concept of a retirement community at this location, but I object to the four story building - sized too high!

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Name: Lulu Couacaud
Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

I don't think there will be enough parking, the building proposed is a monstrosity. We cannot handle the traffic issues that will arise - Sandra Richardson's letter saying that the association supports this project with some changes is not what the community feels. We were not notified of any meeting being held to express our feelings.

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Name: John Plunkett

Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

The client(s) of the proposed project constitute a driving group which is at risk for impaired ability to judge approaching vehicle speeds, pedestrian rights of way and other distractions. The potential for collisions between traffic exiting or entering the project with through traffic is quite high.

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Name: Chris Kincaid

Neighborhood Association: None

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

I oppose this project on the grounds that it will degrade the neighborhood. 1) It is inconsistent with low density quiet neighborhood. 2) It is too large, too high density, too many people. 3) Not enough parking is planned. 4) It is too close to the church + school. 5) Skyline is higher than anything in this part of the city. It will block the mountain view for motorists and residents. 6) It will impact a substantial wildlife population. 7) It will interfere with recreational use of the area. 8) ~~The~~ The sale of liquor should not be allowed so close to the school + church.

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Name: Ray Leeper, 6905 Rosewood Rd, NE

Neighborhood Association: Cherry Hills

Project 1007412

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I am 100% against this proposed re-zoning. I have lived in Cherry Hills for 30 years. I know the traffic flows in this area very well. This proposed project will create a traffic mess in the Red Sky / Harper intersection area. It is already a problem area prone to accidents and this project will take it to the breaking point. The distance from the Ventura / Harper road ^{light} is just too close for the amount of traffic volume. Parking will also be a problem. It is inadequate for the number of residents, visitors, and employees. In summary, this project is flawed and should not be here.

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Name: Sumiko Leeper

Neighborhood Association: Cherry Hills

Project 1007412

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

My concern is that the architect of the
building needs to be modified greatly.

Not fit into this neighborhood

The company w/a financial problem should
not come to our neighborhood

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Name: Steve Robertson

Neighborhood Association: I live in Cherry Hills - but that Association does not represent the view of our community

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

I am opposed to any zoning change for this parcel. That change from current zoning would have significant negative impacts to my family, and devalue my property and reduce ~~my~~ our quality of life.

The increased traffic will be an additional safety hazard to us as we walk and jog the perimeter of Albuquerque Academy. That area has become a de facto park for the surrounding community, with numerous people using the area for active recreation at any time of day/week. This development would disturb the park like atmosphere and create a safety hazard (from traffic and activity) in the area, destroying ~~the~~ the focal point of our community.

Are Liquor sales allowed so close to a school?

Please NOTE: I live on Red Sky in Cherry Hills. The alleged neighborhood association does not represent me - They have taken money from me and never communicated with me about this or any other issue. Please look at the outrage in our community over this and disregard the endorsement of our neighborhood "rep" - whose tenure will be ending soon. Have the Richardson's received payment from the developer?

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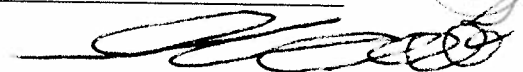
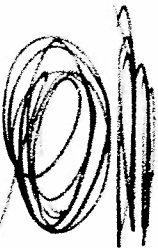
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Name: Leri Robertson

Neighborhood Association: _____

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

The principle reason I chose to buy a home in Cherry Hills neighborhood was/is the open space immediately across the way. I am strongly opposed to this project because I don't want to lose the natural beauty of that location. My children walk to school thru the site, I run thru and enjoy the site. I am opposed to any development at this location.



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Name: Dave & Lee Gilmer
Neighborhood Association: 8209 Colfax Ave NE

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

- The west elevation will only be a couple of floors higher than the terrain east of it. It will mostly be visible from traffic on Harper and obliquely over less than 20 backyard walls west of it along Harper
- Don't let selfish NIMBYism kill or cripple this much-needed project

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Name: Cindra Stahl

Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

I oppose this project – I don't feel the proposed
parking is sufficient for the residents as well
as employees. I'm also opposed to the additional
traffic potential.

