

## Bernadette R. Georgescu

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**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Thursday, June 14, 2018 1:23 PM  
**To:** Catherine VerEecke  
**Cc:** Mari B. Simbana  
**Subject:** Re: Pre-application/CRC Possible Co-housing/PDA application  
**Attachments:** Copy of Orientation Slide Show.pdf

If you have time, you may want to preview/share their public presentation.

M  
Marianne Dickinson  
Creative Design~Practical Solutions  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

On Jun 14, 2018, at 1:20 PM, Marianne Dickinson <[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)> wrote:

Hello Catherine;

I just want to give you a head-up that there will be 4 of us attending the meeting for this co-housing project—myself and three members, one of whom is their realtor as well.

We look forward to discussing this with you and other staff tomorrow at 9:30 AM.

Marianne

Marianne Dickinson  
Creative Design~Practical Solutions  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

On Jun 13, 2018, at 11:22 AM, Catherine VerEecke <[cvereecke@bernco.gov](mailto:cvereecke@bernco.gov)> wrote:

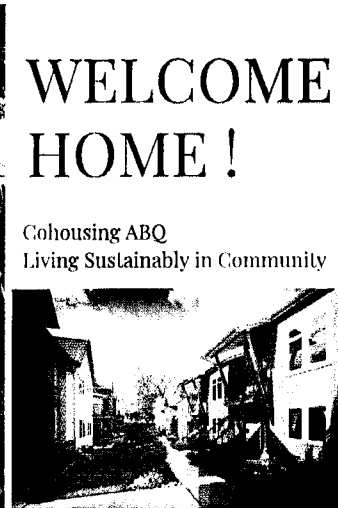
Two properties are under consideration by developers for possible co-housing developments with townhomes and communal facilities such as gardens, meeting rooms and cooking areas:

1058 Sunset SW

110-144 Vineyard NW

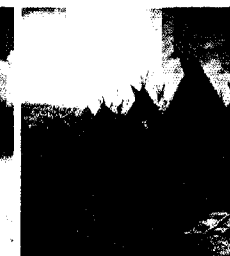
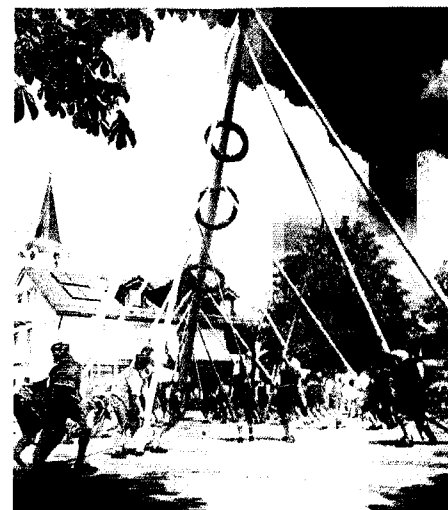
This will require a Special Use Permit.

<Mail Attachment.ics>

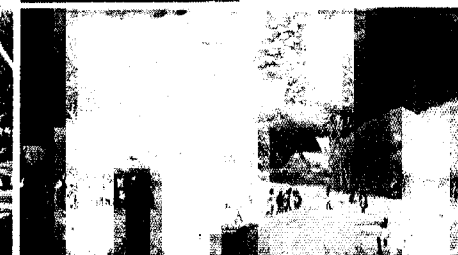


# WELCOME HOME !

Cohousing ABQ  
Living Sustainably in Community



Goes back to the roots of a human scale village

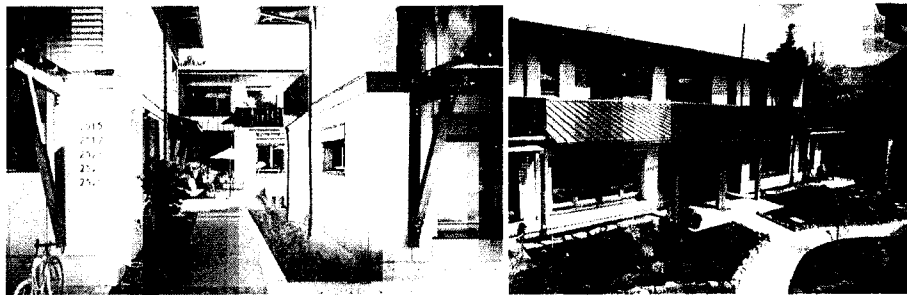


Cohousing Today

## COHOUSING provides sustainability:

- environmental sustainability:  
smaller carbon footprint
- social sustainability:  
a community at your door steps





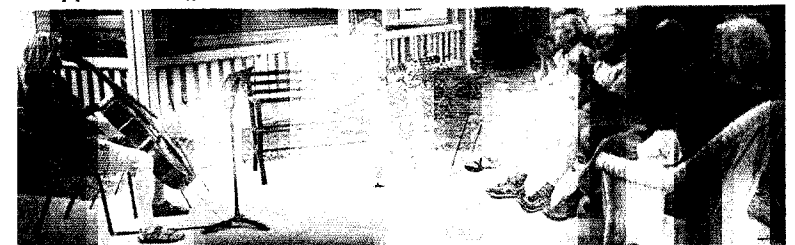
Cohousing communities often have a strong green focus.



A great neighborhood for kids



supportive neighborhood for newcomers.



All generations benefit.



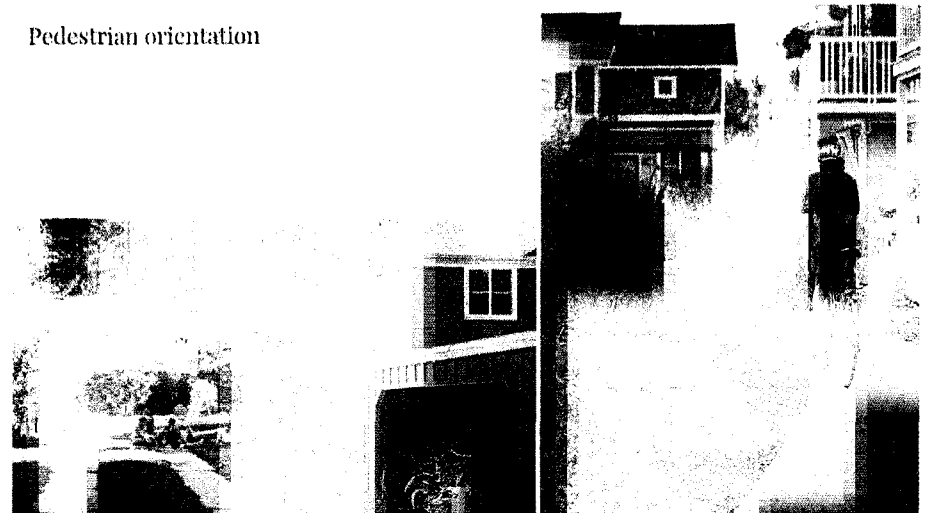
## Common Design Elements



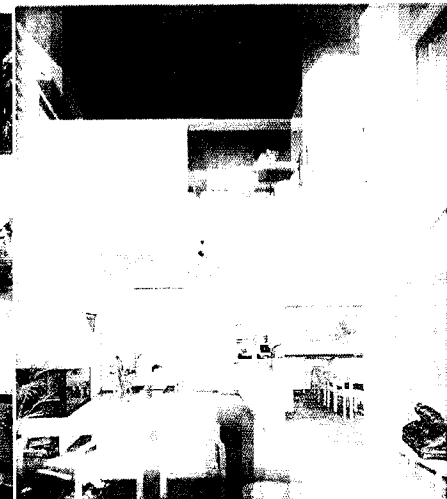
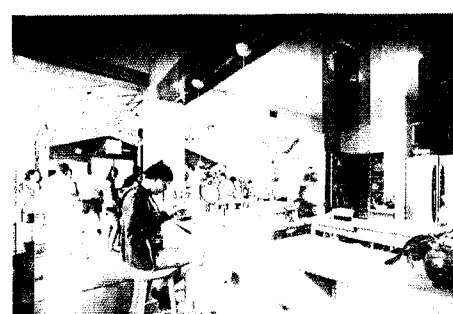
## Clustered Parking at the Periphery



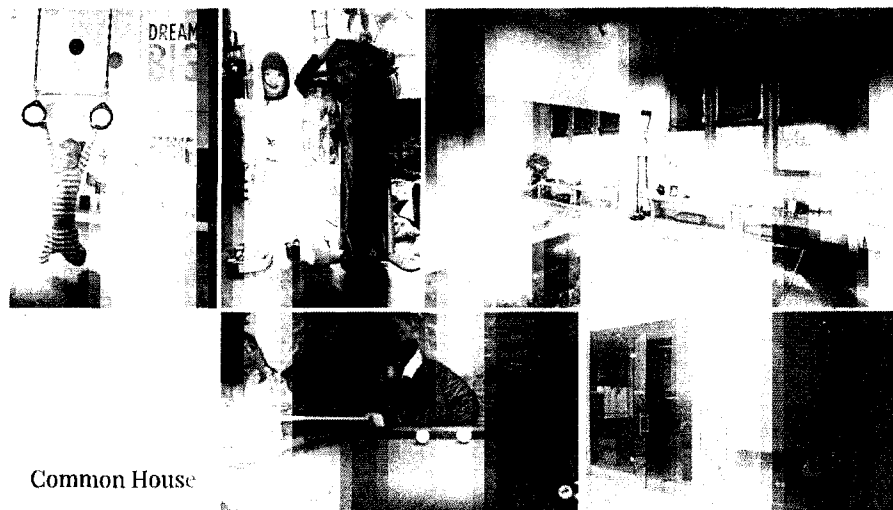
## Pedestrian orientation



Attractive hang-out spaces



Common House



Common House

All the privacy  
you want in  
your home





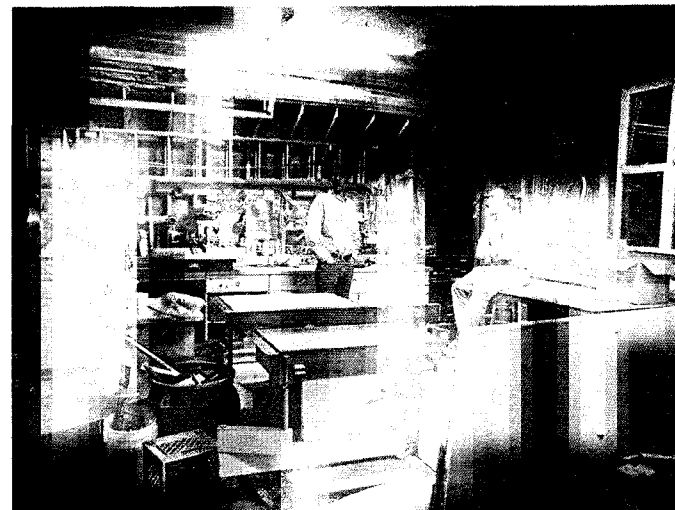
Gradient of privacy



Common Practices



Common meals



Voluntary sharing of resources

Mutual support  
between neighbors



Self Management  
and The  
Collaborative  
Process



Working together



Kids playing together

## Celebrations

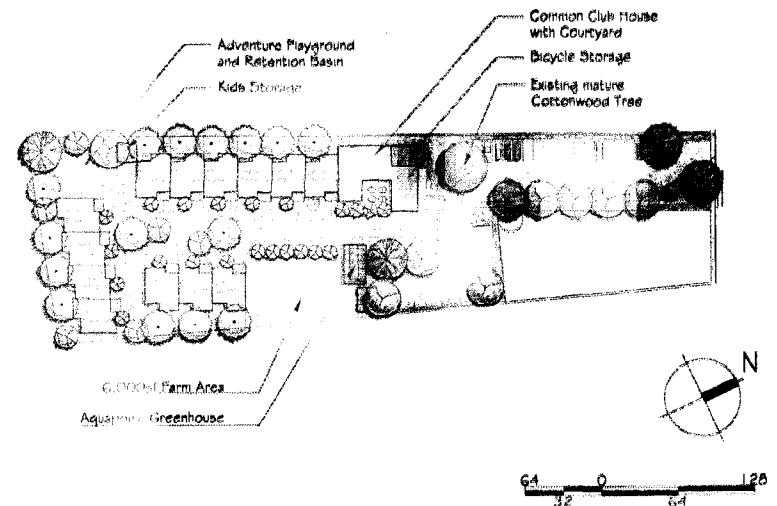


## Our Community Plans



## Our Vision and Values

Our Vision is to build a resilient community that fosters healthy people and respects the environment.



## SUPER INSULATED STRUCTURE

A Passivhaus is like a giant thermos, carefully designed and engineered to prevent all forms of heat loss (or heat gain in summer).

### VERY HIGH INSULATION VALUES

The insulation settings in a Passivhaus are typically 3-4 times that of a typical code-built house and often double that of other green building standards.

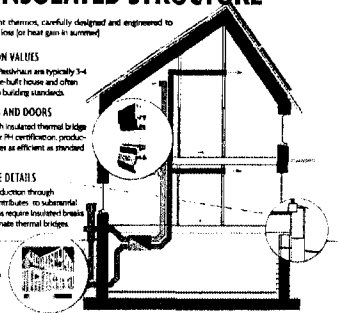
### ADVANCED WINDOWS AND DOORS

Triple-glazed windows with insulated thermal bridge-free frames are required for PHI certification, producing windows that are 3 times as efficient as standard windows and doors.

### THERMAL BRIDGE-FREE DETAILS

Thermal bridging (cold conductors through structural components) contributes no substantial heat loss. Passivhaus designs require insulated breaks between materials to eliminate thermal bridges.

Infra and photography of a conventional house reveals major heat loss from thermal bridging on floor and wall structures.

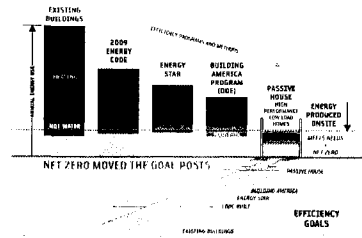


### LOW PRIMARY ENERGY DEMAND

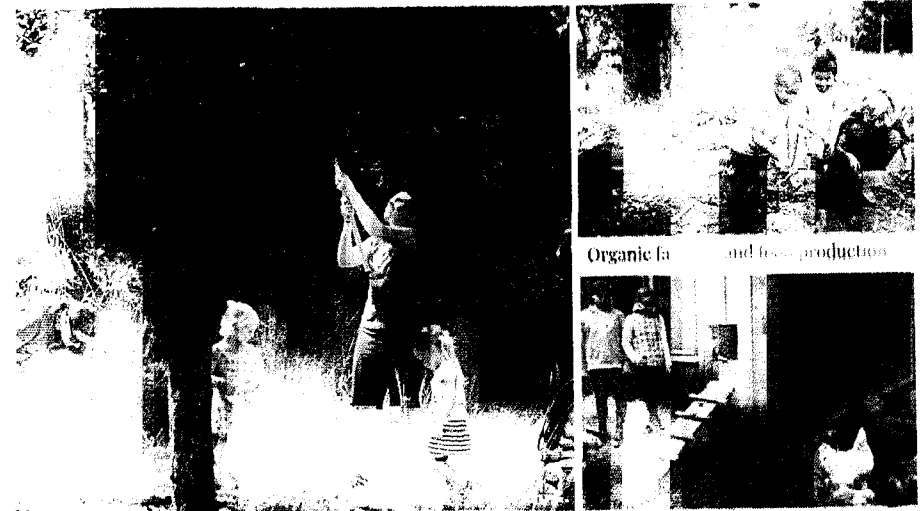
Passivhaus is a super-efficient design that reduces primary energy demand to a level that is 80% more efficient than that of a code-built house. Passivhaus designs require insulated breaks between materials to eliminate thermal bridges.

### THERMAL COMFORT

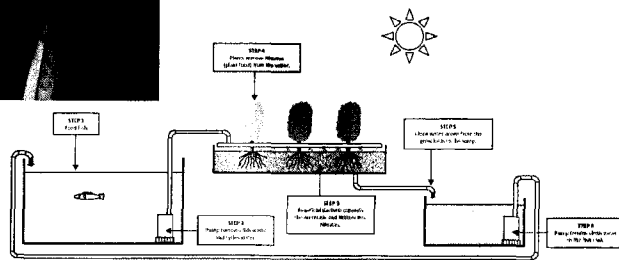
Superior thermal comfort is engineered into every Passivhaus. They are designed to remain consistently at 20°C - 21°C (68°F-70°F), with no more than 1% of the hours in any given year over 25°C for all living areas.



Passive House (Passivhaus) standards

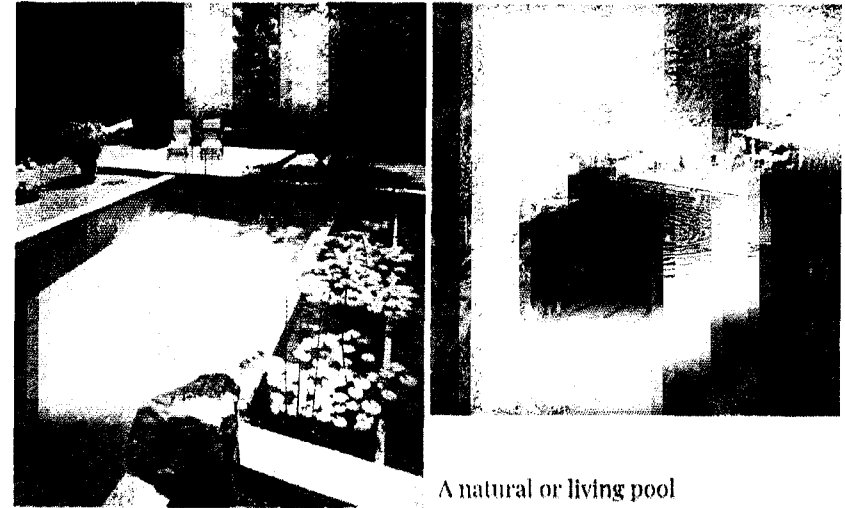


## Aquaponics greenhouse



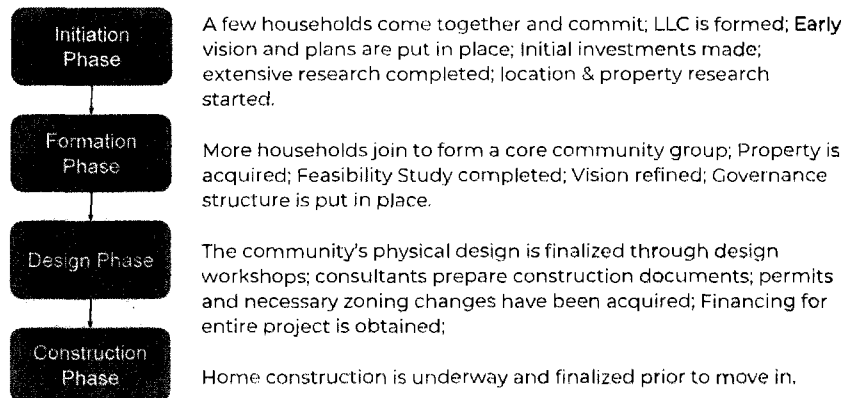
© 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 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Optional car sharing opportunities save money, carbon emissions and reduce the parking lot size.



A natural or living pool

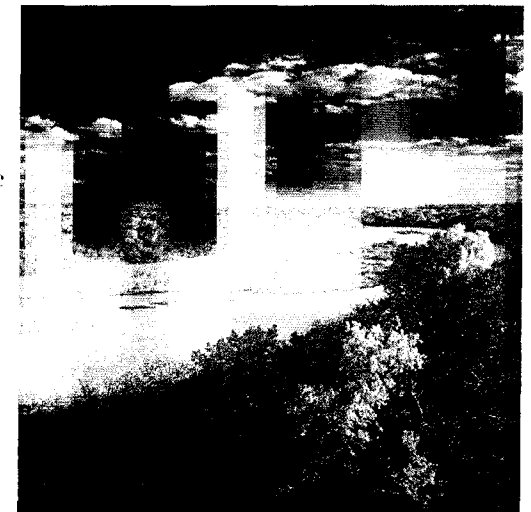
## Phases of Cohousing Development



## Location

Our priorities for site selection:

- Proximity to natural open space
- Bikeability and walkability
- Access to irrigation water (well or ditch)
- 1.5 acres or more



## Our Local and Nationally Renowned Consultant Team:

- **Marianne Dickinson:** Development Consultant
- **Jim Leach:** Development Consultant and Financial Planning
- **Annie Russell:** Community and Marketing Coach
- **Blake Whitcomb:** Development Attorney
- **Marlies Metodi:** Local Project Manager



What's next?



## Meetings # 2

6/15  
CO-Housing  
Marianne Dickinson - assisting / ~~con~~ CO-Housing  
Matt Fyson, Marlese - developing concept - 17 families  
has an LLC lined up.

Pamela Heeter -

Lucas, Stephanie, Blaine, Nick, Julie.

Sunset, Vineyard

2 sites -

homes w/ shared walls - 20-25 /  
parcel

common house - guest rooms, party kitchen, - clubhouse  
farm, orchard, greenhouse, fish tank -  
multigenerational, play area -

3.4 / 3.77

estimate ~ 30% open space

- variety of housing - ~~too~~ will need to identify -  
subdivided lots vs. condos / common lot

would require PDA

Parking - 2 to 1 dw + can build some flexibility  
but

Lucas - aquatic facility (?) - natural pond = (?)

new concept - wetland? mosquito control -

clubhouse - jointly owned - may have guest house.

Kitchen - commercial requires permit -

storage(?) -

need to address sale / preparation SVEDC

may need to talk directly to

Blaine -

Sunset - drainage / water quality.

drains planned for sunset -

site plan for SUP - show drainage / ponding

/ Vineyard -

/ sewer / water

access driveway /

~~surface~~

Mike - asphalt or durable - may be porous -

Sunset - being improved

Vineyard - may require improvements -

1st Megan - Conservation = / drilling - foodscapes 4 measures

Stormwater - manage on site -

support green infrastructure

- irrigation

- water & sewer available -

Julie - Scoping requirements

and require TIA - depend on # trips, -

24 or less commercial use -

## Bernadette R. Georgescu

---

**From:** Blaine Carter  
**Sent:** Monday, June 18, 2018 8:41 AM  
**To:** mdickinson50@icloud.com  
**Cc:** Catherine VerEecke; Nick Hamm; Stephanie Shumsky; Kevin Grovet; Megan Marsee  
**Subject:** RE: Pre-application/CRC Possible Co-housing/PDA application  
**Attachments:** 90% Sunset reduced2.pdf

Marianne,

I have attached a copy of the relevant plan sheets for the Sunset Road Improvements on the co-housing project we discussed last week.

I would suggest having the design engineer review these for access, stormwater, and utility connections.

If you have any questions please let me know.



**Blaine Carter**  
*Engineer*  
Technical Services Department  
Bernalillo County Public Works Division  
2400 Broadway SE, Albuquerque, NM 87102  
Email: [bcarter@bernco.gov](mailto:bcarter@bernco.gov) Phone: (505) 848-1526

**From:** Catherine VerEecke  
**Sent:** Thursday, June 14, 2018 3:30 PM  
**To:** Enrico Gradi <[egradi@bernco.gov](mailto:egradi@bernco.gov)>; Nick Hamm <[nhamm@bernco.gov](mailto:nhamm@bernco.gov)>; Blaine Carter <[bcarter@bernco.gov](mailto:bcarter@bernco.gov)>; Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)>; Lucas Tafoya <[ltafoya@bernco.gov](mailto:ltafoya@bernco.gov)>  
**Subject:** FW: Pre-application/CRC Possible Co-housing/PDA application

FYI. This presentation goes along with the pre-application meeting scheduled for tomorrow morning.

Catherine VerEecke, Planning Manager  
Planning and Development Services  
Bernalillo County  
505-314-0387

**From:** Marianne Dickinson <[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)>  
**Sent:** Thursday, June 14, 2018 1:27 PM  
**To:** Catherine VerEecke <[cvereecke@bernco.gov](mailto:cvereecke@bernco.gov)>  
**Cc:** Mari B. Simbana <[mbsimbana@bernco.gov](mailto:mbsimbana@bernco.gov)>  
**Subject:** Re: Pre-application/CRC Possible Co-housing/PDA application

If you have time, you may want to preview/share their public presentation.

## **Bernadette R. Georgescu**

---

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Monday, June 18, 2018 9:23 AM  
**To:** Blaine Carter  
**Cc:** Catherine VerEecke; Nick Hamm; Stephanie Shumsky; Kevin Grovet; Megan Marsee; Marlies Metodi; Matt Sexton  
**Subject:** Re: Pre-application/CRC Possible Co-housing/PDA application

Blaine,  
Thank you very much for these. I'm adding Marlies and Matt to this email so they can get them to the engineer and site planner as soon as possible.  
Marianne

*Marianne Dickinson  
Creative Design~Practical Solutions  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)*

On Jun 18, 2018, at 8:41 AM, Blaine Carter <[bcarter@bernco.gov](mailto:bcarter@bernco.gov)> wrote:

Marianne,

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<image003.jpg> **Blaine Carter**  
*Engineer*  
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Email: [bcarter@bernco.gov](mailto:bcarter@bernco.gov) Phone: (505) 848-1526

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**To:** Enrico Gradi <[egradi@bernco.gov](mailto:egradi@bernco.gov)>; Nick Hamm <[nhamm@bernco.gov](mailto:nhamm@bernco.gov)>; Blaine Carter <[bcarter@bernco.gov](mailto:bcarter@bernco.gov)>; Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)>; Lucas Tafoya <[ltafoya@bernco.gov](mailto:ltafoya@bernco.gov)>  
**Subject:** FW: Pre-application/CRC Possible Co-housing/PDA application

FYI. This presentation goes along with the pre-application meeting scheduled for tomorrow morning.

## Bernadette R. Georgescu

---

**From:** Julie A. Luna  
**Sent:** Tuesday, June 19, 2018 8:40 AM  
**To:** mdickinson50@icloud.com; pamelarocks@comcast.net  
**Cc:** Catherine VerEecke; Blaine Carter  
**Subject:** Co-Housing Development on Sunset or Vinyard Traffic Review

Hi Marianne and Pamela,

If you chose to construct the maximum size co-housing development of 30 units Bernalillo County will not require a Traffic Impact Analysis (TIA). A 30-unit multifamily low rise housing is expected to generate 186 daily trips and 20 pm peak hour trips. This does not meet our threshold to require a TIA.

Best wishes,



**Julie A. Luna**  
*Transportation Planner*  
Public Works Department  
2400 Broadway Blvd. SE, Albuquerque NM 87102  
Email: [jaluna@bernco.gov](mailto:jaluna@bernco.gov)  
Office: (505) 848-1508  
[www.bernco.gov](http://www.bernco.gov)

## **Bernadette R. Georgescu**

---

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Tuesday, June 19, 2018 8:47 AM  
**To:** Julie A. Luna  
**Cc:** Pamela Heater; Catherine VerEecke; Blaine Carter  
**Subject:** Re: Co-Housing Development on Sunset or Vinyard Traffic Review

Thank you, Julie, for following up with this good news.

*Marianne Dickinson*  
*Creative Design~Practical Solutions*  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

On Jun 19, 2018, at 8:39 AM, Julie A. Luna <[jaluna@bernco.gov](mailto:jaluna@bernco.gov)> wrote:

Hi Marianne and Pamela,

If you chose to construct the maximum size co-housing development of 30 units Bernalillo County will not require a Traffic Impact Analysis (TIA). A 30-unit multifamily low rise housing is expected to generate 186 daily trips and 20 pm peak hour trips. This does not meet our threshold to require a TIA.

Best wishes,

<image003.jpg>**Julie A. Luna**  
*Transportation Planner*  
Public Works Department  
2400 Broadway Blvd. SE, Albuquerque NM 87102  
Email: [jaluna@bernco.gov](mailto:jaluna@bernco.gov)  
Office: (505) 848-1508  
[www.bernco.gov](http://www.bernco.gov)

## **Bernadette R. Georgescu**

---

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Thursday, June 21, 2018 11:54 AM  
**To:** Stephanie Shumsky  
**Cc:** Catherine VerEecke  
**Subject:** Fwd: Gonzales Rd SW property

Hello Stephanie & Catherine,

The Rio Huerta cohousing group—the group with whom I am working—has now decided they like another South Valley property much more than the 1058 Sunset Road one. I actually looked at it a year or so ago for suitability for cohousing, but wasn't convinced it would be likely to be approved for rezoning for cohousing. Do you think 9 DUs per acre--clustered, attached units with 30% open space/agriculture--would work? I'm wondering if there is likely to be opposition, although it looks like there is a trend for higher density infill in the area.

| <http://www.flexmls.com/link.html?1degiop1gp4g.16.1>

(This address is 375 Sunset Road but access is actually on Gonzales Road.)

The reasons they like it are in Marlies' email below.

Thank you so much for your assistance,  
Marianne

*Marianne Dickinson*  
*Creative Design~Practical Solutions*  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

Begin forwarded message:

**From:** Marlies Metodi <m.metodi@gmail.com>  
**Subject:** Re: Gonzales Rd SW property  
**Date:** June 20, 2018 at 11:41:20 PM MDT  
**To:** Marianne Dickinson <mdickinson50@icloud.com>

Hi Marianne,

We really like the property and would love if you can find out more.

Access to the bosque and its natural play areas for the kids and it's walking and bike paths is of really high importance to us. Probably higher than being right next to services. There is a bridge

over the drainage channel at the county park to the south and also access to the bosque just further north where that new (horrible) Sunset Farm development is.

It is also not very far from central avenue which will soon have ART and also offers bike access over the bridge. We can even walk to vinaigrette and the new coffee shop on central within a mile. It is walking distance to Red Tractor Farm.

We already investigated that we can drill a 200ft well for about \$10k for an water irrigation well if the property does not have water rights.

All the lots abutting are very small in size and suggest a density of about 9DUs is prevalent all around, as suggested in the SW area plan. Erosion can be investigated during the feasibility period with an engineer.

Even though it is not your ideal property, it is ours ahead of the 1058 sunset Blvd location and we'd like to know what planners think. I could do it myself if I was in the US and had met the county staff, but I think that at the moment you're the best person to investigate that.

Thank you!

Marlies

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Monday, July 23, 2018 3:19 PM  
**To:** Catherine VerEecke  
**Subject:** Cohousing ABQ project  
**Attachments:** Screen Shot 2018-06-20 at 10.43.43 PM.png

Hi Catherine,

I am the project manager of the cohousing group you had a pre-application meeting with in June. I was not able to attend as I was traveling, but I wanted to get in touch with you about our project.

Our group ended up getting a signed purchase contract for a different property than was discussed in June. The property is at the end of Gonzales Road - I attached a snapshot of the County GIS map showing the parcel. Our purchase contract is contingent upon County planning commission approval of our site plans in November.

We would like to schedule another pre-application meeting with County staff in August as soon as we have a site plan sketch. At the moment we are awaiting to receive our site survey. I will be in touch to schedule the meeting in a week or two.

Could you in the meantime update me on the exact submittal requirements? I want to make sure we can give our architect and if needed, civil engineer, heads up on the work needed. I am assuming correctly that we would need a special use permit? We won't exceed the density of 9 DU/acre for the Urban plan area.

Also, we would like to submit for the Planning Commission hearing on November 7th. What exactly will be the submittal deadline in September?

Thank you,  
Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

The success of a forming cohousing community depends on having enough members to move forward to the next step. Please help us spread the word! Tell your friends and share our website or facebook page. Thank you!  
[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

## Matthew Winters

---

**From:** Catherine VerEecke  
**Sent:** Tuesday, July 24, 2018 1:28 PM  
**To:** Marlies Metodi  
**Cc:** Stephanie Shumsky  
**Subject:** RE: Cohousing ABQ project

Good afternoon,  
I'll forward the information to the planner (Stephanie Shumsky) who was involved in the meetings. She will assist you if you wish to proceed with the request.  
Thank you,

Catherine VerEecke, Planning Manager  
Planning and Development Services  
Bernalillo County  
505-314-0387

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Monday, July 23, 2018 3:19 PM  
**To:** Catherine VerEecke <cverecke@bernco.gov>  
**Subject:** Cohousing ABQ project

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## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Tuesday, July 24, 2018 1:52 PM  
**To:** Catherine VerEecke  
**Cc:** Stephanie Shumsky  
**Subject:** Re: Cohousing ABQ project

Thank you! Yes, I would like to proceed.

---

Marlies Metodi  
Project Manager for Cohousing ABQ

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<https://www.facebook.com/cohousingABQ.org/>

On Tue, Jul 24, 2018 at 1:28 PM, Catherine VerEecke <[cvereecke@bernco.gov](mailto:cvereecke@bernco.gov)> wrote:

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Planning and Development Services

Bernalillo County

505-314-0387

**From:** Marlies Metodi <[cohousingabq@gmail.com](mailto:cohousingabq@gmail.com)>  
**Sent:** Monday, July 23, 2018 3:19 PM  
**To:** Catherine VerEecke <[cvereecke@bernco.gov](mailto:cvereecke@bernco.gov)>  
**Subject:** Cohousing ABQ project

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## Matthew Winters

---

**From:** Stephanie Shumsky  
**Sent:** Tuesday, July 24, 2018 5:21 PM  
**To:** Marlies Metodi; Catherine VerEecke  
**Subject:** RE: Cohousing ABQ project  
**Attachments:** ZCSU application 7\_18\_18.pdf

Hello.

I am happy to schedule a pre-application meeting with you in August. Please let me know what day/time works for you and I will schedule it.

In response to your questions below... a Special Use Permit will be necessary. I've attached a copy of the application for your review. The application contains a list of site plan requirements. Based on the information from the previous pre-application meeting and from the information included in your email, it appears that the requested Special Use Permit will be for a Planned Development Area (PDA) for Cluster Housing (up to 9 DUs/ac, as per the Southwest Area Plan's, Residential Area 5).

The CPC submittal deadline in September is the 24<sup>th</sup>.

I look forward to meeting with you soon.

Stephanie Shumsky  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Tuesday, July 24, 2018 1:52 PM  
**To:** Catherine VerEecke <cvereecke@bernco.gov>  
**Cc:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Re: Cohousing ABQ project

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Project Manager for Cohousing ABQ

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[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

On Tue, Jul 24, 2018 at 1:28 PM, Catherine VerEecke <cvereecke@bernco.gov> wrote:

| Good afternoon,

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Tuesday, August 07, 2018 11:53 AM  
**To:** Stephanie Shumsky  
**Subject:** Re: Cohousing ABQ project

Hi Stephanie,

I will get back to you shortly regarding a day/time for a pre-application meeting. I am still trying to coordinate all the necessary players and their timelines.

Thank you for sending the Special Use Permit application.

It says in there that a grading and drainage plan may be required. How do we find out if this is a requirement for our project? I want to make sure we can give the Civil Engineer heads up about the workload for the submittal. Also, regarding the required landscape plan, the application mentions that all trees/shrubs/groundcovers need to be already determined. For a 3 acre site a detailed landscape plan is quite a lot of work (meaning consultant time) that is normally part of the construction documents that are produced after we know that we have approval to move forward. Would a plan that calls out the major trees and which areas are to be landscaped and/or mulched according to the acceptable plant list be sufficient for our project application. Please advise!

Thank you for your help!  
Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

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I look forward to meeting with you soon.

## Matthew Winters

---

**From:** Stephanie Shumsky  
**Sent:** Tuesday, August 07, 2018 12:53 PM  
**To:** Marlies Metodi  
**Cc:** Blaine Carter; Catherine VerEecke  
**Subject:** RE: Cohousing ABQ project

Hello.

The details regarding these topics are usually discussed/determined during the pre-application meeting. However, you can contact Blaine Carter - Engineer, in our Public Works Department (848-1500) regarding drainage/grading requirements prior to the pre-app (he also attends pre-apps).

At the pre-app, simply bring a very conceptual landscape plan and we will provide guidance on where landscaping will be needed and in what quantities. Since this is an SUP for PDA for residential uses, the required amount and location of the landscaping is open for discussion.

As I recall, the request is for a Special Use Permit (SUP) for Planned Development Area (PDA) for Cluster Housing (with densities per the Southwest Area Plan, up to 9 DUs/ac).

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

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Thank you for your help!  
Marlies

---

Marlies Metodi

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Tuesday, August 14, 2018 1:41 PM  
**To:** Stephanie Shumsky  
**Cc:** Blaine Carter; Catherine VerEecke  
**Subject:** Re: Cohousing ABQ project

Stephanie,

thank you for the information.

We would like to schedule a pre-app meeting for the project. Our availability is Tu 8/28 1-2pm, Wd 8/29 10am-2pm, or Th 8/30 10am-2pm. Please let me know if any of these time slots would work for County staff.

Also, if you could guide me towards any publication the County might have so we can get a better estimate of development fees (such as water, sewer, school and park fees) we would appreciate it!

Best,  
Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

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Stephanie Shumsky, AICP

*Program Planner*

## Matthew Winters

---

**From:** Stephanie Shumsky  
**Sent:** Tuesday, August 14, 2018 2:21 PM  
**To:** Marlies Metodi  
**Cc:** Blaine Carter; Catherine VerEecke; Mari B. Simbana  
**Subject:** RE: Cohousing ABQ project

Marlies,

I scheduled a meeting on the 29<sup>th</sup> from 1-2.

The ABCWUA can assist you with water and sewer questions. Mari (Impact Fee Administrator) is invited to the meeting on the 29<sup>th</sup> but you can also contact her at 505-314-0386.

See you then.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Tuesday, August 14, 2018 1:41 PM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Cc:** Blaine Carter <bcarter@bernco.gov>; Catherine VerEecke <cvereecke@bernco.gov>  
**Subject:** Re: Cohousing ABQ project

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Project Manager for Cohousing ABQ

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<https://www.facebook.com/cohousingABQ.org/>

On Tue, Aug 7, 2018 at 12:52 PM, Stephanie Shumsky <sshumsky@bernco.gov> wrote:

Hello.

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Thursday, August 23, 2018 10:18 AM  
**To:** Stephanie Shumsky  
**Subject:** Re: Cohousing ABQ project

Stephanie,

We would like to move our pre-app meeting back by one week, if at all possible. We are in the process of contracting an adjacent 0.7 acre parcel and we need additional time for site planning as this will affect our layout and unit counts. Would it be possible to move the meeting to September 5th, anytime before 2pm?

Thank you,  
Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

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[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

On Wed, Aug 15, 2018 at 8:40 AM Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)> wrote:

Planning and Development Services Department

111 Union Square (at end of Gold Street between Broadway and the Railroad tracks)

3<sup>rd</sup> Floor Conference Room (check in on first floor with receptionist)

Stephanie Shumsky, AICP

*Program Planner*

Bernalillo County

(505) 314-0341

**From:** Marlies Metodi <[cohousingabq@gmail.com](mailto:cohousingabq@gmail.com)>  
**Sent:** Tuesday, August 14, 2018 11:29 PM  
**To:** Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)>  
**Cc:** Blaine Carter <[bcarter@bernco.gov](mailto:bcarter@bernco.gov)>; Catherine VerEecke <[cvereecke@bernco.gov](mailto:cvereecke@bernco.gov)>; Mari B. Simbana <[mbsimbana@bernco.gov](mailto:mbsimbana@bernco.gov)>  
**Subject:** Re: Cohousing ABQ project

Stephanie,

thank you for the information. I am looking forward to meeting you on 8/29.

Could you please confirm the location?

Thank you,

Marlies

---

Marlies Metodi

Project Manager for Cohousing ABQ

Please help us spread the word! Tell your friends and share our website or facebook page. Thank you!

[www.cohousingABQ.org](http://www.cohousingABQ.org)

<https://www.facebook.com/cohousingABQ.org/>

On Tue, Aug 14, 2018 at 2:20 PM, Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)> wrote:

Marlies,

I scheduled a meeting on the 29<sup>th</sup> from 1-2.

The ABCWUA can assist you with water and sewer questions. Mari (Impact Fee Administrator) is invited to the meeting on the 29<sup>th</sup> but you can also contact her at 505-314-0386.

See you then.