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Name: Christina Salazar Aker
Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

There is a great need for additional Continuing Care retirement Community services. My mom will be 80 in the spring and would like to move into a CCRC. There are no vacancies in Albuquerque. She is currently on a waiting list. I would like her to be able to stay near the neighborhood she is in now (We Heights). This would allow her to be near the same grocery store, pharmacy, gym, doctor, dentist, etc.

I feel a retirement community next to a church and school is a perfect fit. It is a win-win for our community.

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Name: Diane Verner

Neighborhood Association:

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

The area around the Albuquerque Academy is one of the last open space areas in the NE heights.

This area is used by hundreds of residents, on a daily basis, for running & walking.

Having a 4th story building so close to Cherry Hills will impact the views of the residences.

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Name: Richard Coburn
Neighborhood Association: Cherry Hills Civic Assoc

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

There are other sites where this
project can be developed.
Do not build as proposed on Harper

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Name: Judith and Marcus Craig
Neighborhood Association: Cherry Hills Resident

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

We oppose this project for several reasons. 1. the traffic at Harper/Red Sky and Harper/Rosewood is dangerous now. When this property is built the traffic accidents will increase in these two areas. Are you willing to build this project at the cost of the safety of our lives.

2 this project is too big for this area. the building is too tall and will be an eyesore to us. the look of the building does not fit with the look of this area.

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Where: request(s) the above action(s) for all or a portion of lot(s) B-1 & B-2, tract(s) PORTION OF A, YORBE LINDA zoned SU-1 FOR CHURCH & RELATED FACILITIES to SU-1 FOR CONTINUING CAR RETIREMENT COMMUNITY located on HARPER RD NE BETWEEN VENTURA RD NE AND RED SKY RD NE containing approximately 60.62 acre(s).

Name: OLEN THOMPSON

Neighborhood Association: LA VIDA LUENA

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (*please print – easier to transcribe – thank you!*)

PEOPLE CONCERNED ABOUT TRAFFIC AND PARKING IMPACT
OF THE PROPOSED RETIREMENT FACILITY SHOULD VISIT
LA VIDA LUENA AND SEE WHAT REALITY IS. THERE IS NO
RESIDENT OR EMPLOYEE PARKING ON THE STREET. THE
TRAFFIC IMPACT ON LAGRIMA IS MINIMAL. THE BALL PARKS
ACROSS LAGRIMA PUT LOTS OF KIDS AND TRAFFIC ON THE
STREET WITHOUT INCIDENT (COMPARABLE TO THIS SITE
AND SCHOOL TRAFFIC).

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08EPC-40089 SITE DEVELOPMENT - SUBDIVISION;
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Name: CHARLES + SHARON KUBLER, 8805 JOLI CT, N.E.

Neighborhood Association: Homeowners

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

We ~~oppose~~ REZONING of this AREA. This ^{is} the heart of the matter!
Proposed Facility would destroy open space, increase traffic, + noise,
destroy views, + is inappropriate for the community. Rezoning
would open the door to future commercial / or apartment construction.
(Neighborhood already has access to Presbyterian Northside Health
Facilities for exercise + other educational classes - Don't need any proposed
access for these activities at a new facility.)
Church Plan to Build soccer Field, Amphitheater, skate PARK -
would also be unacceptable for reasons of increased traffic +
noise.

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Name: Sandra Wenger
Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

What is the demand for these facilities, considering the vacancy of other such developments?

The proposed development's occupants will neither greatly ~~impact~~ adversely impact nor contribute to the neighborhood. There is conjecture only regarding mentoring and so forth.