Stephanie Shumsky, AICP

*Program Planner*

Bernalillo County

(505) 314-0341

**From:** Marlies Metodi <[cohousingabq@gmail.com](mailto:cohousingabq@gmail.com)>

**Sent:** Tuesday, August 14, 2018 1:41 PM

**To:** Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)>

**Cc:** Blaine Carter <[bcarter@bernco.gov](mailto:bcarter@bernco.gov)>; Catherine VerEecke <[cvereecke@bernco.gov](mailto:cvereecke@bernco.gov)>

**Subject:** Re: Cohousing ABQ project

Stephanie,

## Matthew Winters

---

**From:** Stephanie Shumsky  
**Sent:** Thursday, August 23, 2018 11:35 AM  
**To:** Marlies Metodi  
**Subject:** RE: Cohousing ABQ project

On 9/6/18, 10:30-11:30 will work for us. See you then.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Thursday, August 23, 2018 11:15 AM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Re: Cohousing ABQ project

Stephanie,

We could meet the day after, 9/6 between 10am and 2pm.

Thank you,  
Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

Please help us spread the word! Tell your friends and share our website or facebook page. Thank you!  
[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

On Thu, Aug 23, 2018 at 10:52 AM Stephanie Shumsky <sshumsky@bernco.gov> wrote:

September 5<sup>th</sup> is our planning commission day, so we will not be available. Do you have another day/time that might work?

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Thursday, August 23, 2018 10:18 AM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Re: Cohousing ABQ project

Stephanie,

We would like to move our pre-app meeting back by one week, if at all possible. We are in the process of contracting an adjacent 0.7 acre parcel and we need additional time for site planning as this will affect our layout and unit counts. Would it be possible to move the meeting to September 5th, anytime before 2pm?

Thank you,

Marlies

---

Marlies Metodi

Project Manager for Cohousing ABQ

Please help us spread the word! Tell your friends and share our website or facebook page. Thank you!

[www.cohousingABQ.org](http://www.cohousingABQ.org)

<https://www.facebook.com/cohousingABQ.org/>

On Wed, Aug 15, 2018 at 8:40 AM Stephanie Shumsky <sshumsky@bernco.gov> wrote:

Planning and Development Services Department

111 Union Square (at end of Gold Street between Broadway and the Railroad tracks)

3<sup>rd</sup> Floor Conference Room (check in on first floor with receptionist)

## Bernadette R. Georgescu

---

**From:** Stephanie Shumsky  
**Sent:** Thursday, August 30, 2018 3:57 PM  
**To:** Marianne Dickinson  
**Subject:** RE: Gonzales Rd site plan questions for pre-app mtg.

In response:

1. I don't know, but I will forward your question to Blaine Carter, our Public Works engineer.
2. yes

Stephanie Shumsky, AICP  
Program Planner  
Bernalillo County  
(505) 314-0341

---

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Thursday, August 30, 2018 3:42 PM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Cc:** Marlies Metodi <cohousingabq@gmail.com>  
**Subject:** Gonzales Rd site plan questions for pre-app mtg.

Hello Stephanie:

I'm sending you a plat and boundary survey of the larger parcel on which the Rio Grande Huerta cohousing group will be applying for a Special Use permit. I wanted to check on a couple of issues that would affect the site plan being prepared for our pre-app meeting with your staff on Thursday 9/6.

1—Presently the 1974 plat shows Gonzales Road dead ends at the northwest corner of the property. Is there any chance the County or MRGCD will require the road be extended or an easement required along the northern boundary once either the southern tract (and/or northern one) is replatted and developed?  
And if the # of DUs is 25 or more, we will need the 1-page scoping document for traffic impacts?

2—Since the group is purchasing the triangular piece of vacant land at the southeast corner of this parcel to square off the southern boundary—total acreage to be 3.721—we will include these two parcels into one re-plat and the SU permit request.

Second parcel (boundary survey to come) is:

**UPC:** 101305702718730237

**Legal Description:** MRGCD MAP #40 TRS 87B1 & 88A1A2 CONT 0.659 AC M/L OR 28,706SQ FT M/L

**Acres:** 0.659

If you have questions beforehand, please let me or Marlies know.

Thank you,  
Marianne

Marianne Dickinson  
Creative Design~Practical Solutions  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

**Bernadette R. Georgescu**

---

**From:** Stephanie Shumsky  
**Sent:** Thursday, August 30, 2018 3:59 PM  
**To:** Blaine Carter  
**Cc:** Marianne Dickinson; Marlies Metodi  
**Subject:** FW: Gonzales Rd site plan questions for pre-app mtg.  
**Attachments:** Boundary and Topo Gonzales.pdf; plat Gonzales.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Blaine, see below... can you respond to question #1?

Stephanie Shumsky, AICP  
Program Planner  
Bernalillo County  
(505) 314-0341

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Thursday, August 30, 2018 3:42 PM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Cc:** Marlies Metodi <cohousingabq@gmail.com>  
**Subject:** Gonzales Rd site plan questions for pre-app mtg.

Hello Stephanie:

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**Legal Description:** MRGCD MAP #40 TRS 87B1 & 88A1A2 CONT 0.659 AC M/L OR 28,706SQ FT M/L

**Acres:** 0.659

If you have questions beforehand, please let me or Marlies know.  
Thank you,  
Marianne

Marianne Dickinson  
Creative Design~Practical Solutions  
505.350.9312

9/6 - Cohousing Project - Gonzales Rd + 1

- # apartments	30 units	- currently 2 lots
- townhomes	—	—
- casitas	submit in	October

3.7 acres - one tract - 21

- R-2 uses - apartments
- usable open space
- parking
- Water Conservation

separate plans -

- grading & drainage - / concept - final later
- landscaping - follow Conservancy Ordinance
- site plan -
- plat to change to one lot

- setbacks, front -

- parking - apartments / dwelling

- Specific Use

- utility plan availability statement / water rights:  
ditches

- parcels -
- daycare (private)

# P.O. Housing Mtg.

9/6/18

Staine  
Legan  
Mari  
ME  
Elvira  
Catherine  
Nannann Dietrichsen  
Marlice Markballe  
Sohnathan Fring  
nick

intros.  
project / concept overview  
Catherine comments

\* get w/ ABCWVA re:  
H<sub>2</sub>O / wastewater

\* Fire Suppression requirements

Acres: 3.7 ac.  
30 units  
Total 8.1 DU/AC  
SWAP 9 DU/AC Area 5, SWAP  
EST. Urban Area  
SUP for R-2 USES per Nick

## Usable Open Space Requirements:

200 SF (efficiency / 1 bdrm)

250 SF (2 bdrm)

300 SF (3+ bdrms)

+ landscaping / buffering (per SEC 19)

### Setbacks

F = 15' along street

S = 6' btwn r/s. uses  
15% of paved area

+ Parking 2 Sp / DU min (1 sp / bathroom) (per SEC. 21) R = 15'

Plan: Submit by end of October for December

Separate landscape plan w/ SUP  
630 preliminary w/ SUP

SUP for Specific USES: D/A 200' Support  
2) Utility Conditions

## Matthew Winters

---

**From:** Stephanie Shumsky  
**Sent:** Thursday, September 06, 2018 12:05 PM  
**To:** Marlies Metodi  
**Subject:** BC Zoning Code  
**Attachments:** Appendix A - Zoning Code - MuniCode - 3-23-18.pdf

It was great meeting you today. This is an exciting project. The zoning code is attached...



**Stephanie Shumsky, AICP, CFM**  
*Program Planner*  
Planning and Development Services  
111 Union Square St. SE, Suite 100, Albuquerque, NM 87102  
Email: [sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)  
O: (505) 314-0341 F: (505) 314-0480  
[www.bernco.gov](http://www.bernco.gov)

## **Bernadette R. Georgescu**

---

**From:** Blaine Carter  
**Sent:** Friday, September 07, 2018 8:20 AM  
**To:** Stephanie Shumsky  
**Cc:** Marianne Dickinson; Marlies Metodi  
**Subject:** RE: Gonzales Rd site plan questions for pre-app mtg.

All,

To confirm our conversations yesterday, and answer the questions below, the co-housing project may have a minimum 20' driveway onto Gonzalez Road within their 25' half of the right-of-way. This option is available if the neighboring property to the north is uncooperative, and a joint access easement is therefore not feasible.

The Scoping Report is required for the project since 25 or more units are proposed.

Thank you,



**Blaine Carter**  
*Engineer*  
Technical Services Department  
Bernalillo County Public Works Division  
2400 Broadway SE, Albuquerque, NM 87102  
Email: [bcarter@bernco.gov](mailto:bcarter@bernco.gov) Phone: (505) 848-1526

**From:** Stephanie Shumsky  
**Sent:** Thursday, August 30, 2018 3:59 PM  
**To:** Blaine Carter <[bcarter@bernco.gov](mailto:bcarter@bernco.gov)>  
**Cc:** Marianne Dickinson <[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)>; Marlies Metodi <[cohousingabq@gmail.com](mailto:cohousingabq@gmail.com)>  
**Subject:** FW: Gonzales Rd site plan questions for pre-app mtg.

Blaine, see below... can you respond to question #1?

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marianne Dickinson <[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)>  
**Sent:** Thursday, August 30, 2018 3:42 PM  
**To:** Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)>  
**Cc:** Marlies Metodi <[cohousingabq@gmail.com](mailto:cohousingabq@gmail.com)>  
**Subject:** Gonzales Rd site plan questions for pre-app mtg.

Hello Stephanie:

I'm sending you a plat and boundary survey of the larger parcel on which the Rio Grande Huerta cohousing group will be applying for a Special Use permit. I wanted to check on a couple of issues that would affect the site plan being prepared for our pre-app meeting with your staff on Thursday 9/6.

**Bernadette R. Georgescu**

---

**From:** Julie A. Luna  
**Sent:** Monday, September 10, 2018 10:38 AM  
**To:** Marianne Dickinson  
**Cc:** Marlies Metodi; Jonathan Craig  
**Subject:** RE: traffic scoping question  
**Attachments:** SUP Traffic Scoping Report Form 2018.pdf

Hi Marianne,

If you plan on 24 or fewer dwelling units, then the traffic scoping report is not required at all.

If you plan on 25 or more dwelling units, then please complete the traffic scoping report and submit it as part of your application. I'm attaching a copy of the Special Use Permit traffic scoping report. Please feel free to call or email me if you have any questions whatsoever.

JL

Julie Luna  
*Transportation Planner*  
Bernalillo County  
(505)848-1508  
jaluna@bernco.gov

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Monday, September 10, 2018 10:32 AM  
**To:** Julie A. Luna <jaluna@bernco.gov>  
**Cc:** Marlies Metodi <cohousingabq@gmail.com>; Jonathan Craig <craigjs@hotmail.com>  
**Subject:** traffic scoping question

Hello Julie,  
The co-housing project now to be located on Gonzales Road SW is going for an SU permit hearing on Dec. 5. Do we submit the Traffic Scoping report at that time (doesn't say it's required then), or when we go to CRDA?  
Thanks,  
Marianne  
*Marianne Dickinson*  
*Creative Design~Practical Solutions*  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

## **Bernadette R. Georgescu**

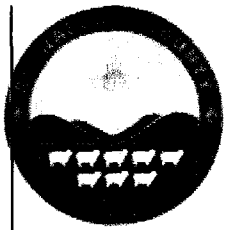
---

**From:** Mari B. Simbana  
**Sent:** Tuesday, September 11, 2018 9:40 AM  
**To:** Marianne Dickinson  
**Cc:** Stephanie Shumsky (sshumsky@bernco.gov)  
**Subject:** RE: CRDA process for cohousing project

No problem!

I meant to include Stephanie on my last email. She will be able to help you if you have additional questions.

Thank you,  
-Mari



**Mari Simbaña**  
*Program Planner/Impact Fee Administrator*  
Planning and Development Services  
111 Union Square SE, Ste. 100, Albuquerque, NM 87102  
Email: mbsimbana@bernco.gov  
(505)314-0386

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Tuesday, September 11, 2018 9:38 AM  
**To:** Mari B. Simbana <mbsimbana@bernco.gov>  
**Subject:** Re: CRDA process for cohousing project

Thank you, Mari. Glad I reached you before you left. This will be a big help.

Marianne  
*Marianne Dickinson*  
*Creative Design~Practical Solutions*  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

On Sep 11, 2018, at 9:35 AM, Mari B. Simbana <[mbsimbana@bernco.gov](mailto:mbsimbana@bernco.gov)> wrote:

Good morning, Marianne.

The platting will be a 'Condition of Approval' of the special use permit. That means the plat and application can be submitted for review by the CDRA right after the special use permit is fully approved. And after the property is purchased- if that is the plan of your clients.

I have attached the application (labeled 'Subdivision' but is for all platting actions) which includes the calendar and the review process flow chart

I hope that helps.

**-Mari**

*I will be out of the office Sept. 12<sup>th</sup> – Oct. 4<sup>th</sup> .*

<image002.jpg><image003.png>**Mari Simbaña**  
*Program Planner/Impact Fee Administrator*  
**Planning and Development Services**  
111 Union Square SE, Ste. 100, Albuquerque, NM 87102  
Email: [mbsimbana@berncos.gov](mailto:mbsimbana@berncos.gov)  
(505)314-0386

**From:** Marianne Dickinson <[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)>  
**Sent:** Monday, September 10, 2018 4:02 PM  
**To:** Mari B. Simbana <[mbsimbana@berncos.gov](mailto:mbsimbana@berncos.gov)>  
**Subject:** CRDA process for cohousing project

Hello Mari,

I think our group came away from the meeting a little unclear on the re-plat process and timing. Of course, they have to close on the property before applying, and I see that re-plats fall under CRDA. I tried to find my way back to the CRDA process description and came up with nothing. Can you send me a link or point me to the application instructions?

Also—can we apply for the replat as an interim step, or would it best be done when the whole CRDA review happens?

Thanks so much.

Marianne

*Marianne Dickinson*

*Creative Design~Practical Solutions*

505.350.9312

[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

<SUBDIVISION PACKET 2018 RevApr18.pdf>

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Monday, October 15, 2018 11:23 AM  
**To:** Stephanie Shumsky  
**Subject:** Re: BC Zoning Code  
**Attachments:** image003.png

Hi Stephanie,

We are gearing up our site planning work for a submittal on November 26th for the January hearing. In the meantime we hired a local team of RMKM Architects, Needbased Architects (Santa Fe) and Surroundings Studio who will help us develop our plans and the submittal. You will hear from Peter at RMKM very soon as we are planning to come back for another staff meeting to review our progress soon.

In the meantime I have one question for the zoning administrator. At our last meeting we discussed to attach our application for a Conditional Use Permit for a Family Day Care Home or a Childcare Center to our Special Use permit application. We have one family that wants to operate a family day care home (up to 6 children) out of their unit and at our meeting the zoning administrator recommended we should right away apply for the childcare center category in case the number of children will go beyond 6 in the future. Since we are planning to have one multifamily parcel, what happens if another family wants to operate a small family day care home in the future? Is that allowed based on the conditional use already approved for our parcel, or are the children counted cumulative fore each family day care home, or is the conditional use permit only valid for the specific family/dwelling that has expressed interest in the family day care home at this point? If you could help us clarify how this applies to a multi-family development we would appreciate it.

Thank you,  
Marlies

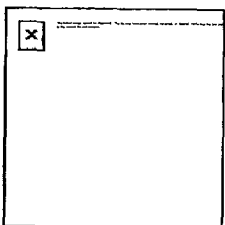
---

Marlies Metodi  
Project Manager for Cohousing ABQ

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[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

On Thu, Sep 6, 2018 at 12:05 PM Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)> wrote:

It was great meeting you today. This is an exciting project. The zoning code is attached...



Stephanie Shumsky, AICP, CFM

Program Planner  
Planning and Development Services

## Matthew Winters

---

**From:** Stephanie Shumsky  
**Sent:** Monday, October 15, 2018 1:42 PM  
**To:** Marlies Metodi  
**Subject:** RE: BC Zoning Code

Sounds good. I forwarded your email to the zoning administrator so he can provide direction. I will let you know what he says. Thank you.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Monday, October 15, 2018 11:23 AM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Re: BC Zoning Code

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Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

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[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

## Matthew Winters

---

**From:** Stephanie Shumsky  
**Sent:** Monday, October 15, 2018 2:42 PM  
**To:** Marlies Metodi  
**Cc:** Nick Hamm; Catherine VerEecke  
**Subject:** RE: BC Zoning Code

Marlies,

If the residents' are simply caring for one another's children periodically then you don't need to add it to the SUP.

If a resident wants to care for 6 or less children on a regular basis, in a more structured setting, then add "specific O-1 Use of Family Day Care Home" to your SUP request.

If a resident wants to care for 7 or more children on a regular basis, in a more structured setting, then add "specific O-1 Use of Day Care Center" to your SUP request. This use may require a different occupancy per the building code, so you may want to discuss the building requirements with one of the County building inspectors.

If you anticipate both or multiples, they add both uses to your SUP request or indicate the plural (for instance, Family Day Care Homes). You don't need a separate CUP (Conditional Use Permit).

Does this help? If not, let me know.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
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## Matthew Winters

---

**From:** Catherine VerEecke  
**Sent:** Monday, October 15, 2018 2:58 PM  
**To:** Stephanie Shumsky; Marlies Metodi  
**Cc:** Nick Hamm  
**Subject:** RE: BC Zoning Code

Thank you! I recall discussing this option at our last meeting—that a Special Use Permit could include the day care use.

Catherine VerEecke, Planning Manager  
Planning and Development Services  
Bernalillo County  
505-314-0387

---

**From:** Stephanie Shumsky  
**Sent:** Monday, October 15, 2018 2:42 PM  
**To:** Marlies Metodi <cohousingabq@gmail.com>  
**Cc:** Nick Hamm <nhamm@bernco.gov>; Catherine VerEecke <cvereecke@bernco.gov>  
**Subject:** RE: BC Zoning Code

Marlies,

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Does this help? If not, let me know.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Monday, October 15, 2018 11:23 AM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Re: BC Zoning Code

Hi Stephanie,

# Case Review Committee (CRC) Meeting <sup>Faith Okuma, LA. Peter Rahn</sup>

Date: 10/26/18 Time: 9am Applicant/Requestor: Peter - Architect  
Martise -  
 Site Address/Location: E. End of Gonzales

## 1. Agency Representatives Present at Meeting

Planning: EL Natural Resources Services: Megan  
 Planning: \_\_\_\_\_ Building: -  
 Public Works: Blaine Zoning: R1H2  
 Transportation: Julie Others: \_\_\_\_\_  
 Drainage: Blaine

## 2. Type of Application or Procedure Anticipated

- |  |  |
|--|--|
| <input type="checkbox"/> Zone Map Amendment            | <input type="checkbox"/> Subdivision (Major)       |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Variance                  |
| <input type="checkbox"/> Subdivision (Minor)           | <input type="checkbox"/> Conditional Use Permit    |
| <input type="checkbox"/> Zoning Verification           | <input type="checkbox"/> Zoning Interpretation     |
| <input type="checkbox"/> Non-Conforming Use App        | <input type="checkbox"/> Building/Placement Permit |

## 3. Summary of Discussion / List of Requirements

1. Fire marshal turnarounds, fire flow 80' to 100' cul-de-sac/hammer head
2. Co-housing - # of units (potentially up to 33.) Traffic Scoping Report due.  
(Southwest Area Plan allows up to 90U/ac.)
3. Reduction in parking - justify request per Comprehensive Plan and Southwest Area Plan, demographics of residents.
4. Support from property owners w/in 200' required (additional support is good to have but not required) - Substantial  $\geq 50\%$
5. Access from Gonzales Rd. - tight connection, tree removal may be needed, coordination w/ neighborhood to north / Fire Dept. access  $\geq 20'$  wide /

## 4. Sign and Date to Verify Attendance & Receipt of this Summary

EL 10/26/18  
 CRC Member Initial / Date

MM 10/26/18  
 Applicant or Agent Initial / Date

Pool = Sec. 22  
 Sec 42 =  
 pool  
 const.

This form is intended to provide guidance and general information and does not convey any approvals or binding agreements on behalf of the Bernalillo Planning and Development Services Department.