What

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Name: Jim Stephens - 6913 Sandalwood Pl NE 8711

Neighborhood Association: homeowner

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

Building height and appearance is not ~~very~~ acceptable.

or fits into the local environment.

Parking is not adequate. Site lighting would

be have an impact on the neighborhood.

Opposed to the project.

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Name: John and Margot Teel

Neighborhood Association: _____

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

We are vehemently opposed to the zone change allowing the proposed ~~development~~ ~~continued care retirement community~~ ~~to be built~~. Our house is located on Red Sky Place. ~~When~~ We purchased our home ~~five years ago~~ ~~we did~~ ~~so~~ with the understanding that the Hoffmestown/Academy land was an area of stability. This development is completely out of character and out of scale with the ~~single family~~ neighborhoods surrounding it. It will literally tower over our house.

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Name: Bernard C. Brown

Neighborhood Association: LAYERS LINDA

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

The meeting was very positive; thoughts on subjects were very precise and expressed. This development will be an asset to this community. Everyone in this community will be proud to associate and can be good neighbors. The school is very pleased to have good neighbors.

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Name: Bette Brown

Neighborhood Association: LVL

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

This was a well run meeting. Respect for others' opinions was enforced. As expected, the "protestors" were numerous and vocal. Only 1 person, Tom, ^{Spoke} ~~was~~ grossly over the 5 minute limit.

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Name: John Hemphill
Neighborhood Association: Cherry Hills Civic Assoc.

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

^{Civic Assoc.} It is very misleading to state that the Cherry Hills is represented by the Boardmembers. They have abandoned their home and not cared for the growth of their home since we've lived in Cherry Hills in 1994. We first learned of the planned development and zone change Sept. 30th. We are neighbors of the self appointed head of the association. This whole deal smells rotten. And there is a strong case for fraud!

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Name: Tonya Hemphill

Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

I am NOT INTERESTED IN ANY PROJECT THAT DISTURBS THE CHERRY HILLS SUBDIVISIONS. WILDLIFE, TRAFFIC, VIEWS. THE RISK IN DISTURBING OUR CURRENT NEIGHBORHOOD IS A HIGHER RATE OF WILDLIFE BEING KILLED, CAR ACCIDENTS, CHILDREN & ADULTS IN OUR NEIGHBORHOOD ARE AT RISK CROSSING STREETS. ANY PROJECT THAT DESTROYS THE NATURAL, OPEN VIEWS DOES NOT BENEFIT THE AREA. NOT INTEREST IN A PROJECT ~~THAT~~ THAT COULD FAIL. TRAFFIC FROM THE CHERRY HILL SUBDIVISION WILL INCREASE IN ORDER TO AVOID EXISTING ONTO HARPER.

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Name:

Nancy Benton

Neighborhood Association:

Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

This is way too BIG!!!

Something half that size

The city should buy this property
& keep it as open space.

This enhances the entire city.

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Name: KAREN D. VANCE

Neighborhood Association: Cherrey Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

We were NOT properly notified and
we feel future meetings should be
delayed so that more residents
can be notified.

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Name: C. Benton

Neighborhood Association: Cherry H. 7/5

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

I am concerned about the
time left to express concerns
about this project. I am also
concerned about the impact on
wild life in the Academy property.
I am glad that this meeting was
held & that I came.

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Name: Margorie Dye (MARJORIE DYE) Cherry Hills Residence
since 1983.
Neighborhood Association: CHCA

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

No! No to zoning change. No!

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Name: Michele Sandager

Neighborhood Association: Cherry Hills Resident

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

The Abq. Journal did an article this summer regarding the beauty & uniqueness of the Cherry Hills area. It is used and appreciated by the entire Abq. community. Your Staff Report on pages 9, 10 questions how this facility supports a zone change request. Cherry Hills has worked for 30 years to protect our quality of life. It is an issue to us. It seems the only community to benefit from this zone change is the community of Hoffmantown/Mcfarlin Group.