6. Landscaping (Sec 19), Supplemental Uses (Sec. 22), Setbacks and Usable Open Space (Sec 10), Fire Dept Access, Wall..., Floodzone 45

## Stephanie Shumsky

---

**Subject:** CRC - East end of Gonzales Road Co-Housing SUP  
**Location:** zn conf rm  
**Start:** Fri 10/26/2018 9:00 AM  
**End:** Fri 10/26/2018 9:30 AM  
**Recurrence:** (none)  
**Meeting Status:** Meeting organizer  
**Organizer:** Stephanie Shumsky  
**Required Attendees:** Elvira Lopez; Robert Pierson; Catherine VerEecke; Blaine Carter; Julie A. Luna; Megan Marsee; Giovanna Jaramillo (ZN); Zoning Conference Room; Timothy Trujillo; Mari B. Simbana; Nick Hamm; Gabriel W. Maestas; Tom Kay; Karl Redmon

Name of Customer: Peter Rehn (architect)

Phone number of Customer: 505-681-6836

Email of Customer: n/a

Address/Legal description of proposed site: East End of Gonzales Road

Parcel size: 3.7+/-

Zoning: A-1

Existing Special Use Permit or Conditional Use description: n/a

Zone Atlas Page: K-12

Proposed Use/ question: Co-Housing pre-app/SUP site plan prep (we've met with them several times) – the architect is preparing the site plan and may have specific questions for public works, natural resources, transportation and planning

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Friday, November 02, 2018 12:19 AM  
**To:** Stephanie Shumsky  
**Subject:** Cohousing ABQ Special Use Application questions  
**Attachments:** Screen Shot 2018-11-01 at 11.50.33 PM.png

Hi Stephanie:

I would like to get clarification regarding two things before the weekend. Could you please either email back or call me on my cell at 505.363.6087 ?

First, the neighbors within 200' we want to create a petition for to show substantial support. Since it's a critical item of our application, I want to make sure we get it right.

- I created my own map of which properties we will need to talk to and wanted to confirm that we use the same way to measure 200' (offsetting the property lines vs radius). Pls see attachment.
- Also, the application states the needed substantial support within 200'. The zoning ordinance mentions neighbor notifications and also the right to appeal and makes a difference for properties over 2 acres to have a 500' radius for these two items. I wanted to confirm that these measurements don't correspond to the 200' substantial support which doesn't seem dependent on property size.
- The same ordinance text for neighbor notification also states that if a parcel within the 500' or 200' of the parcel seeking application is under the same ownership, then the adjacent parcels need to be notified as well. This does apply in our case since the current property owners of the large parcel live within 200'. Does this change who we need to get on our petition?
- And, it is currently not clear to me if only property owners or residents (renters) can sign our petition proving substantial support, or both can do so.

Second, we are finalizing our list of uses we want to apply for as part of the Special Use Permit. Since we'll be discussing this topic in our community group this weekend, I want to make sure I fully understand it. Can you please let me know if the following is correct, or correct me if it is not:

We can retain all permissive uses that are allowed in the A1 zone. With the special use permit we are seeking the add the multifamily categories of the R2 zone to the A1 zone. Any conditional uses, such as a family day care home or other conditional uses will need to be applied for as part of the special use permit.

I am still not 100% clear if we are giving up permissive uses of the A1 zone if we don't explicitly list them in our application. Since the list of permissive uses might change in the longer term future of the zoning code, I perceive it as beneficial to list them as 'all permissive uses in zone A1' rather than listing them one by one. Please advise!

Thank you for your help!  
Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

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[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Tuesday, November 13, 2018 10:18 PM  
**To:** Stephanie Shumsky  
**Subject:** Signatures within 200ft of project site

Hi Stephanie,

we are making good progress with our signatures to show substantial support within 200'. We are about 2/3 of the way where we need to be. I have a couple of questions in regards to some people owning multiple parcels:

- What if the same owner owns two adjacent parcels that actually have a separate street address? Should we have them sign the form for each parcel? E.g. Robert Garcia owns 1309 Neetsie Dr SW, but also bought the neighboring lot with the address 1307 Neetsie Dr SW. Should we have his signature twice?
- And then slightly different: The Gurules own 414 Maricopa Dr SW which has one street address but is shown as three separate county parcels on the GIS map. Should they sign only for their street address but will it be considered that it spans three parcels in case we are cutting it close with our 50%?

Thanks for your advice! See you Thursday!

Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

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[www.cohousingABQ.org](http://www.cohousingABQ.org)

<https://www.facebook.com/cohousingABQ.org/>

## **Bernadette R. Georgescu**

---

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Tuesday, November 13, 2018 4:53 PM  
**To:** BernCo Neighborhood Coordination  
**Cc:** Marlies Metodi  
**Subject:** NA notification forms/contacts

Greetings Darrell Dady--

I am trying to verify that the Vecinos del Bosque NA is the one and only neighborhood association that represents the neighborhood at the easternmost part of Gonzales Road SW to the river. We are making an application to the County for a zone change in the area and haven't received the form we need to submit regarding NA notification. Our group has met several times with the Vecinos del Bosque NA already and will be submitting our Special Use Permit application in less than two weeks. Can you please confirm the NA contact info and tell me how to obtain the form as soon as possible?

Thank you very much,

Marianne Dickinson  
for CohousingABQ/Rio Grande Huerta LLC

*Marianne Dickinson*  
*Creative Design~Practical Solutions*  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

## Matthew Winters

---

**From:** Stephanie Shumsky  
**Sent:** Wednesday, November 14, 2018 8:57 AM  
**To:** Marlies Metodi  
**Subject:** RE: Signatures within 200ft of project site

Just have owners sign once and indicate what parcels/addresses they own.

Stephanie Shumsky, AICP  
Program Planner  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Tuesday, November 13, 2018 10:18 PM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Signatures within 200ft of project site

Hi Stephanie,

we are making good progress with our signatures to show substantial support within 200'. We are about 2/3 of the way where we need to be. I have a couple of questions in regards to some people owning multiple parcels:

- What if the same owner owns two adjacent parcels that actually have a separate street address? Should we have them sign the form for each parcel? E.g. Robert Garcia owns 1309 Neetsie Dr SW, but also bought the neighboring lot with the address 1307 Neetsie Dr SW. Should we have his signature twice?
- And then slightly different: The Gurules own 414 Maricopa Dr SW which has one street address but is shown as three separate county parcels on the GIS map. Should they sign only for their street address but will it be considered that it spans three parcels in case we are cutting it close with our 50%?

Thanks for your advice! See you Thursday!  
Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

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<https://www.facebook.com/cohousingABQ.org/>

11/15 Cohousing Project

Marianne, Peter, Marlese, Faith -

- they are preparing applicants
- Jonathan Gray - architect  
spoke to Ennis
- is having community meeting
- meeting again w/ SUCNA on 29th Vecinos /
- has website
- opposite
- need to change to Special Use Permit for PDA
- 30 units
- will provide a detailed site plan
- driven by R-2 requirements
- has community support
- has provided required information
- working on site plan - will have ready
- have addressed party

11/15

- solid wall or fence ?

- landscape buffer / request waves  
front buffer

Policy 8 + 66. SWAP

Home occupation

CO-Housing Mtg.

11 Am

11/15/18

Attendees:

Maryann Dickenson

Peter Chen - Architect

Marilyn Marshall

Earth Auma - Landscape Architect

CV

SS

EL

Anticipated Submittal Date:  
NOV 26th.

Upcoming  
NA Mtg.  
Open House This Sunday at  
Park and on 29th  
w/ SUN Coalition

Purchase agreement deadline coming up for them

Most recent Site Plan / 11/15/18  
~~11/15/18~~ / 30 units

CV - loop / cutting off discussion / delaying / discouraging / "firing" up  
taking over entire conversation

Confusion w/ South Valley "Community" Alliance -  
haven't been responsive

internal floor plan not required

ID Spacing between bldgs.

Square footages and dimensions need to be on site plan.

(Cont.)

Table : Density

"Open Space" area SF

Agricultural area SF

"maintained for life of use"

SUP for POA for Cluster Housing (SWAP Policy 9 DU/Ac)

legal Question: Can Commission go to their (co-housing) website? is this ex parte communication if everyone has access to it?

\* They will work w/ Neighborhood Associations after Submittal deadline.

\* Separate Landscape Plan -

\* Separate GSD Plan - Preliminary

\* Requirement to re plat after SUP

SWAP policies 8 and 66  $\Rightarrow$  Agricultural Area  
policy 66 Updated policy 8 and  
changed to Agricultural Preservation Area

# Co-Housing Mtg. CRC

10/26

EL

BC

NM

JL

Renee P. Kelly

Marlice

Prater

## Set CRC Notes

11/15/18

### ISSUES

Jonathan Craig - concerned  
moving too fast  
creating issues w/  
neighborhoods

- not organized / too  
scattered

SV Neighborhood Coalition  
concerns

(w/ Mahoney)

IPS AIPA 5 (up to 9 dw/  
per net AC)  
3.7 ac acre

3.7 ac (gross acreage)

- usable open space
- parking area
- landscape area
- landscape buffer area

= net acreage

Sup for PDA Cluster Housing  
Why did NH not want  
this?

**Bernadette R. Georgescu**

---

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Wednesday, November 21, 2018 7:24 AM  
**To:** Stephanie Shumsky; Marlies Metodi; Faith Okuma; peter rehn  
**Subject:** SU permit---review draft for 11/21 meeting  
**Attachments:** BERNALILLO COUNTY POLICIES AND CONDITIONS SUPPORTING THE APPLICATION  
FOR A SPECIAL USE PERMIT BY RIO GRANDE HUERTA LLC.doc

*Marianne Dickinson*  
*Creative Design~Practical Solutions*  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

## Bernadette R. Georgescu

---

**From:** Stephanie Shumsky  
**Sent:** Wednesday, November 21, 2018 8:57 AM  
**To:** Faith Okuma; Marianna Dickinson  
**Cc:** Marlies Metodi; Peter Rehn; John Clark  
**Subject:** RE: SU permit---review draft for 11/21 meeting

Thank you all for including me in the information sharing. Peter and I will meet this morning and thoroughly review everything.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Faith Okuma <faith@surroundings.studio>  
**Sent:** Wednesday, November 21, 2018 8:43 AM  
**To:** Marianna Dickinson <mdickinson50@icloud.com>  
**Cc:** Stephanie Shumsky <sshumsky@bernco.gov>; Marlies Metodi <cohousingabq@gmail.com>; Peter Rehn <prehn@rmkmarch.com>; John Clark <johnclarknm@gmail.com>  
**Subject:** Re: SU permit---review draft for 11/21 meeting

Hi Peter and Marianna,

Apologies, added up to quickly. Attached is recommended site square footage schedule for your consideration and use as needed.

The open space calculations generally are based on the following: (Didn't see a different definition in Bern Co Codes.)

(Total site sf) minus (buildings and parking) = (open space sq.)

We are possibly undercounted on open space as the garages and carports if being counted as building sf and as paved parking base course would be a double counting. For this morning meeting the attached should be acceptable and a more accurate number can be refined for the submittal.

Faith Okuma  
Principal, AICP, LEED AP, RLA

### **surroundings**

1611 Paseo de Peralta  
Santa Fe, NM 87501  
505 982 3454 work  
505 670 3586 cell  
[surroundings.studio](http://surroundings.studio)

On Nov 21, 2018, at 7:24 AM, Marianne Dickinson <[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)> wrote:

<BERNALILLO COUNTY POLICIES AND CONDITIONS SUPPORTING THE  
APPLICATION FOR A SPECIAL USE PERMIT BY RIO GRANDE HUERTA LLC.doc>

## **Bernadette R. Georgescu**

---

**From:** Stephanie Shumsky  
**Sent:** Wednesday, November 21, 2018 1:18 PM  
**To:** Faith Okuma; Marianna Dickinson  
**Cc:** Marlies Metodi; Peter Rehn; John Clark  
**Subject:** RE: SU permit---review draft for 11/21 meeting

I forgot to mention to please add dimensions (sf) to the orchard and agricultural areas on the site plan.

**Stephanie Shumsky, AICP**  
*Program Planner*  
**Bernalillo County**  
**(505) 314-0341**

**From:** Faith Okuma <faith@surroundings.studio>  
**Sent:** Wednesday, November 21, 2018 8:43 AM  
**To:** Marianna Dickinson <mdickinson50@icloud.com>  
**Cc:** Stephanie Shumsky <sshumsky@bernco.gov>; Marlies Metodi <cohousingabq@gmail.com>; Peter Rehn <prehn@rmkmarch.com>; John Clark <johnclarknm@gmail.com>  
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Faith Okuma  
Principal, AICP, LEED AP, RLA

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On Nov 21, 2018, at 7:24 AM, Marianne Dickinson <[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)> wrote:

<BERNALILLO COUNTY POLICIES AND CONDITIONS SUPPORTING THE  
APPLICATION FOR A SPECIAL USE PERMIT BY RIO GRANDE HUERTA LLC.doc>

## **Bernadette R. Georgescu**

---

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Wednesday, November 21, 2018 3:30 PM  
**To:** Faith Okuma  
**Cc:** Stephanie Shumsky; Marlies Metodi; Peter Rehn  
**Subject:** Re: SU permit---review draft for 11/21 meeting

To all,

After consultation with MRGCD—the fact is the old irrigation ditch has been filled in and vacated. A new easement from current property owners would have to be obtained by RGH and a pipe to carry ditch water it to the site would have to be installed at RGH's expense and then MRGCD could provide water.

On the issue of the well, per State Engineer's Office---there hasn't been a domestic well permit in effect there since the 90's. A new domestic well permit could be obtained by RGH (as the landowner) for a multiple housing site using it for landscape & ag up to one acre. The location would have to be designated on the well permit application and, I assume, on the site plan. A lot less infrastructure development this way, IMO, and a relatively shallow well (30') would have water quality similar (maybe better than) ditch water. It does have to be metered though.

Still waiting for Stephanie's suggestions.

M

*Marianne Dickinson*  
*Creative Design~Practical Solutions*  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

On Nov 21, 2018, at 8:10 AM, Faith Okuma <[faith@surroundings.studio](mailto:faith@surroundings.studio)> wrote:

Marianna,

Reads wonderfully.

The open space calculation is 55.4% of the site, which gets the project over the 50% target. The pool are dining patio are part of shared open spaces amenities and can be included in open space. If the walk ways which are usually allowed to be added the calculation is much higher.

Should there be a notation added that "the current seller of the property notes that there were previously ditch access to the site from the north aligned with the west property line, and is being investigated to confirm"? Marlies mentioned it again yesterday.

Faith Okuma  
Principal, AICP, LEED AP, RLA

### **surroundings**

1611 Paseo de Peralta  
Santa Fe, NM 87501  
505 982 3454 work  
505 670 3586 cell  
[surroundings.studio](http://surroundings.studio)

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Wednesday, November 21, 2018 3:39 PM  
**To:** Blaine Carter  
**Cc:** Stephanie Shumsky  
**Subject:** Gonzales Rd SW at Sunset Rd

Hi Blaine,

As part of a neighborhood open house for our cohousing ABQ project at the easternmost dead end of Gonzales Road, we learned that the neighborhood is very concerned about the road condition of Gonzales Road as it crosses over the irrigation ditch right next to sunset. The structural integrity of that culvert overpass does seem somewhat compromised to my laymen's eyes and supposedly there have been quite a few fender benders because of poor visibility over the hump.

Could you tell me if that ditch overpass or the intersection is part of any planned road improvement projects the County is working on? You previously updated us on improvements to Sunset Blvd South of Bridge, but we don't know if there's work planned or funds allocated for improvements further North.

Thank you for any updates!  
Marlies

Project Manager for Cohousing ABQ  
CohousingABQ@gmailcom  
505.363.6087

--

---

Marlies Metodi  
Project Manager for Cohousing ABQ

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[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

## Palmela Reed

---

**Sent:** Saturday, January 26, 2019 1:14 PM  
**To:** Stephanie Shumsky; Marlies Metodi; Peter Rehn; Marianna Dickinson  
**Subject:** RE: Resolution 116-86 response

Thank you. We'll need a clear justification to proceed with the request.

I am also wondering how many units are being requested—is it 30 or 33? I am also concerned that the 'open space' calculation is misleading as it includes amenities, uses, or requirements that are not typically counted as open space—landscaping/planting areas, play/recreation areas, trails. I am also seeing some inconsistencies between the landscaping plan and the site plan.

**From:** Stephanie Shumsky  
**Sent:** Monday, November 26, 2018 4:12 PM  
**To:** Marlies Metodi <cohousingabq@gmail.com>; Peter Rehn <prehn@rmkmarch.com>; Marianna Dickinson <mdickinson50@icloud.com>  
**Cc:** Catherine VerEecke <cvereecke@bernco.gov>  
**Subject:** Resolution 116-86 response

Hello.  
Please submit your amended response to the policies in Resolution 116-86 to Catherine VerEecke ([cvereecke@bernco.gov](mailto:cvereecke@bernco.gov)) by tomorrow morning at 9am.  
I know we discussed having it in by noon but Ms. VerEecke has requested it by 9am. I apologize for the inconvenience.

Please state each policy and indicate your response(s) (A.- J.). Thank you.



**Stephanie Shumsky, AICP, CFM**  
*Program Planner*  
Planning and Development Services  
111 Union Square St. SE, Suite 100, Albuquerque, NM 87102  
Email: [sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)  
O: (505) 314-0341 F: (505) 314-0480  
[www.bernco.gov](http://www.bernco.gov)

## Palmela Reed

---

**From:** Stephanie Shumsky  
**Sent:** Tuesday, November 27, 2018 1:40 PM  
**To:** Marianne Dickinson; Marlies Metodi; Peter Rehn  
**Cc:** Enrico Gradi; Catherine VerEecke; Nick Hamm  
**Subject:** RE: Res. 116-86 notes--Rio Grande Huerta LLC

Marlies, Peter and Marianne,

Hello.  
After further review with planning staff, it was determined that your application is sufficient to forward to other agencies for review (in anticipation of the Jan. 2<sup>nd</sup> CPC hearing). As we proceed with review, we will contact you if we have questions.

In addition, you need to formally submit the preliminary grading and drainage plan to the Public Works Department for review. The PW Dept. is located at 2400 Broadway SE. There may be a fee associated with this so you may want to contact the department at 848-1500.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

---

**From:** Catherine VerEecke <cvereecke@bernco.gov>  
**Sent:** Tuesday, November 27, 2018 9:46 AM  
**To:** Marianne Dickinson <mdickinson50@icloud.com>  
**Cc:** Stephanie Shumsky <sshumsky@bernco.gov>; Enrico Gradi <egradi@bernco.gov>  
**Subject:** RE: Res. 116-86 notes--Rio Grande Huerta LLC

Hello Marianne,  
Thank you for the additional justification. I appreciate your efforts with the project. Planning staff will be reviewing your application this morning to determine if it is acceptable for forwarding to other staff and agencies for review for the January 2 CPC. We'll be back in contact with you later in the day.

Thank you!

Catherine VerEecke, Planning Manager  
Planning and Development Services  
Bernalillo County  
505-314-0387

---

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Tuesday, November 27, 2018 8:40 AM  
**To:** Catherine VerEecke <cvereecke@bernco.gov>  
**Cc:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Res. 116-86 notes--Rio Grande Huerta LLC

Catherine—I keep things concise. Hope this is enough. Thank you and staff for the good guidance and patience.  
Marianne

*Marianne Dickinson*  
*Creative Design~Practical Solutions*  
*505.350.9312*  
*[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)*

11-12-18

BERNALILLO COUNTY POLICIES AND CONDITIONS SUPPORTING THE  
APPLICATION FOR A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT  
AREA (PDA) FOR CLUSTER HOUSING BY RIO GRANDE HUERTA LLC

SITE LOCATION: MRGCD Map #40 Tract 88 A1A1 (at east end of Gonzales Rd. SW)  
+ Tract 87B1 + Tract 88A1A2 Total 3.72 acres Zone map: K-13-A

CASE NO:

CPC HEARING DATE: January 2, 2019

**CONDITIONS:**

The site is comprised of three vacant parcels, one large and two smaller parcels, that are currently zoned A-1. There are single-family R-1 lots to the northwest, west and south, and a residentially occupied A-1 parcel to the north of the site. The east side abuts the MRGCD Atrisco Drain and a public trail. The only access to the larger parcel is via Gonzales Road at the NW corner; the two small triangles are landlocked and accessed through a private home lot at the SE side. Re-platting will combine the three parcels into a single 3.72-acre Planned Development site. Gonzales Road will be the only access to the site.

There is no irrigation ditch access on these parcels. The sellers of the larger tract are part of the original farm family, but have been unable to farm the land, so it has been listed for sale for several years. The site has a non-operational well that may be restored for agricultural irrigation and site landscape use.

The site is between Central Avenue and Bridge Boulevard in a Developing Urban Area and Residential Area 5, where a dwelling density of up to 9 units per acre is permitted, as adopted in the **Southwest Area Plan. SWAP Policy 66**, which updates the South Valley Agricultural District boundaries, prioritizes agricultural land preservation south of Lakeview Road, several miles south of this site.

**PROPOSED USES:**

This proposed cluster housing/co-housing project of 30 units is being created and driven by its future residents (Rio Grande Huerta LLC) using an eco-village model of Net-Zero energy use, Zero Waste strategies and maximizing water conservation. The building footprints shown on the site plan allow for all porches, terraces, breezeways, etc. that may extend from the buildings.

The site plan shows the 30 housing units in compact clusters, which will leave 35% of the site for agricultural uses and shared open space. Site agricultural uses include, but are not limited to, orchards, community gardens, a vineyard and berry patch, fishpond, greenhouse, chicken coop, and garden composting.

The site landscape will be primarily native and drought-tolerant species suited to the sandy alluvial soils of the property, preservation of existing large cottonwoods and maintenance of healthy existing trees along the site perimeter.

A community house, children's play areas, a pool, and landscape commons will be shared by the site residents.

The project will meet the **Bernalillo County Water Conservation Ordinance (Section 30-241-30-251)** Subject to further analysis and design opportunities that arise, water conservation strategies currently anticipated are:

- Passive water harvesting on 45% of the landscape area,

- Smart irrigation controller,
- Soil-amendment program during installation of landscaping, and an
- Exterior management plan to reduce water use, chemical use, and water runoff.

The County motor vehicle parking requirement of 60 spaces --2 spaces per unit—and bicycle parking of 1 space per 2 units will be met. Traffic impacts will be mitigated with ridesharing, shared car ownership, biking, and public transit use, part of the environmental low-impact philosophy of this cohousing community. (The Central Avenue bus stop is a seven-minute bike ride along the Bosque trail from the site.) There will be controlled access points to the trail at the NE and SE corners.

add:  
Height  
will be  
within R-2

The proposed uses require no major or un-programmed capital expenditures by the County. Gonzales Road dead-ends at the site. Internal circulation is the developer's responsibility and meets fire department access requirements. The drivable surfaces, other than the entrance apron and handicap parking spaces, are permeable or semi-permeable to allow for aquifer re-charge.

→ permeable or paved

MOVE  
to R-2, 116-86  
Section  
C.

## POLICIES:

The **Southwest Area Plan (SWAP)** policies recommend Cluster Housing Development to preserve open space, scenic views and some agricultural uses (See pages 26 & 47 of the SWAP). The changes and uses are not in conflict with the **Albuquerque Bernalillo County Comprehensive Plan (2013)**, or the SWAP, or of any nearby uses.

The **ABC Comprehensive Plan's** concerns and strategies regarding issues related to growth are more easily met with this zoning to address alternative & renewable energy, bicycling and pedestrianism, public safety, reinvestment in older areas, agricultural land use and scenic vistas.

The relevant policies adopted for **Developing and Established Urban Areas:**

**Policy d.6)** (cluster development)

**Policy e** (infill incentives)

**Policy f** (clustering of homes, shared open spaces, oriented towards pedestrian and bike ways)

## Developed Landscape:

**Policy a,** (the natural and visual environment respected, a determinant in development decisions),

**Policy e,** (design and materials shall be in harmony with the landscape, scenic vistas).

## Energy Management:

**Policy a, b, c 3)** (encouraging use of alternative, renewable energy and cluster housing for community energy systems)

**Transportation / Transit**

The special use permit being requested is appropriate and advantageous to the community for several reasons, per **Resolution 118-86 Section 1. C. & E (3)**.

PDA Cluster housing allows for much more open space and more efficient land use than suburban R-1 lots that have been developed in the South Valley, and:

- Allows renewed agricultural uses as part of the open space. — Site has not been used for agriculture.
- Preserves views to the mountains and the *bosque* for nearby neighbors. — How?
- Helps buffer the *bosque* from neighborhood homes and activities. — Why is this necessary?

Focus on sites underlying zoning A-1.

How  
are each  
of these  
policies  
enhanced  
by request  
in a way  
that they  
will be  
enhanced  
by zoning.

Water Management

What about housing

Why is this necessary?

- How do these  
either  
PP  
goals/  
policies?*
- Promotes neighborhood cohesion and safety, with residents able to watch out for each other and for potential crime or vandalism. Some current neighbors of this property mentioned that the current uncontrolled access from the Bosque trail has been a serious nuisance for them. *- how - transients, etc.*
  - Assures high and consistent maintenance standards, as the cohousing *→ through ?  
purchasers?* association will manage the entire site.
  - Allows for efficiencies of utility use and lowers living expenses for residents. *- how*
  - Allows and facilitates sharing of labor, resources and community activities.
  - Allows for consolidated strategies for solid waste reduction, recycling and composting.
  - Allows for a range of home size, price and accessibility for a diverse population ranging from singles, families with children, to retirees. The developers have been in discussion with Homewise on possibly providing a subsidized down payment for a qualified buyer not able to pay the full down payment amount.
  - Allows this to be a diverse community in all ways—and to fit in to the South Valley's agricultural, natural, ecological, ethnic and cultural heritage.
- Affordable housing*

#### **Neighborhood notification and communication:**

Outreach to neighbors and South Valley neighborhood associations has been extensive and varied:

- South Valley Coalition & *Vecinos del Bosque* NA meetings
- Door to door petition to the neighbors within 200 feet of the project site
- Public Neighborhood Lunch in *Valle del Bosque* Park on September 9
- Public Open House in *Vecinos del Bosque* Park on November 18
- Ongoing conversations with neighbors and interested parties
- Neighbors' input has been heard and, when possible, adjustments made.

There also have been several Open House events in the past year to discuss what cohousing is and generate interest in joining this cohousing project (only the second one in the Albuquerque area.) Publicity has been through the news media, the [www.cohousingABQ.org](http://www.cohousingABQ.org) web site, social media, flyers, personal contacts and referrals.

Before filing this application, the applicants' agents mailed the official notifications to the applicable Neighborhood Associations per **County Ordinance 94-4**. (See attached notification confirmation.)

The project's professional architectural design team consists of Peter Rehn of RMKM Architecture, P.C., Jonah Stanford, AIA, of Needbased Inc., and Faith Okuma, AICP, RLA, of Surroundings. Cohousing development consultant is Marianne Dickinson of Acequia Jardin.

Respectfully submitted,  
Marlies Metodi, Project Manager  
Rio Grande Huerta LLC  
(Applicants' designated agent)

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Tuesday, November 27, 2018 2:45 PM  
**To:** Stephanie Shumsky  
**Cc:** Catherine VerEecke; Enrico Gradi; Marianne Dickinson; Nick Hamm; Peter Rehn  
**Subject:** Re: Res. 116-86 notes--Rio Grande Huerta LLC

Thanks for the good news, Stephanie!  
I will get in contact with public works tomorrow morning to inquire about the submittal.

Best,  
Marlies

On Tue, Nov 27, 2018 at 1:40 PM Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)> wrote:

Marlies, Peter and Marianne,

Hello.

After further review with planning staff, it was determined that your application is sufficient to forward to other agencies for review (in anticipation of the Jan. 2<sup>nd</sup> CPC hearing). As we proceed with review, we will contact you if we have questions.

In addition, you need to formally submit the preliminary grading and drainage plan to the Public Works Department for review. The PW Dept. is located at 2400 Broadway SE. There may be a fee associated with this so you may want to contact the department at 848-1500.

Stephanie Shumsky, AICP

*Program Planner*

Bernalillo County

(505) 314-0341

---

**From:** Catherine VerEecke <[cvereecke@bernco.gov](mailto:cvereecke@bernco.gov)>  
**Sent:** Tuesday, November 27, 2018 9:46 AM  
**To:** Marianne Dickinson <[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)>  
**Cc:** Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)>; Enrico Gradi <[egradi@bernco.gov](mailto:egradi@bernco.gov)>  
**Subject:** RE: Res. 116-86 notes--Rio Grande Huerta LLC

Hello Marianne,

Thank you for the additional justification. I appreciate your efforts with the project. Planning staff will be reviewing your application this morning to determine if it is acceptable for forwarding to other staff and agencies for review for the January 2 CPC. We'll be back in contact with you later in the day.

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Wednesday, November 28, 2018 11:12 AM  
**To:** Blaine Carter  
**Cc:** Stephanie Shumsky  
**Subject:** Re: Gonzales Rd SW at Sunset Rd  
**Attachments:** image002.jpg

Blaine,

thank you for taking a look. I am curious to hear back after you assessed and discussed with your maintenance manager.

Thanks,  
Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

Please help us spread the word! Tell your friends and share our website or facebook page. Thank you!  
[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

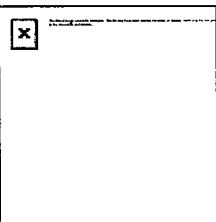
On Mon, Nov 26, 2018 at 8:21 AM Blaine Carter <[bcarter@bernco.gov](mailto:bcarter@bernco.gov)> wrote:

Marlies,

I will take a look at the pavement condition and discuss with our maintenance manager. We do not have any active projects for improvements along this section of Sunset. If the pavement condition is failing it is typically added to our list of maintenance projects which are addressed in order of severity.

For the safety concern we look at sight distance and compare that to the national standards for safety which are based on road speeds. I will check that as well why I am out there. Reviewing the aerials I do not see an issue at the east side of the intersection, but there may be a concern on the west side.

Thank you,



**Blaine Carter**  
*Engineer*  
Technical Services Department

Bernalillo County Public Works Division  
2400 Broadway SE, Albuquerque, NM 87102

Email: [bcarter@bernco.gov](mailto:bcarter@bernco.gov) Phone: (505) 848-1526

**From:** Marlies Metodi <[cohousingabq@gmail.com](mailto:cohousingabq@gmail.com)>  
**Sent:** Wednesday, November 21, 2018 3:39 PM  
**To:** Blaine Carter <[bcarter@bernco.gov](mailto:bcarter@bernco.gov)>  
**Cc:** Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)>  
**Subject:** Gonzales Rd SW at Sunset Rd

Hi Blaine,

As part of a neighborhood open house for our cohousing ABQ project at the easternmost dead end of Gonzales Road, we learned that the neighborhood is very concerned about the road condition of Gonzales Road as it crosses over the irrigation ditch right next to sunset. The structural integrity of that culvert overpass does seem somewhat compromised to my laymen's eyes and supposedly there have been quite a few fender benders because of poor visibility over the hump.

Could you tell me if that ditch overpass or the intersection is part of any planned road improvement projects the County is working on? You previously updated us on improvements to Sunset Blvd South of Bridge, but we don't know if there's work planned or funds allocated for improvements further North.

Thank you for any updates!

Marlies

Project Manager for Cohousing ABQ

[CohousingABQ@gmail.com](mailto:CohousingABQ@gmail.com)

505.363.6087

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Marlies Metodi

Project Manager for Cohousing ABQ

Please help us spread the word! Tell your friends and share our website or facebook page. Thank you!

[www.cohousingABQ.org](http://www.cohousingABQ.org)

<https://www.facebook.com/cohousingABQ.org/>

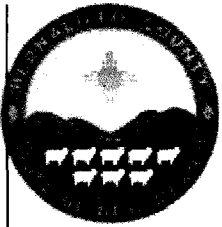
## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Thursday, November 29, 2018 9:19 AM  
**To:** Marlies Metodi  
**Cc:** Francine L. Suarez; Catherine VerEecke  
**Subject:** address assignment

**Good Morning Marlies.**

**The address for the subject property (CSU2019-0001) will be 1300 Gonzales Road SW.**



**Stephanie Shumsky, AICP, CFM**  
*Program Planner*  
Planning and Development Services  
111 Union Square St. SE, Suite 100, Albuquerque, NM 87102  
Email: [sshumsky@berncgo.gov](mailto:sshumsky@berncgo.gov)  
O: (505) 314-0341 F: (505) 314-0480  
[www.berncgo.gov](http://www.berncgo.gov)

## Matthew Winters

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Thursday, November 29, 2018 9:45 AM  
**To:** Stephanie Shumsky  
**Subject:** Re: address assignment  
**Attachments:** image003.png

Thank you, Stephanie! Exciting,...I'll cross my fingers!

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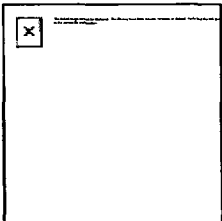
Marlies Metodi  
Project Manager for Cohousing ABQ

Please help us spread the word! Tell your friends and share our website or facebook page. Thank you!  
[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

On Thu, Nov 29, 2018 at 9:18 AM Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)> wrote:

**Good Morning Marlies.**

**The address for the subject property (CSU2019-0001) will be 1300 Gonzales Road SW.**



**Stephanie Shumsky, AICP, CFM**

*Program Planner*  
Planning and Development Services  
111 Union Square St. SE, Suite 100, Albuquerque, NM 87102  
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[www.bernco.gov](http://www.bernco.gov)

## Palmela Reed

---

**From:** Stephanie Shumsky  
**Sent:** Monday, December 3, 2018 1:15 PM  
**To:** Marlies Metodi; Peter Rehn  
**Cc:** Catherine VerEecke; Robert Pierson  
**Subject:** CSU2019-0001 Site Plan and justification

Marlies and Peter,

Below are site plan, landscaping plan and project justification questions, comments, issues, etc. that I've noted thus far in my review. Some of the items are required (\*) (but missing from the submittal) and others relate to information that is helpful for review and understanding of the proposal (\*\*).

1. \*\*How was the smallest lot (87B1) conveyed to the current owner? By deed? By plat? It doesn't have a unique parcel code but it is shown as a separate lot in the County's parcel file. Can you provide a copy of the deed or plat that created it?
2. \*The "Commons and Living Units" building footprint needs to be consistent on the site plan, landscape plan and G/D plan.
3. \*The labeling of "Agriculture Area" on the site plan and "AG" areas on the landscape plan need to be consistent (use one or the other).
4. \*The square footage of the "Orchard" in the NW corner needs to be consistent on the G/D plan, site plan and landscape plan.
5. \*The square footage and building footprint of the "Garage" and "Greenhouses" building(s) need to be consistent on the G/D plan, site plan and landscape plan.
6. \*Specify the exact number of dwelling units and type (if possible... indicate the number of 1bdm, 2bdm, 3+ bdrm, etc.).
7. \*Indicate which buildings or portions of buildings are two story (w/height).
8. \*ID all building heights and dimensions.
9. \*Provide calculation of area devoted to agricultural use (orchard, agricultural areas, greenhouses, etc.)
10. \*Provide detail about monument sign (height, dimensions, materials, sign face area). (We discussed just a statement about compliance with C-1 but at this time we need the details on the site plan)
11. \*ID square footage of natural pool area, covered outdoor dining area, playfield on the site plan.
12. \*Clarify inconsistencies in terminology between the site plan and project description letter ("Common House" vs. "Community House" vs. "Commons and Living Units").
13. \*To the east of the HC parking spaces is a unidentified area on each plan. Is this a parking space? If so, ID the paving type.
14. \*\*HC spaces must be ID'd with a marker on the ground (as you've shown) and with a sign on a pole.
15. \*On the landscape plan:
  - a. Note B... "Undeveloped Areas" ... does this mean "AG" areas? Or all areas w/o buildings?
  - b. Note E... Natural Resources may have regulations about using greywater.
  - c. Use consistent terminology on all plans "Agriculture Area" vs. "AG".
  - d. The landscape plan needs to show all the site features (natural pool area, Fire Pit, etc.) and the landscaping type around buildings (or use legend/symbol).
  - e. ID the "6' Property Buffer" as "6' Buffer Landscaping" (that is the term from the Zoning Code).
  - f. Add a Responsibility for Maintenance Statement.
  - g. ID the fire access drive. Landscaping cannot encroach in this area.
  - h. Parking lot trees are required. Parking spaces cannot be further than 50' from a parking lot tree (the parking spaces just north of the "Commons and Living Units" building appear to need a couple of trees).
  - i. All structures should be identified on the landscape plan and building footprints need to match those on the site and G/D plans.

Resolution 116-86 justification (hints):

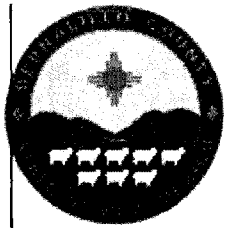
Policy A..." The proposed land use change is consistent with the health, safety and general welfare of the residents of the County" ...Why? How?

Policy E(2)... changed conditions... Did you get this information from the land owner? Perhaps they have more specific information about the area. What about the adoption of the Southwest Area Plan as a changed condition? How did it change development in this particular area?

Policy E(3)... "This property is within the Developing Urban Area, which is adjacent to the City boundary", ... and furthers the following Comprehensive Plan goals and policies....(list each goal or policy)... Because.....(describe in detail how each goal or policy is furthered). In addition, this request furthers the following Southwest Area Plan policies..... (list each policy and describe in detail how it is furthered by this request).

As I mentioned, reviewing agencies and department comments are due on the 10<sup>th</sup>. Based on their comments, additional submittal information may be required. I will be out of the office Dec. 6-12, during that time, Robert Pierson (Program Planner) may contact you about any significant agency comments or further site plan concerns.

Please let me know if you would like to meet tomorrow to go over the items listed above. Thank you.



**Stephanie Shumsky, AICP, CFM**

*Program Planner*

Planning and Development Services

111 Union Square St. SE, Suite 100, Albuquerque, NM 87102

Email: [sshumsky@berncgo.gov](mailto:sshumsky@berncgo.gov)

O: (505) 314-0341 F: (505) 314-0480

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## Palmela Reed

---

**From:** Stephanie Shumsky  
**Sent:** Monday, December 3, 2018 3:42 PM  
**To:** Marlies Metodi  
**Subject:** FW: OPPOSE Rio Grande Huerta LLC CSU2019-0001 #11719923

See email below...

Stephanie Shumsky, AICP  
Program Planner  
Bernalillo County  
(505) 314-0341

**From:** form\_engine@fs7.formsite.com <form\_engine@fs7.formsite.com>  
**Sent:** Monday, December 03, 2018 3:32 PM  
**To:** Stephanie Shumsky <sshumsky@berncs.gov>  
**Subject:** OPPOSE Rio Grande Huerta LLC CSU2019-0001 #11719923

Dear Ms. Shumsky:

I am copying you on this letter to ask that you submit to the record (and/or analysis) that I OPPOSE the Special Use Permit Application by Rio Grande Huerta LLC for request CSU2019-0001. Thank you.