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Name: JEFFREY NEWMAN

Neighborhood Association: Cherry Hills Civic Assoc

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

Sandra Richardson has no right to speak for the
Area when we never were informed on this
project. We must address the traffic
problem.

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Name: Rob MacIvor

Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

① My wife is a native of Albuquerque and the city has always had rules restricting the height of buildings to maintain the view of the mountains. This project would ruin that view.

(building)
② The property is to go over 60 ft. in height yet the land already starts at about 6 ft above the Harper street level. That 6 ft. should be added to the height of the building for proper perspective.

③ Bottom line: This is not a fit for the neighborhood.

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Name: Amy Jones - Schum

Neighborhood Association: Not Cherry Hills - But I Live In Cherry Hills

I never knew there was a neighborhood association
Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

THIS IS NOT APPROPRIATE FOR A RESIDENTIAL NEIGHBORHOOD!
WHY 4 STORIES? I THINK THAT IF THE CITY TRULY
WANTS A FACILITY LIKE THIS, THEN PLACE IT ~~IN~~
IT IN A BUSINESS AREA CENTRAL TO HEALTHCARE,
THE MALL & THE MUSEUMS.

THIS IS NOT GOOD FOR OUR NEIGHBORHOOD -
THE ONLY ~~ONE~~ CITIZEN THAT PROFIT FROM THIS
ARE THE HOFFMAN TOWN CONGREGATION.

THIS IS A HORRIBLE EYESORE IN A CITY
WHERE THERE ARE VERY FEW BUILDINGS
LARGER THAN TWO STORIES.

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Name: CARL DAVIDSON

Neighborhood Association: HERITAGE HILLS

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

An ADA approved pedestrian path to the church parking lot should be included and a joint use agreement with the church ^{for overflow parking} should be required or additional parking should be required on site.

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Name: Hugh Killin
Neighborhood Association: Heritage Hills Neighborhood Association

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

The elevation of the property and the designed "steps" down Harper were not shown. This should be compared to the elevations in Cherry Hills and Herpel.

The parking requirements appear insufficient. Both at the current "retirement" facilities in the Area have consistently shown full parking lots with overflow parking on the streets, and ~~in vacant~~ ^{adjacent} lots.

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Name: Blaine Hart
Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

- Environmental impact: survey ~~should be done~~ ^{needed} even if not legally required! Open space is highly valuable, and should be preserved.
- Project too big for small space! Parking will be inadequate, buildings too tall and too close to road. Footprint way too small for size of the project, too big for neighborhood.

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Name: Nancy Hart
Neighborhood Association: Cherry Hill

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

1. Pollution + health concerns
2. Drainage - only area in central city NE - Academy has the holding pond.
3. Higher than neighbor. Are we eligible for flood insurance.
4. Ground water
5. Must do Enviromental assessment with regard to full consideration of aquifer, eco systems, air and traffic.
6. Alcohol in a non-fenced area next to a school.
7. Paying for land
8. Who owns land?
9. Opposed!

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Where: request(s) the above action(s) for all or a portion of lot(s) B-1 & B-2, tract(s) PORTION OF A, YORBE LINDA zoned SU-1 FOR CHURCH & RELATED FACILITIES to SU-1 FOR CONTINUING CAR RETIREMENT COMMUNITY located on HARPER RD NE BETWEEN VENTURA RD NE AND RED SKY RD NE containing approximately 60.62 acre(s).

Name: CARLOS A. ROLDAN

Neighborhood Association: ~~Cherry Hills~~

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

* This project will have several negative effects or impact on the neighborhood.