Reference #	11719923
Status	Complete
First Name	Juan
Last Name	Garcia
Address	610 La Jolla PL
City	Albuquerque
State	New Mexico
Zip Code	87123
Email Address	<a href="mailto:juansx2@gmail.com">juansx2@gmail.com</a>
Letter to County Planning Commission (CPC) for opposing the Special Use Permit. This letter can be submitted as is, or you may	I OPPOSE the proposed Special Use Permit Application and Site Plan submitted by Rio Grande Huerta LLC for "Cohousing ABQ" and respectfully ask the County Planning Commission (CPC) to deny approval(s) for project CSU2019-0001.  The issues relating to the Special Use Permit Application and Site Plan

**read through and customize it  
with your own language.**

include:

(1) Significant Conflicts with the Southwest Area Plan

The proposed land use change is in significant conflict with the Southwest Area Plan (<https://www.bernco.gov/planning/swap-document-revised-2011.pdf>). Specifically, the Special Use Permit Application and Site Plan conflict with the following policies:

- Policy 51, page 106: "Discourage the conversion of prime agricultural land along the valley floor zoned A-1, for uses that will endanger water systems, neighboring agriculture, and rural character, i.e. large-scale commercial, industrial and subdivision development." The proposed high-density residential condominium complex would be built on land zoned A-1, permanently destroying 3.7 acres of viable farmland and endangering neighboring agriculture. The expensive, modern-looking structures will deface and degrade the unique rural character of the South Valley.
- Policy 52, page 107: "Protect water rights and water networks from adverse impacts of development." The Special Use Permit Application speaks of creating "orchards, community gardens, a vineyard and berry patch, fishpond, [and] greenhouse" but does not adequately explain where the water for those things will come from. Attempts to acquire new water rights for this development would adversely impact existing water right holders and water networks in the South Valley.
- Policy 29, page 79: "The County and City shall stabilize residential zoning and land use in the South Valley to protect the value of traditional land uses and enhance the quality of life." The South Valley has historically been and still currently is a predominantly agrarian community that values agriculture and the unique Rio Grande Bosque environment. The proposed development would permanently destroy 3.7 acres of viable farmland zoned A-1 and negatively impact Rio Grande Valley State Park, which is directly adjacent to the parcel.
- Policy 38, page 89: "Require, where feasible, development to respect views of the mountains to the east and the mesa to the west." The proposed development with its multi-story structures would significantly hinder residents' views of the mountains to the east. The vast majority of houses in the Vecinos del Bosque neighborhood are one-story dwellings.
- Policy 53, page 107: "Preserve agricultural land along the Rio Grande to prevent further contamination and sustain the Greenbelt." The proposed development would permanently destroy 3.7 acres of agricultural land along the Rio Grande, further degrade water quality in the Rio Grande Bosque, and compromise the integrity of the South Valley Greenbelt.

## (2) No Justification for Land Use Change

The information contained in the Special Use Permit Application does not provide a sound justification for land use change. There is not a shortage of housing in the South Valley. In fact, there are dozens of homes currently available for sale in the Vecinos del Bosque neighborhood. Newer housing developments in Vecinos del Bosque have been unable to sell their existing vacant lots. If the "group of home buyers" identified in the Special Use Permit Application wants to live in Vecinos del Bosque neighborhood, it should purchase existing homes and build on existing lots that are already zoned residential.

The proposed development would be built on land that is directly adjacent to Rio Grande Valley State Park and is zoned as an A-1 Rural Agricultural Zone. Bernalillo County says that "the purposes of this zone are to preserve the scenic and recreational values in the National Forests and similar adjoining land, to safeguard the future water supply, to provide open and spacious development in areas remote from available public services, and to recognize the desirability of carrying on compatible agricultural operations and spacious home developments in areas near the fringes of urban development." This particular parcel is one of the last large pieces of undeveloped land in the Vecinos del Bosque neighborhood, and as part of the Rio Grande Bosque, it provides critical habitat for many species of birds and wildlife. The land should continue to be preserved for agricultural and environmental purposes only.

## (3) Neighborhood and Community Conditions Have Not Changed

The Special Use Permit Application claims that "neighborhood conditions have changed substantially since this area was originally used," but in fact nothing could be further from the truth. There is land currently being farmed less than 500 feet from the proposed development. Farming in the Vecinos del Bosque neighborhood has actually increased in recent years, to the benefit of the South Valley community and the Rio Grande Bosque ecosystem as a whole.

Now more than ever, the South Valley remains firmly committed to its agricultural heritage. The Agri-Cultura Network (<http://agri-cultura.org/en/farmers/>) counts dozens of South Valley farms as members, and Bernalillo County encourages and funds farming in the South Valley through the Grow the Growers program (<https://www.berneo.gov/community-services/grow-the-growers-program-.aspx>). We need to preserve viable farmland for future generations and the health of our community, not destroy it.

## (4) The Land Use Change Would Be Harmful to Adjacent Property, the

## Neighborhood, and the Community

The proposed development would be built on land that is identified as a "Very High" target for open space conservation in Bernalillo County's Greenprint analysis (<https://www.bernco.gov/community-services/greenprint.aspx>). The Special Use Permit Application claims that the applicants are "environmentally concerned Albuquerque residents," but it makes no mention of the significant environmental impact this development would have on the Rio Grande Bosque if constructed, nor does it provide any ideas for mitigating the development's cumulative environmental impact on the fragile environment of Rio Grande Valley State Park and the diverse wildlife in the area.

If approved, the proposed development would likely accelerate the process of gentrification in the Vecinos del Bosque neighborhood. The Special Use Permit Application claims that the "intention is to have a diverse community in all ways", but no evidence of this is provided, and the statistics do not support this assertion. According to a 2011 study conducted by Angela Sanguinetti, a researcher at the University of California Davis, 95 percent of people living in cohousing communities in the United States are white, and 66 percent hold a graduate degree. According to City-Data.com, more than 80 percent of people living in Vecnios del Bosque are Hispanic, and 4.7 percent hold a bachelor's degree. In a neighborhood where the median household income is \$32,525, the applicants would attempt to sell condominiums at prices up to \$430,000, with an additional monthly home owner's association (HOA) fee levied on top of that. The proposed development is an assault on a rich and vibrant cultural heritage, and the heart of the South Valley hangs in the balance.

### (5) The Land Use Change Would Require Major and Un-Programmed Capital Expenditures by the County

Inhabitants of the proposed development would bring up to sixty (60) new vehicles with them. Sunset and Gonzales are unimproved roads that lack sidewalks and bike lanes, and they're already being pushed to the limits by the new housing developments being constructed in Vecinos del Bosque. Is Bernalillo County prepared to improve these roads to support the additional traffic generated by this proposed development and ensure the safety of pedestrians and bicyclists? Are taxpayers willing to pay for it? The Special Use Permit Application makes no mention of the road infrastructure improvements that will be required to support this development.

I OPPOSE the proposed Special Use Permit Application and Site Plan submitted by Rio Grande Huerta LLC for "Cohousing ABQ" and

respectfully ask the County Planning Commission (CPC) to deny approval(s) for project CSU2019-0001.

<b>Last Update</b>	2018-12-03 16:31:53
<b>Start Time</b>	2018-12-03 16:27:51
<b>Finish Time</b>	2018-12-03 16:31:53
<b>IP</b>	73.98.13.39
<b>Browser</b>	Chrome
<b>OS</b>	Mobile
<b>Referrer</b>	N/A

This email was sent to [sshumsky@berneo.gov](mailto:sshumsky@berneo.gov) as a result of a form being completed.  
[Click here](#) to report unwanted email.

## **Bernadette R. Georgescu**

---

**From:** Stephanie Shumsky  
**Sent:** Tuesday, December 04, 2018 12:23 PM  
**To:** Marianne Dickinson  
**Subject:** RE: quick question

It is in the Established Urban Area.

The Comprehensive Plan combines the policies for both the Developing and Established Urban Areas.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Tuesday, December 04, 2018 11:46 AM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** quick question

Can you confirm for me that the parcels for the cohousing project are in the Established Urban Area? I thought the map I saw showed that they're in the Developing Urban Area. ??

BTW—it looks to me as though the entire section on saving ag/views etc. through cluster development best makes the case. I've quoted the entire section.

Thanks,

Marianne

*Marianne Dickinson*

*Creative Design~Practical Solutions*

505.350.9312

[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

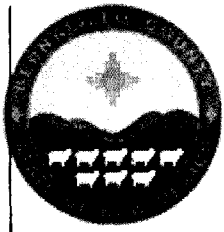
## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Tuesday, December 4, 2018 12:25 PM  
**To:** Marlies Metodi  
**Subject:** letters of opposition

Hi Marlise.

So far today, I've received about 100 letters of opposition. It's the same form letter that I emailed you yesterday but with different people sending it. Do you know how/where it was generated from?



**Stephanie Shumsky, AICP, CFM**  
*Program Planner*  
Planning and Development Services  
111 Union Square St. SE, Suite 100, Albuquerque, NM 87102  
Email: [sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)  
O: (505) 314-0341 F: (505) 314-0480  
[www.bernco.gov](http://www.bernco.gov)

## Palmela Reed

---

**From:** Stephanie Shumsky  
**Sent:** Tuesday, December 4, 2018 3:45 PM  
**To:** Marlies Metodi  
**Cc:** Robert Pierson; Catherine VerEecke  
**Subject:** CSU2019-0001

Hi Marlies.

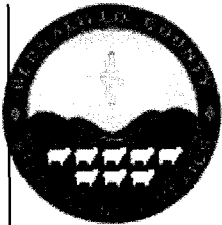
I spoke with Catherine (Planning Manager) and she said that it is too late to circulate a revised site plan set to reviewing agencies at this time.

Therefore, you have two options:

1. Request a 30-day deferral to the Feb. 6<sup>th</sup> CPC hearing. We will not advertise the project for Jan. You will then have until Dec. 17<sup>th</sup> to resubmit your revised plan set and re-notify neighborhood associations with the new plan set and new hearing date.
2. Proceed "as is" and I will need to recommend a min. 60-day deferral, which will take you to the March 6<sup>th</sup> CPC hearing. This option will add even more delay because by the time the CPC considers my recommendation for deferral (at the Jan. hearing) it will be too late to get revisions turned in for the Feb. hearing (because that deadline would have passed).

Also, I've requested the Parks and Open Space Manager to let us know about the Blueprint priorities.

Please let me know how you would like to proceed. Thank you.



**Stephanie Shumsky, AICP, CFM**

*Program Planner*

Planning and Development Services

111 Union Square St. SE, Suite 100, Albuquerque, NM 87102

Email: [sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)

O: (505) 314-0341 F: (505) 314-0480

[www.bernco.gov](http://www.bernco.gov)

## Palmela Reed

---

**From:** Stephanie Shumsky  
**Sent:** Wednesday, December 5, 2018 1:29 PM  
**To:** Marlies Metodi  
**Cc:** Catherine VerEecke; Robert Pierson  
**Subject:** RE: CSU2019-0001

Thank you. Your email is sufficient for deferral.

By Dec. 17<sup>th</sup> at noon, please submit the revised site plan, landscape plan, G/D plan and revised justification. Re-notify the neighborhood associations and include the revised site plan and a revised project description letter so they are aware of the changes and the new hearing date (Feb. 2/6/19). Include the green certified mail receipts with the revised submittal.

Please schedule a meeting with Robert (314-0334) for next week so he can review the resubmittal prior to submitting it.

I will be out of the office until the 13<sup>th</sup> but Robert will be available to assist with questions, etc.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Wednesday, December 05, 2018 12:26 PM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Cc:** Catherine VerEecke <cvereecke@bernco.gov>; Robert Pierson <rpierson@bernco.gov>  
**Subject:** Re: CSU2019-0001

Stephanie:  
We would like to request the 30 day deferral. Please let me know how to go about this.

Thanks,  
Marlies

On Wed, Dec 5, 2018 at 12:11 AM Marlies Metodi <cohousingabq@gmail.com> wrote:

Stephanie:

Deferring the hearing impacts our purchase contracts for the properties, as closing is contingent on a successful special use permit approval. We will need to extend our closing dates with both owners. I will get back to you, hopefully today, after successful confirmation that both owners are willing to extend.

Thank you,  
Marlies

On Tue, Dec 4, 2018 at 3:45 PM Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)> wrote:

Hi Marlies.

I spoke with Catherine (Planning Manager) and she said that it is too late to circulate a revised site plan set to reviewing agencies at this time.

Therefore, you have two options:

1. Request a 30-day deferral to the Feb. 6<sup>th</sup> CPC hearing. We will not advertise the project for Jan. You will then have until Dec. 17<sup>th</sup> to resubmit your revised plan set and re-notify neighborhood associations with the new plan set and new hearing date.
2. Proceed "as is" and I will need to recommend a min. 60-day deferral, which will take you to the March 6<sup>th</sup> CPC hearing. This option will add even more delay because by the time the CPC considers my recommendation for deferral (at the Jan. hearing) it will be too late to get revisions turned in for the Feb. hearing (because that deadline would have passed).

Also, I've requested the Parks and Open Space Manager to let us know about the Blueprint priorities.

Please let me know how you would like to proceed. Thank you.

**Stephanie Shumsky, AICP, CFM**

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--  
Marlies Metodi

Project Manager for Cohousing ABQ

Please help us spread the word! Tell your friends and share our website or facebook page. Thank you!

## Palmela Reed

---

**From:** Catherine VerEecke  
**Sent:** Wednesday, December 5, 2018 2:12 PM  
**To:** Stephanie Shumsky; Marlies Metodi  
**Cc:** Robert Pierson  
**Subject:** RE: CSU2019-0001

Thank you!

Based on the communication, I won't schedule the request for consideration at the January 2<sup>nd</sup> hearing and will be expecting a re-submittal before noon on December 17 for the February 6<sup>th</sup> hearing. We will also let staff know about the deferral request. I would also encourage the applicant to work with staff prior to submitting the revised request.

Catherine VerEecke, Planning Manager  
Planning and Development Services  
Bernalillo County  
505-314-0387

**From:** Stephanie Shumsky  
**Sent:** Wednesday, December 05, 2018 1:29 PM  
**To:** Marlies Metodi <cohousingabq@gmail.com>  
**Cc:** Catherine VerEecke <cvereecke@bernco.gov>; Robert Pierson <rpierson@bernco.gov>  
**Subject:** RE: CSU2019-0001

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Please schedule a meeting with Robert (314-0334) for next week so he can review the resubmittal prior to submitting it.

I will be out of the office until the 13<sup>th</sup> but Robert will be available to assist with questions, etc.

Stephanie Shumsky, AICP  
*Program Planner*  
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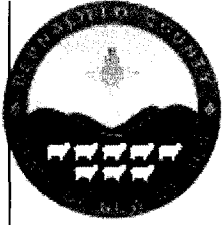
**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Wednesday, December 05, 2018 12:26 PM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>

## Palmela Reed

---

**From:** Stephanie Shumsky  
**Sent:** Wednesday, December 5, 2018 2:24 PM  
**To:** Marlies Metodi; Marianne Dickinson  
**Subject:** Cohousing article  
**Attachments:** Co-Housing Article from Real Simple Dec 2018.pdf

Attached is an article about co-housing from a magazine that I get. I thought it was interesting and timely so I scanned it.



**Stephanie Shumsky, AICP, CFM**  
*Program Planner*  
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MEANINGFUL CONNECTIONS  
IN A MODERN WORLD

# relating

## How to Love Thy Neighbor

WHEN YOU LIVE IN  
A COHOUSING COMPLEX,  
YOU CHOOSE TO SHARE  
SPACE. ONE MEMBER  
REFLECTS ON WHAT  
SHE'S LEARNED ABOUT  
GETTING ALONG.

By Kate Madden Yee

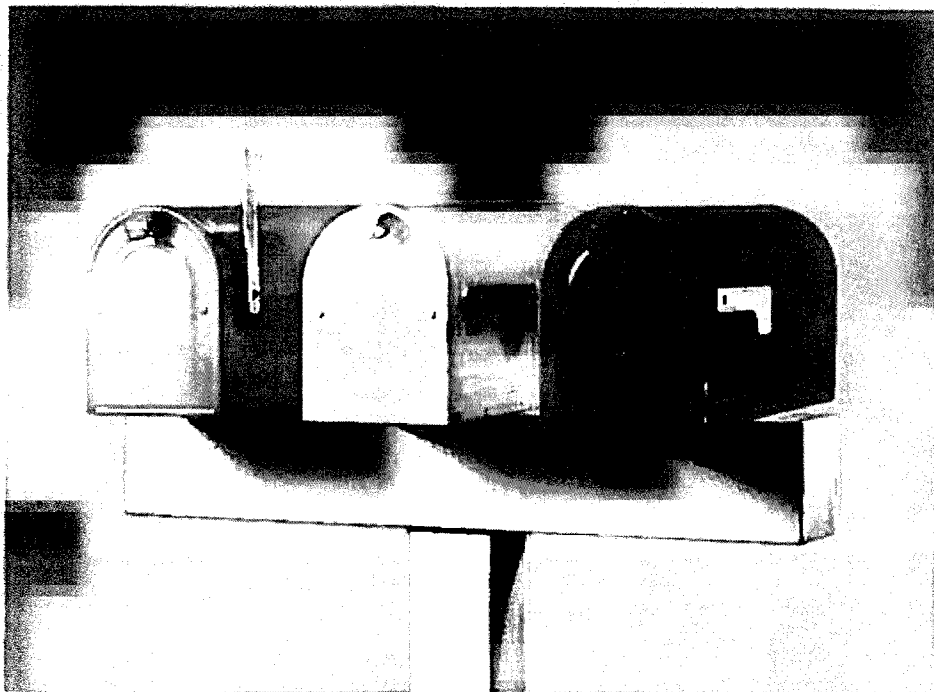
Photographs by Sam Kaplan

DECEMBER 2018 REAL SIMPLE 53

**TWENTY YEARS AGO**, when I was 28, my husband and I helped start a cohousing community in Oakland, California. We had lived in shared rentals since college, even after our marriage. It had not only made chores easier, but also sparked supportive friendships. So we were delighted when we found a group of folks at our new church who also longed to interact more intentionally with others in their community. We developed a condominium complex from the ground up with five other families and moved in three years later.

Cohousing—in which a group of people come together to deliberately create a neighborhood, both physical and relational—is a small movement but one that's been on the rise. Right now, there are 168 established communities in the U.S., with 140 in the early planning stages (acquiring land, finding members), according to the Cohousing Association of the United States. Most consist of apartments, townhomes, and houses built around a common area that may include laundry and usually a kitchen and dining area for regular events. In my community, we gather for two meals a week and meet for monthly "yard parties" to maintain our communal outdoor spaces. We make decisions together as a co-op would.

It's certainly true that we've chosen a way of life that many would not. It's also true that cohousing has taught us to skillfully deal with others. Because let's face it: No matter how you live, you still have to get along with your neighbors. Here are five hard-won lessons we've learned.



### The problem is...me?

It's far easier to judge others' behavior than to consider one's own, a truth I realized soon after moving into our community. I was incensed when Neighbor A forgot to take the trash cans to the curb, when Neighbor B took too long to get rid of stuff she had stashed under the stairs, and when Neighbor C left a pen in the dryer.

But over time I began to remind myself of things I'd done. Thinking they were weeds, I ripped out new plants a fellow cohouser had put in the garden. I'd said insensitive things at meetings. I sometimes find myself thinking, Why do I live with these jerks? Then it dawns on me: Oh, I can be a jerk too.

Acknowledging this tendency toward judgment and taking the bigger view—we all mess up sometimes—have also helped me cope better in a variety of situations outside my community, from long lines at the supermarket to that one irritating coworker.

### Respect others' values

One evening, I arrived at a community meeting full of righteous indignation: In my mind, our communication about rescheduling an upcoming meeting had been inefficient. All those emails going nowhere! No one taking responsibility for closing the loop! And why were we trying to adjust the meeting time anyway?

As we talked, it became clear we were operating under different priorities. My neighbor Cheryl Gärlick had suggested changing the meeting time so that people could go to a concert some neighbors were giving the same night. What I'd interpreted as a disorganized process, she'd seen as a way to support our creative efforts.

"It was a classic example of

how we all have different ways of approaching an issue, and if we don't take that into account, there's conflict," Gärlick says.

We ended up rescheduling the meeting so both goals could be accomplished, and I was reminded that a key part of relationship harmony is an awareness of others.

### **Find common ground**

Living well with your neighbors means everyone is a friend, right? Not necessarily. You can work effectively with others without making everyone a buddy. During my years in cohousing, I've had the opportunity to practice this again and again. When one of our renters threw a fit after I'd reorganized the storage in our common house—accusing me of thoughtlessly throwing out books she'd been saving—I had to work hard not to react in a way that would have made the situation worse.

"We're typically attracted to people who are like us," says development consultant Kathryn McCamant, who along with architect Charles Durrett, her husband at the time, helped introduce the concept of cohousing to the U.S. in the 1980s. "But it's worth trying to cultivate an appreciation for those we wouldn't necessarily gravitate toward. The person who tends to drive you crazy could also be the one who never forgets to water the garden."

**I sometimes find myself thinking,  
Why do I live with these jerks? Then it dawns  
on me: Oh, I can be a jerk too.**

### **Tackle problems directly**

When it comes to neighbor relations, we often feel like tamping down our frustration when there's a problem. But sometimes exasperation can help groups find solutions. This was a lesson our community learned the hard way.

After about 10 years of living together, we discovered that some of us were behind on our monthly homeowners' dues—by thousands of dollars. Many of us were sapped by the demands of raising children. It was a victory to manage a shower in a day, much less track dues deposits. Those who had been paying were understandably angry at those who hadn't. The situation could have splintered our community, but we found a way to audit ourselves and settle up. How? Through many meetings, during which we decided that working together was easier than breaking apart.

With big conflicts, it can be helpful to bring in a third party, such as a mediator who holds the various perspectives on a disagreement while the group hashes it out. Call an expert when it's clear you can't be impartial.

Ronnie Rosenbaum, a mediator and facilitator based in Golden, Colorado, who specializes in cohousing and family issues, works with clients to identify the problem, ensure community members feel their concerns have been heard, and help them move from taking sides to finding common ground. She uses tools like communication agreements that outline ways to hold discussions respectfully. And she emphasizes the importance of making time for the process. "Don't just meet at the mailbox," she says. "Set a time and place to discuss the issue."

### **Let in joy**

Sure, dealing with other people can be frustrating. But the rewards are great: After years of living together, my community has an ease and a closeness in our relationships that make life better, richer, and more interesting. This ease comes not just from working through conflicts but also from witnessing one another face challenges, like major illnesses and the vicissitudes of parenting. Acknowledging the ways in which the hard work of living together pays off keeps us going.

On a recent sunny afternoon I found myself sitting with six of my neighbors around the courtyard picnic table, sharing wine and cheese and joking about our kids. In that moment I felt grateful for this life I've chosen.

As McCamant says, this growth happens when we share our lives with others. "We just don't mature in isolation," she says. "We mature in relationships with others."

## Bernadette R. Georgescu

---

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Wednesday, December 05, 2018 3:59 PM  
**To:** Stephanie Shumsky  
**Cc:** Marianne Dickinson  
**Subject:** Re: Cohousing article

Thank you, Stephanie!  
Enjoy your vacation and we'll see you when you come back!

On Wed, Dec 5, 2018 at 2:24 PM Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)> wrote:

Attached is an article about co-housing from a magazine that I get. I thought it was interesting and timely so I scanned it.



Stephanie Shumsky, AICP, CFM  
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Marlies Metodi  
Project Manager for Cohousing ABQ

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[www.cohousingABQ.org](http://www.cohousingABQ.org)

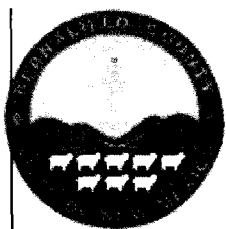
## Palmela Reed

---

**From:** Robert Pierson  
**Sent:** Thursday, December 6, 2018 8:44 AM  
**To:** Marlies Metodi  
**Cc:** Stephanie Shumsky; Catherine VerEecke  
**Subject:** RE: CSU2019-0001

Comments that will be included in the staff report need to be submitted by January 18, 2019, these will be included in attachments for or against the project.

8 days prior to the hearing at noon is the last day that documents will be accepted and attached to the file sent to the CPC. (for or against) Any documents received after that time will be added to the official case file but will not be sent to the CPC as part of the case file for their review.



**Robert Pierson**  
*Program Planner*  
(505) 314-0334

**From:** Marlies Metodi <cohousingabq@gmail.com>

**Sent:** Thursday, December 06, 2018 12:02 AM

**To:** Catherine VerEecke <cvereecke@bernco.gov>

**Cc:** Stephanie Shumsky <sshumsky@bernco.gov>; Robert Pierson <rpierson@bernco.gov>

**Subject:** Re: CSU2019-0001

Robert,  
we will be in touch next week to schedule a time to go over the plan revisions.

Could you please in the meantime update me on the following dates for the February hearing:

- Deadline for public comments that will be reviewed by Bernalillo County staff and incorporated into the staff report
- Deadline for public comments that will be included in the pre-hearing record.

Thank you!  
Marlies

---

Marlies Metodi  
Project Manager for Cohousing ABQ

Please help us spread the word! Tell your friends and share our website or facebook page. Thank you!  
[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

On Wed, Dec 5, 2018 at 2:12 PM Catherine VerEecke <cvereecke@bernco.gov> wrote:

Thank you!

## Palmela Reed

---

**From:** Catherine VerEecke  
**Sent:** Thursday, December 6, 2018 9:13 AM  
**To:** Robert Pierson; Marlies Metodi  
**Cc:** Stephanie Shumsky  
**Subject:** RE: CSU2019-0001

Thanks Robert!

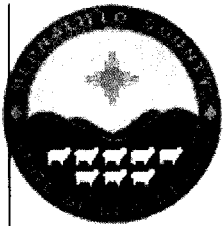
Catherine VerEecke, Planning Manager  
Planning and Development Services  
Bernalillo County  
505-314-0387

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## Palmela Reed

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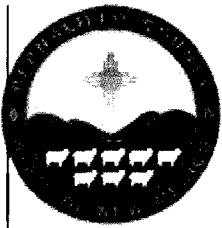
**From:** Catherine VerEecke  
**Sent:** Friday, December 7, 2018 12:31 PM  
**To:** Marlies Metodi; Marianne Dickinson  
**Cc:** Stephanie Shumsky; Robert Pierson  
**Subject:** RE: CSU2019-0001

Hello,  
Just to clarify that the comment deadline is contingent upon your submitting a complete application by December 17 at noon. Let me or Robert know if you have any questions.

Catherine VerEecke, Planning Manager  
Planning and Development Services  
Bernalillo County  
505-314-0387

**From:** Robert Pierson  
**Sent:** Thursday, December 06, 2018 8:44 AM  
**To:** Marlies Metodi <cohousingabq@gmail.com>  
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**Robert Pierson**  
*Program Planner*  
(505) 314-0334

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**Sent:** Thursday, December 06, 2018 12:02 AM  
**To:** Catherine VerEecke <cvereecke@bernco.gov>  
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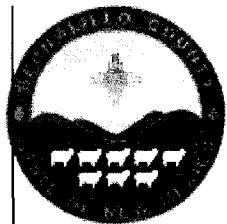
- Deadline for public comments that will be reviewed by Bernalillo County staff and incorporated into the staff report

## Palmela Reed

---

**From:** Robert Pierson  
**Sent:** Monday, December 10, 2018 10:08 AM  
**To:** Marlies Metodi; Catherine VerEecke  
**Cc:** Marianne Dickinson; Stephanie Shumsky  
**Subject:** RE: CSU2019-0001

That time would be fine, but all comments may not have been received as staff is aware that a deferral has been requested.



Robert Pierson  
Program Planner  
(505) 314-0334

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Monday, December 10, 2018 9:17 AM

**To:** Catherine VerEecke <cvereecke@bernco.gov>  
**Cc:** Marianne Dickinson <mdickinson50@icloud.com>; Robert Pierson <rpierson@bernco.gov>; Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Re: CSU2019-0001

Good morning Robert,

Are you available for a meeting tomorrow morning, Tuesday 9:30am to go over staff comments and next steps?

Thank you,  
Marlies

On Fri, Dec 7, 2018 at 12:30 PM Catherine VerEecke <cvereecke@bernco.gov> wrote:

Hello,

Just to clarify that the comment deadline is contingent upon your submitting a complete application by December 17 at noon. Let me or Robert know if you have any questions.

Catherine VerEecke, Planning Manager

Planning and Development Services

Bernalillo County

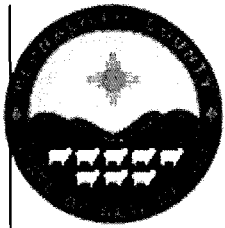
505-314-0387

## Palmela Reed

---

**From:** Robert Pierson  
**Sent:** Monday, December 10, 2018 1:30 PM  
**To:** Marlies Metodi  
**Cc:** Catherine VerEecke; Marianne Dickinson; Stephanie Shumsky; peter rehn  
**Subject:** RE: CSU2019-0001

We will be using the conference room on the 1<sup>st</sup> floor, so when you get here check in with the front desk and they will contact me or direct you to the room.



**Robert Pierson**  
*Program Planner*  
(505) 314-0334

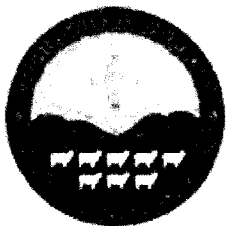
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**Cc:** Catherine VerEecke <cvereecke@bernco.gov>; Marianne Dickinson <mdickinson50@icloud.com>; Stephanie Shumsky <sshumsky@bernco.gov>; peter rehn <prehn@rmkmarch.com>  
**Subject:** Re: CSU2019-0001

Thank you, Robert. We'll see you at 9:30am tomorrow. We'll come up to the third floor.

On Mon, Dec 10, 2018 at 10:08 AM Robert Pierson <rpierson@bernco.gov> wrote:

That time would be fine, but all comments may not have been received as staff is aware that a deferral has been requested.



**Robert Pierson**

*Program Planner*  
(505) 314-0334

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**Sent:** Monday, December 10, 2018 9:17 AM  
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**Cc:** Marianne Dickinson <mdickinson50@icloud.com>; Robert Pierson <rpierson@bernco.gov>; Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Re: CSU2019-0001

CSU 2019-0001

Robert  
Elvira  
Mari  
Nick

12/11/18

1. Provide comments to applicants
2. Discussion of opposition ; recommend work with neighbors;  
work to address concerns
3. Site Plan Feedback  
access from homes to parking lot.

4. Address concerns from neighbors in justification

5. a du/aure → refers to residential <sup>single family housing</sup> dwellings, not  
necessarily apartment  
ideally 27 dwelling versus 30 dwellings

single family dwelling - plus accessory living quarter  
~~if an apartment~~ ↙ accessory to primary use  
would accessory living quarter classification  
work with apartment?

[ Looking appliance next to water source = kitchen  
microwave + sink = kitchen ]

6. Condo versus Intentional Community  
~~It~~ looks like apartment
7. Centers for spiritual living (w/ common kitchen)  
demand for innovative housing
8. Resubmit justification on Monday  
Pushy why 30 units needed v. (27) houses  
If subdivide into one house per lot, would  
lose acreage → density would go down.

9. If strong opposition -  
- CPC may 60 day denial  
    ↑  
    recommend

- possibility of appeal
- possibility of 6 month timeline
- addressing concerns with neighbors is key.

10. applicant may request emails of opposition;  
applicant can reach out to reach out to opponents.

11. Consider a facilitated meeting.

12. 4 Groups -

Concerns From residents

- a) view loss
- b) "commercial developer"
- c) deterioration of ag areas / water rights

→ renderings / photoshop  
from perspective → to see  
show views are impacted

13. Call it "Planned Development Area" for ~~Cluster Housing~~  
for Residential Use & Agricultural uses  
58% agricultural & open uses

- area is not rural area  
close to urban area

14. Sunset Improvements -

Are there improvements planned?

- contact City & County Public Works,
- ... Public Safety.

15. Benefits per R-116-86

16. Add a P or 2 about property lines / lot lines

## **Bernadette R. Georgescu**

---

**From:** Robert Pierson  
**Sent:** Tuesday, December 11, 2018 3:20 PM  
**To:** Marianne Dickinson  
**Cc:** Catherine VerEecke; Stephanie Shumsky; Marlies Metodi; peter rehn  
**Subject:** RE: A few procedure questions

...and we can **substitute all new or revised plat and justification (narrative) materials on Monday morning 12/17,**  
Yes you will bring in the materials to our front counter and resubmit so you can get an updated cover sheet and new sign  
all public comments for or against will stay with the case file,  
Yes along with any new comments that come in.  
...the same process of mailing the neighborhood notifications before Monday has to be repeated.  
Yes, but it does not have to be certified mail, but I would recommend certified so that you have a paper trail.



**Robert Pierson**  
*Program Planner*  
(505) 314-0334

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Tuesday, December 11, 2018 1:36 PM

**To:** Robert Pierson <rpierson@bernco.gov>  
**Cc:** Catherine VerEecke <cvereecke@bernco.gov>; Stephanie Shumsky <sshumsky@bernco.gov>; Marlies Metodi <cohousingabq@gmail.com>; peter rehn <prehn@rmkmarch.com>  
**Subject:** A few procedure questions

Hello Robert,  
Thank you for pulling together that very helpful meeting this morning.  
Just to be clear about next steps, we did ask for and received a one month deferral for this case...

...and we can **substitute all new or revised plat and justification (narrative) materials on Monday morning 12/17,**  
...all public comments for or against will stay with the case file,  
...the same process of mailing the neighborhood notifications before Monday has to be repeated.

Also, will you have time on Friday for a final review of our submittal?

Thank you,  
Marianne  
Marianne Dickinson  
Creative Design~Practical Solutions  
505.350.9312  
[mdickinson50@icloud.com](mailto:mdickinson50@icloud.com)

## Bernadette R. Georgescu

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**From:** Catherine VerEecke  
**Sent:** Tuesday, December 11, 2018 5:52 PM  
**To:** Robert Pierson; Marianne Dickinson  
**Cc:** Stephanie Shumsky; Marlies Metodi; peter rehn  
**Subject:** RE: A few procedure questions

Hello Marianne,

It will be helpful if you could send the revised site plans and the revised letter to the neighborhood associations **via certified mail** and include the receipts and new letter with the revised application. In that way, we will have a new, complete set of documents in our file, and we will have confirmation that the associations were provided the new plans.

Please let us know if you have any questions. We'll also be in contact if we need anything else after you submit the revised documents. Thank you,

Catherine VerEecke, Planning Manager  
Planning and Development Services  
Bernalillo County  
505-314-0387

**From:** Robert Pierson  
**Sent:** Tuesday, December 11, 2018 3:20 PM  
**To:** Marianne Dickinson <mdickinson50@icloud.com>  
**Cc:** Catherine VerEecke <cverecke@bernco.gov>; Stephanie Shumsky <sshumsky@bernco.gov>; Marlies Metodi <cohousingabq@gmail.com>; peter rehn <prehn@rmkmarch.com>  
**Subject:** RE: A few procedure questions

...and we can **substitute all new or revised plat and justification (narrative) materials on Monday morning 12/17,**

Yes you will bring in the materials to our front counter and resubmit so you can get an updated cover sheet and new sign

all public comments for or against will stay with the case file,

Yes along with any new comments that come in.

...the same process of mailing the neighborhood notifications before Monday has to be repeated.

Yes, but it does not have to be certified mail, but I would recommend certified so that you have a paper trail.



**Robert Pierson**  
Program Planner  
(505) 314-0334

**From:** Marianne Dickinson <mdickinson50@icloud.com>  
**Sent:** Tuesday, December 11, 2018 1:36 PM

**To:** Robert Pierson <rpierson@bernco.gov>

**Cc:** Catherine VerEecke <cverecke@bernco.gov>; Stephanie Shumsky <sshumsky@bernco.gov>; Marlies Metodi

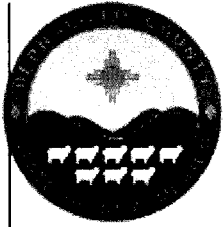
## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Thursday, December 13, 2018 11:17 AM  
**To:** Marlies Metodi  
**Cc:** Catherine VerEecke; Robert Pierson  
**Subject:** check in

Hi Marlies.

FYI- I'm back in the office. I'm up-to-date on emails and info. for CSU2019-0001. It's my understanding that you will submit the revised site plan set, justification and notification on Monday the 17<sup>th</sup> by noon, with a possible meeting tomorrow afternoon. See you soon.



**Stephanie Shumsky, AICP, CFM**

*Program Planner*

Planning and Development Services

111 Union Square St. SE, Suite 100, Albuquerque, NM 87102

Email: [sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)

O: (505) 314-0341 F: (505) 314-0480

[www.bernco.gov](http://www.bernco.gov)

**From:** Stephanie Shumsky  
**Sent:** Thursday, December 13, 2018 12:43 PM  
**To:** Marlies Metodi  
**Cc:** Catherine VerEecke; Robert Pierson  
**Subject:** RE: check in

3pm works for us. See you then in the 3<sup>rd</sup> floor conference room.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Thursday, December 13, 2018 12:22 PM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Cc:** Catherine VerEecke <cvereecke@bernco.gov>; Robert Pierson <rpierson@bernco.gov>  
**Subject:** Re: check in

Stephanie,

Yes, the revisions are in process for the Monday resubmittal.  
We would like to review our entire submittal tomorrow afternoon. Would it be possible to schedule a meeting for 3pm or 3:30pm?

Thank you,  
Marlies

On Thu, Dec 13, 2018 at 11:17 AM Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)> wrote:

Hi Marlies.

FYI- I'm back in the office. I'm up-to-date on emails and info. for CSU2019-0001. It's my understanding that you will submit the revised site plan set, justification and notification on Monday the 17<sup>th</sup> by noon, with a possible meeting tomorrow afternoon. See you soon.

## **Palmela Reed**

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**From:** Stephanie Shumsky  
**Sent:** Friday, December 14, 2018 1:53 PM  
**To:** Marlies Metodi; Marianne Dickinson  
**Subject:** RE: Draft of the PDS Resubmittal

Thank you. See you soon.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Friday, December 14, 2018 1:45 PM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>; Marianne Dickinson <mdickinson50@icloud.com>  
**Subject:** Re: Draft of the PDS Resubmittal

Stephanie,

please find attached the written justification materials for our meeting this afternoon. There are still some edits, a few additions and formatting that need to be adjusted over the weekend, but we'd appreciate feedback on the progress.

Thanks,  
Marlies

On Fri, Dec 14, 2018 at 1:12 PM peter rehn <[prehn@rmkmarch.com](mailto:prehn@rmkmarch.com)> wrote:

Hi Stephanie,

Here is a draft of the sheets for our meeting this afternoon.

Please share with County Staff who will be present.

Thank you,

**PETER REHN, AIA, Principal**

**RMKM Architecture, P.C.**

c. 505-681-6836

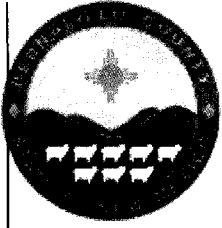
## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Thursday, December 20, 2018 12:06 PM  
**To:** Marlies Metodi; Marianne Dickinson  
**Subject:** Your question about CSU-85-66

Hello.

I researched the file for CSU-85-66 (which Marianne brought to my attention), which shows up on the subject property as an old case. I found that it is an error on our property history map and will be removed from the subject property. I'm sorry about the confusion.



**Stephanie Shumsky, AICP, CFM**  
*Program Planner*  
Planning and Development Services  
111 Union Square St. SE, Suite 100, Albuquerque, NM 87102  
Email: [sshumsky@berncgo.gov](mailto:sshumsky@berncgo.gov)  
O: (505) 314-0341 F: (505) 314-0480  
[www.berncgo.gov](http://www.berncgo.gov)

## **Palmela Reed**

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**From:** Stephanie Shumsky  
**Sent:** Thursday, December 20, 2018 1:00 PM  
**To:** Marlies Metodi  
**Cc:** Marianne Dickinson  
**Subject:** RE: Your question about CSU-85-66

Ok. I will let you know.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Thursday, December 20, 2018 12:20 PM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Cc:** Marianne Dickinson <mdickinson50@icloud.com>  
**Subject:** Re: Your question about CSU-85-66

Thank you for looking into it, Stephanie!

Wishing you Happy Holidays and a Happy New Year!

Best,  
Marlies

P.S.: It has come to our attention through Facebook posts that someone in the opposition group claims that some immediate neighbors want to retract their signature of support...I doubt that this has any real backings, but I would appreciate if you let us know if you receive letters that indicate someone retracting their signature from the immediate neighbor petitions we already submitted. We have been reaching out to some of the neighbors again and plan another neighbor gathering in January.