- 1- Traffic will significantly increased around Cherry Hills and increased/risk of accidents
- 2- Parking space appears to be low for intended building on the property. This will result in many visitors parking in the surrounding neighborhoods specially Cherry Hills.
- 3- Environmental. The wild life currently existing will disappear.
- 4- Sale of alcohol in the CRC could potentially decrease the safety of the area including that of students attending ABQ Academy.
- 5- Residents of the proposed project are less capable drivers and therefore will jeopardize the safety of neighbors and drivers.
- 6- With our current bad economy, this project may not succeed and therefore may end up being a large apartment complex. This could potentially multiply the above concerns.
- 7- Property values of the neighborhood will decrease significantly.

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Tuesday, October 7, 2008 7PM

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08EPC-40089 SITE DEVELOPMENT - SUBDIVISION;
08EPC-40090 SITE DEVELOPMENT - BUILDG PRMT

Who: Consensus Planning (Agent)
TOTAL LIFESTYLE COMMUNITIES & MCFARLIN GROUP (Applicant)

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Name: Don Cooper

Neighborhood Association: Cherry Hills

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

1. THE MASSIVE SIZE OF THE PROJECT IN DIRECT PROXIMITY TO RESIDENTS IS UNWARRANTED. IT IS MADE WORSE BY PLACING THE STRUCTURE VERY CLOSE TO HARPER.
2. THE DESIGN DOES NOT ATTEMPT TO USE A LOW PROFILE SIMILAR TO THE ACADEMY. (HOFFMANTOWN HAS MITIGATED THEIR SIZE BY MOVING ITS SITE AWAY FROM THE STREET.)
3. TRAFFIC THRU C.H. WILL INCREASE TO UNACCEPTABLE AND DANGEROUS LEVELS
4. IN SHORT, IT PRESENTS NO POSITIVE CONTRIBUTION TO THE NEIGHBORHOOD, TO REAL ESTATE VALUES IN THE AREA OR TO THE OPEN SPACE OPPORTUNITIES OF THE AREA,

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Name: TATJANA STRAUSE-BOLLINGER

Neighborhood Association: RESIDENT OF CHERRY HILLS

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

I AM VERY DISHEARTENED THAT THE CITY OF ALBUQUERQUE WOULD ALLOW ONE OF THE LAST OPEN SPACES TO BE DEVELOPED. THIS OPEN AREA IS HOME TO AN ABUNDANCE OF WILDLIFE AND PROVIDES THE CITIZENS OF ABQ A WONDERFUL ESCAPE IN AN URBAN SETTING. I MOVED TO ABQ FROM THE D.C. AREA BECAUSE I BELIEVED ABQ TO BE A FORWARD THINKING CITY WITH A GREAT RESPECT FOR THE ENVIRONMENT. IF THIS PROJECT IS APPROVED, ABQ IS NO BETTER THAN ANY OTHER LARGE URBAN CITY/JUNGLE. I UNDERSTAND THE NEED FOR SENIOR LIVING, BUT THIS IS AN EXTREMELY POOR LOCATION CHOICE. I BELIEVE MONEY IS THE ROOT OF THIS PROJECT. PLEASE DO NOT APPROVE THIS AMENDMENT, AND LEAVE THIS LAST AREA UNDEVELOPED. IF YOU APPROVE THIS AMENDMENT, IT WILL ONLY BE A MATTER OF TIME BEFORE THE ~~OVER~~ ENTIRE AREA ~~WILL~~ IS DEVELOPED.

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Name: MARC Scudamore

Neighborhood Association: _____

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

The 4 STORY WEST ELEVATION OF THIS PROJECT
WILL LARGELY DESTROY THE VIEW OF THE MOUNTAINS FROM THE
WEST. THIS PROJECT DOES NOT FIT IN THIS AREA.

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Name: C. Richardson

Neighborhood Association: Cherry Hills CA

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

In attached ~~email~~ letter from Cliff Richardson

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Name: Phillip Nelson

Neighborhood Association: Cherry Hills Civic Association

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

Totally opposed to project for virtually all inputs by
local residents (see transcript). Doesn't fit this community!
CHCA residents received inadequate notice/information.

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Name: Vicente Ximenes
Neighborhood Association: La Verde Clara

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

A. Albuquerque is a leader in health care facilities
B. Albuquerque must prepare for the boomer increase in
necessary care for senior citizens
C. Present crisis calls for new investments and
job creation to stop the bleeding in
our economic system

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Name: BILL HELWIG

Neighborhood Association: LA VIDA LLENA

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

THIS RETIREMENT COMMUNITY, SPONSORED BY
AN ORGANIZATION WITH 25 YEARS OF PROVEN
SERVICE TO ALBUQUERQUE, WILL FULFILL A
PRESSING NEED WHILE BEING A DISTINCT
ASSET TO THE NEIGHBORHOOD.

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Name: ANDREW McLAUGHLIN

Neighborhood Association: CHERRY HILLS

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

- CONCERNED ABOUT SAFETY, POLLUTION, NOISE, AND TRAFFIC
- FACILITY IS TOO LARGE, UN-ATTRACTIVE
- EPC REPORT OFFERED NO SAFETY ASSESSMENT
- CONCERNED THAT A NUMBER OF CITY AGENCIES DID NOT REVIEW & PROVIDE COMMENTS.
- NO ENVIRONMENTAL STUDY ON IMPACT TO LOCALIZED AIR, NOISE & WASTE POLLUTION.
- CONCERNED THAT THIS WILL HAVE A NEGATIVE IMPACT ON RESIDENTIAL PROPERTY VALUE.
- DO NOT CONDONED ALCOHOL USE.
- DEVELOPERS MADE NO STATEMENTS REGARDING UPKEEP AND IMPACT TO NEIGHBORHOODS.
- CONCERN ABOUT HIGH DENSITY HOUSING.
- What about traffic on Brandywine Rd? No impact study to this?
- La Brea is in debt, what will happen to this?

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Name: Katherine McAndrew

Neighborhood Association: Cherry Hills Homeowner

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

I don't believe a total of 231 parking spaces is adequate for this 267 unit facility, especially with visitor & facility workers. The plans have the set back way to close to Harper. The building height is an issue and there are no other 4 story building like this in other peoples neighborhood in NE Heights. The majority of this facility is 60% and will be 4 stories. This sounds more like a high density housing project. Traffic is already a problem. I as a Cherry Hills homeowner did not and do not agree with Sandra & Cliff Richardson in approving this re-zoning of 501 Church property. I believe it will destroy our quiet neighborhood. The lighting will also be problematic for the homeowners. The height of this facility is over 2 times that of the residential area next door. Opposed to the liquor consumption permit.

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Name: Linda Marie Lending
Neighborhood Association: Cherry Hills NA

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print - easier to transcribe - thank you!)

^{ZONING}
Before any changes - studies need to be done to protect animals in open space & to study parking & traffic. The ill-designed library entrance across from Cherry Hills Dr. makes traffic hazardous & ferocious for CH residents. Even during the day library users park on Cherry Hills Dr. & mobile baby boomers will NOT give up their cars. Red Sky Dr & Cherry Hills Dr are CLOSER than Hartman's parking lot. ~~many~~ ^{some} animals on that property are endangered like the the horned lizards. Upsetting an eco-system in any way will affect all animals.

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Name: JIM BEGLEY

Neighborhood Association: CHERRY HILLS CIVIC ASSC.

Please list in 50 words or less your comments to this project which will be included in the Facilitated Report (please print – easier to transcribe – thank you!)

I AM AGAINST THE REZONING DUE TO THE LACK OF ANY
TRANSITION FROM R-1 TO WHAT IS IN EFFECT HIGH DENSITY
HOUSING. IN PARTICULAR THE WEST ELEVATION IS SIGNIFICANTLY
HIGHER THAN R-1 DIRECTLY ACROSS HARPER. GIVEN THE SIZE
OF THE PROPOSED PROJECT, IT IS POORLY SERVED BY TRANSIT.