---

Marlies Metodi  
Project Manager for Cohousing ABQ

Please help us spread the word! Tell your friends and share our website or facebook page. Thank you!  
[www.cohousingABQ.org](http://www.cohousingABQ.org)  
<https://www.facebook.com/cohousingABQ.org/>

On Thu, Dec 20, 2018 at 12:06 PM Stephanie Shumsky <sshumsky@bernco.gov> wrote:

| Hello.

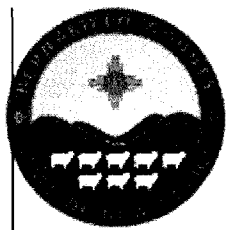
## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Thursday, January 3, 2019 9:40 AM  
**To:** Marlies Metodi  
**Subject:** CSU2019-0001 question

Happy New Year!

Just a quick question... did you already request a water and wastewater availability statement from ABCWUA? If so, did they give you a time for completion? Or do you have a copy?



**Stephanie Shumsky, AICP, CFM**  
*Program Planner*  
Planning and Development Services  
111 Union Square St. SE, Suite 100, Albuquerque, NM 87102  
Email: [sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)  
O: (505) 314-0341 F: (505) 314-0480  
[www.bernco.gov](http://www.bernco.gov)

## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Monday, January 7, 2019 3:19 PM  
**To:** Marlies Metodi  
**Cc:** Catherine VerEecke  
**Subject:** RE: Hearing Feb 6th

Hi Marlies.

The CPC does not have official rules for presentation times (the BCC does however). Generally, staff takes about 5 minutes to give an overview of the case, then the applicant takes up to 15 minutes for their presentation, then public comments... 2min./person, then a closing summary by staff before deliberation/vote by the CPC.

The applicant may have various people give part of the presentation but the total time is usually limited to 15min.

My recommendation is to create a succinct presentation that focuses on the land use/site development plan, Comprehensive Plan and Southwest Area Plan goals/policies that are furthered by the request and how/why Resolution 116-86 is supported by the request. Also, you may want to let them know how you've reached out to the community and revised your request in response to community concerns.

Maybe give just a very brief description of what co-housing is, since it might be a new concept to some of the commissioners.

We've received one new letter of opposition and a few new letters of support.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Monday, January 07, 2019 11:34 AM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Hearing Feb 6th

Good morning, Stephanie, and Happy New Year!

After the December submittal and a break for the holidays we are gearing up for the hearing in February. Can you please confirm how much time we have available to introduce the project to the commission at the hearing? Can we divide this time among multiple speakers (Peter, I, Faith etc?). Please let us know if you have any further tips of what would be essential to emphasize etc...

Have you received many more form letters against the project or have they died down? Last it was 416 of them.

Thanks,  
Marlies

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Marlies Metodi  
Project Manager for Cohousing ABQ

## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Tuesday, January 8, 2019 2:42 PM  
**To:** Marlies Metodi  
**Subject:** FW: OPPOSE Rio Grande Huerta LLC CSU2019-0001 #11802831

Hi Marlies.

The opposition group sent out a new letter (see below) and they have been coming in pretty steady all day.

Stephanie Shumsky, AICP  
Program Planner  
Bernalillo County  
(505) 314-0341

**From:** form\_engine@fs7.formsite.com <form\_engine@fs7.formsite.com>  
**Sent:** Tuesday, January 08, 2019 2:31 PM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** OPPOSE Rio Grande Huerta LLC CSU2019-0001 #11802831

Dear Ms. Shumsky:

I am copying you on this letter to ask that you submit to the record (and/or analysis) that I OPPOSE the Special Use Permit Application by Rio Grande Huerta LLC for request CSU2019-0001. Thank you.

<b>Reference #</b>	11802831
<b>Status</b>	Complete
<b>First Name</b>	Winifred
<b>Last Name</b>	Whiteman-Jennings
<b>Address</b>	3512 Piermont Dr. NE
<b>City</b>	Albuquerque
<b>State</b>	NM
<b>Zip Code</b>	87111
<b>Email Address</b>	<a href="mailto:sbwhiteman@gmail.com">sbwhiteman@gmail.com</a>
<b>Phone Number</b>	5056888783
<b>Letter to County Planning Commission</b>	I OPPOSE the proposed Special Use Permit Application and Site Plan submitted by Rio Grande Huerta LLC for "Cohousing ABQ" and respectfully ask the County Planning Commission (CPC) to deny approval(s) for project CSU2019-0001.

**(CPC) for opposing the Special Use Permit. This letter can be submitted as is, or you may read through and customize it with your own language.**

The issues relating to the Special Use Permit Application and Site Plan include:

**1. Significant Conflicts with the Albuquerque/Bernalillo County Comprehensive Plan**

The proposed land use change is in significant conflict with the Albuquerque/Bernalillo County Comprehensive Plan ([https://www.bernco.gov/uploads/files/Planning/Albuquerque-Bernalillo%20County%20Comprehensive%20Plan%20\(2013\).pdf](https://www.bernco.gov/uploads/files/Planning/Albuquerque-Bernalillo%20County%20Comprehensive%20Plan%20(2013).pdf)). Specifically, the Special Use Permit Application and site plan conflict with the following policies and guidelines:

- Policy d, page II-25: "The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern." As will be demonstrated throughout this letter, the proposed development does none of these things. In addition, as will be demonstrated in Section 10 of this letter, the applicants and their agent have continued to move ahead with this project in spite of overwhelming opposition and being introduced to properties in the South Valley of similar size and cost that are already zoned Residential.
- Policy b, page II-6: "Protect lands adjacent to the river by assuring compatible land uses; acquire adjacent lands suitable for recreation uses and provide links to the river and bosque." As will be demonstrated in Section 4 of this letter, the proposed development would harm the adjacent open space and Rio Grande Valley State Park.
- Policy c, page II-6: "Development in or adjacent to the proposed Open Space network shall be compatible with open space purposes." As will be demonstrated in Section 4 of this letter, the proposed development would harm the adjacent open space and Rio Grande Valley State Park.
- Land Use, page I-76: "Density of housing and intensity of non-residential development should be highest where corridors coincide with designated activity centers... Density and intensity should, generally speaking, also be highest at or near the street/corridor, and diminish as the adjacent residential neighborhoods are encountered." As will be demonstrated in Section 3 of this letter, the density of the proposed development would be too high.
- Policy a, page II-93: "The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured." As will be demonstrated in Section 7 of this letter, the proposed development would create unaffordable housing.
- Policy c, page II-94: "The displacement of low income households, shall be ameliorated and the objectives of historic preservation and conservation of affordable housing balanced." As will be demonstrated in Section 8 of this letter, the proposed development would displace low income households.
- Policy d, page II-107: "Review development plans to ensure design which minimizes

the potential for crime." As will be demonstrated in Section 9 of this letter, the proposed development would increase crime.

## 2. The Requirements Set Forth for Special Use Permits Have Not Been Met

The Bernalillo County Planning Commission has an obligation to protect the interests of residents, neighborhoods, and the surrounding property. By virtually every measure, the proposed development would adversely impact the surrounding area and be detrimental to the public interest, in direct contradiction of the Bernalillo County Ordinance.

Specifically, the Special Use Permit Application and site plan conflict with the following requirements for Special Use Permits in the Bernalillo County Ordinance:

- 18.A.1: "Ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located." As will be demonstrated through this letter, the land use proposed in the Special Permit Application is not compatible with the current A-1 zoning of the parcel, nor is it compatible with the existing and potential use of property within the zone and the general area.
- 18.A.3: "Preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones." As will be demonstrated throughout this letter, the proposed development would be built on land zoned as an A-1 Rural Agricultural Zone that is adjacent to land owned and operated by MRGCD, which is classified as open space according to MRGCD. This zone was never intended to be used for high density residential housing such as the development proposed in the Special Use Permit Application.
- 18.A.4: "Ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare." As will be demonstrated throughout this letter, the proposed high density development would increase crime in the neighborhood, generate burdensome and dangerous traffic congestion, reduce existing open space in the neighborhood, and degrade the adjacent open space preserved for the community and the wildlife in the area.

## 3. The Proposed Density is Too High

Upon information and belief, there are currently no apartment or condominium complexes located within the boundaries of the Vecinos del Bosque neighborhood. The applicants and their agent propose to build the highest density housing in the neighborhood at the midway point between Central and Bridge, at the end of a dead-end street, on agricultural land that sits adjacent to open space. This was never the intention of the master plans. The applicants and their agent have presented a bad faith interpretation of the Southwest Area Plan in an attempt to draw conclusions that are not supported by the master plans or the Bernalillo County Ordinance.

As the Albuquerque/Bernalillo County Comprehensive Plan states on page I-76, "density of housing and intensity of non-residential development should be highest where corridors coincide with designated activity centers... Density and intensity should, generally speaking, also be highest at or near the street/corridor, and diminish as the adjacent residential neighborhoods are encountered." Using this logic, the applicants and their agent should be attempting to build their proposed high density development as close to Central or Bridge as possible. Instead, they picked the most rural and remote area in the Vecinos del Bosque neighborhood, in direct contradiction of the Albuquerque/Bernalillo County Comprehensive Plan.

The Special Use Permit Application cites nearby subdivisions as a precedent. Upon information and belief, all of the new subdivisions in the Vecinos del Bosque neighborhood have been annexed into the City of Albuquerque and are governed by a completely different set of zoning regulations and requirements that do not apply to parcels in the unincorporated area of Bernalillo County, such as the parcel identified in the Special Use Permit Application. Therefore, the nearby subdivisions cannot be used for comparison purposes.

The applicants and their agent attempt to justify their proposed development by citing, almost exclusively, the references to cluster housing in the Southwest Area Plan. To be sure, cluster housing is one method of development that the Southwest Area Plan advocates, but not at the expense of all other policies in the master plans. The Albuquerque/Bernalillo County Comprehensive Plan and the Bernalillo County Ordinance both call for "an overall gross density up to five dwelling units per acre." This proposed development would place over seven units per acre on agricultural land that is adjacent to open space, in direct contradiction of the Albuquerque/Bernalillo County Comprehensive Plan and the Bernalillo County Ordinance.

#### 4. The Proposed Land Use Would Harm Adjacent Open Space

Upon information and belief, the applicants and their agent have chosen one of the most environmentally significant and sensitive parcels in the Vecinos del Bosque neighborhood on which to build their proposed high density development. The parcel is zoned as an A-1 Rural Agricultural Zone and is adjacent to land owned and operated by MRGCD, which is classified as open space according to MRGCD. As MRGCD states on its website: "The MRGCD owns and manages 30,000 acres of bosque, and has helped to establish Tingley Park, San Gabriel Park, the Rio Grande Nature Center, and the Rio Grande Valley State Park, all of which are open for recreational use by the public. Conservancy ditches serve as horse trails, bike runs, wildlife habitat, fishing holes, running path, and open space" (<https://www.mrgcd.com/history.aspx>). In addition, according to maps provided by the City of Albuquerque, the parcel is directly adjacent to Rio Grande Valley State Park.

The claims of agricultural and open space preservation in the Special Use Permit Application are overblown and largely symbolic. Much of what the site plan classifies as open space is the swimming pool, the jacuzzi, the play area, and the crusher fines — landscaping elements that would provide the private residents with outdoor

recreational opportunities, but could not serve as agricultural land or habitat for wildlife.

In addition, the site plan for the proposed development is not as novel as the applicants and their agent would have county officials believe. In fact, the site plan shows a layout very similar to the older apartment complexes that featured park-like settings around the buildings. This is high density residential development on agricultural land, regardless of how the applicants and their agent attempt to portray it otherwise. Because of the density of the proposed development, the proposed land use would not be compatible with the adjacent open space, in direct contradiction of Policy b on page II-6 of the Albuquerque/Bernalillo County Comprehensive Plan, which states that the county will act to "protect lands adjacent to the river by assuring compatible land uses," and Policy c on page II-6, which states that "development in or adjacent to the proposed Open Space network shall be compatible with open space purposes."

Residents who are worried that the proposed high density development will harm the adjacent open space have good reason to be concerned. The U.S. Forest Service has spent a considerable amount of time studying the effects of residential development on land adjacent to public land and has concluded that "residential development on private lands can have impacts on wildlife populations on public lands" and that the "areas of concern are the potential impacts on native fish and wildlife populations" ([https://www.fs.fed.us/pnw/pubs/journals/pnw\\_2007\\_white002.pdf](https://www.fs.fed.us/pnw/pubs/journals/pnw_2007_white002.pdf)). Given the density of the proposed development and its location adjacent to open space, there's every reason to believe that the proposed development will harm wildlife populations and degrade the adjacent open space.

The most appropriate use for the parcel identified in the Special Use Permit Application is the current use: agricultural land that serves as both a buffer and a transition between Rio Grande Valley State Park and the existing single family homes. The land should continue to be used for agricultural purposes only.

## 5. The Proposed Land Use Would Generate Excessive Traffic

The proposed development would have 54 new parking spaces. Therefore, up to 54 new vehicles would be driving through the Vecinos del Bosque neighborhood on a daily basis. Gonzales and Sunset are unimproved roads that lack sidewalks and bike lanes, and the east side of Gonzales is a dead end street that was likely engineered to handle only minimal residential traffic. Both roads are currently in disrepair with numerous potholes and cracks.

As established earlier, the applicants and their agent propose to build the highest density housing in the neighborhood at the midway point between Central and Bridge, at the end of a dead-end street, on agricultural land that sits adjacent to open space. The excessive traffic generated by this proposed development would be a recipe for disaster. There is no question that the excessive traffic would present significant hazards to pedestrians, bicyclists, and motorists.

Even the applicants and their agent seem to understand that this is a problem. They

appear to acknowledge in the Special Use Permit Application that the intersection of Sunset and Gonzales would need to be improved, saying on page 7 that "the new residents would support the local community and county's request to the city for safety improvements to that intersection." Of course, the intersection is only one of the many traffic engineering and pedestrian safety issues that would need to be addressed if the proposed development were built.

The Special Use Permit Application should be denied on the basis of excessive traffic alone. It's clear to all parties involved that significant road infrastructure improvements would need to be made if the proposed development is built. Bernalillo County should not approve this Special Use Permit without committing to making significant road infrastructure improvements in the Vecinos del Bosque neighborhood.

## 6. The Proposed Development is a Speculative, High-Risk Development

The applicants and their agent have gone to great lengths to create the appearance of a complete community ready to move in to the proposed high density development but, upon information and belief, this is a fiction. According to the company's website, since September 2017 Rio Grande Huerta LLC has identified only 10 potential buyers that may be willing to purchase condominiums (<https://www.cohousingabq.org/about-us>). By their own admission, the applicants and their agent need to sell 80% of the condominiums before they can obtain the loans necessary for development. At the company's current rate of sales, the applicants and their agent would need another 16 months to find the additional 12 buyers required to obtain the loans. Rio Grande Huerta LLC has not adequately demonstrated that it can establish the use for the Special Use Permit within 12 months, as is required by the Bernalillo County Ordinance (18.H.2).

Even if the applicants and their agent obtain the Special Use Permit, it is quite possible that they will never be able to sell the number of condominiums required to obtain the loans necessary for development. Nothing would prevent Rio Grande Huerta LLC from selling the property and transferring the Special Use Permit to an individual or company interested in building an apartment complex on this parcel.

As will be demonstrated later in this letter, the Special Use Permit Application contains numerous instances of conjecture and numerous factual misrepresentations. The story presented in the application, while compelling, is still just a story. The applicants and their agent have provided precious little evidence to support the heady claims in their application. There is no way for residents or neighborhood associations to independently verify the unsubstantiated claims. In addition, many of the assertions in the application are non-binding and unenforceable, creating the potential for a grave and unmitigated risk to the neighborhood.

## 7. The Proposed Land Use Would Create Unaffordable Housing

The U.S. Department of Housing and Urban Development considers housing to be unaffordable when its costs exceed 30% of a family's income ([https://www.hud.gov/program\\_offices/comm\\_planning/affordablehousing/](https://www.hud.gov/program_offices/comm_planning/affordablehousing/)). The

Special Use Permit Application claims that the "average home is expected to cost \$279,000." Assuming that buyers could provide a 20% down payment, the 30-year mortgage for the "average home" in the proposed development would be \$1,471 per month. That figure does not include the estimated \$250-350 monthly home owner's association (HOA) fee that the applicants' agent quoted residents at a meeting. Using the median South Valley household income of \$37,639 (<https://datausa.io/profile/geo/south-valley-nm/>), the mortgage payment (not including the HOA fee) for the "average home" would cost the average South Valley family 47% of its annual income.

That's just the "average home." The prices for the larger, family-style condominiums in the proposed development would go up to \$430,000 (<https://www.cohousingabq.org/areas-of-expertise>). Those prices would be considered high in any area of the county, but they're exorbitant in the South Valley where the median property value is \$141,200 (<https://datausa.io/profile/geo/south-valley-nm/>).

Albuquerque is currently one of the top ten worst cities for affordable housing (<https://efficientgov.com/blog/2016/08/25/top-10-worst-cities-for-affordable-housing/>). The proposed development would continue this trend by creating more housing that is unaffordable by Vecinos del Bosque neighborhood residents and community members. The proposed development is in direct contradiction of Policy a, page II-93 of the Albuquerque/Bernalillo County Comprehensive Plan, which states that "the supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured."

The unaffordable housing would lead to an influx of more affluent residents, a fact the applicants and their agent appear to be well aware of. The website for the proposed development contains what appears to be an advertisement for the City of Albuquerque, discussing trivial details such as the city's weather and major employers — details that are well known to people who are already residents (<https://www.cohousingabq.org/areas-of-expertise>). This appears to indicate that the applicants and their agent are attempting to sell condominiums to individuals who do not currently reside in the State of New Mexico.

## 8. The Proposed Land Use Would Gentrify the Neighborhood

The housing policies set forth in the Albuquerque/Bernalillo County Comprehensive Plan are apparently designed to limit and/or eliminate the gentrification of neighborhoods, not encourage it. In addition, and as established earlier, the proposed development would create housing that is unaffordable by the vast majority of families in the South Valley, leading to an influx of more affluent residents. Gentrification is defined by Wikipedia as "a process of renovation of deteriorated urban neighborhoods by means of the influx of more affluent residents." The applicants and their agent, by their own admission in the Special Use Permit Application, acknowledge that gentrification will be one effect their proposed development will have on the Vecinos del Bosque neighborhood:

- Page 4: "...revitalization in older areas..."

- Page 12: "...the additional home ownership will contribute revitalization, housing diversity and stability to this Established Urban Area."

These statements seem to indicate that the applicants and their agent believe that gentrification is a positive, desirable, and inevitable outcome of their proposed development. Furthermore, the applicants and their agent seem to believe that the master plans enable gentrification by encouraging the development of unaffordable housing that is detrimental to neighborhoods and communities. In fact, nothing could be further from the truth. The Albuquerque/Bernalillo County Comprehensive Plan states in Policy c on page II-94 that "the displacement of low income households, shall be ameliorated and the objectives of historic preservation and conservation of affordable housing balanced."

If built, the proposed development would likely result in higher property assessments and therefore higher property taxes, ultimately resulting in the displacement of low income households and longtime neighborhood residents. In addition, and for the record, residents living in the Vecinos del Bosque neighborhood do not believe that their neighborhood needs revitalization, housing diversity, or stability.

#### 9. The Proposed Land Use Would Increase Crime

The proposed development would likely increase crime in the Vecinos del Bosque neighborhood. As established earlier, the proposed development would create housing that is unaffordable by the vast majority of families in the South Valley, leading to an influx of more affluent residents and the gentrification of the Vecinos del Bosque neighborhood. Scientific research demonstrates that gentrification substantially increases crime in the surrounding area, to the detriment of the neighborhood. A paper published by Duke University concluded that "gentrification was associated with unexpected increases in both larceny and robbery" and noted that "every gentrified neighborhood studied had total Index crime rates above the average of their respective cities" (<https://sites.duke.edu/urbaneconomics/?p=1092>).

In addition, the "home buyers" identified in the Special Use Permit Application would likely bring with them their own ideas about what constitutes criminal behavior, resulting in more calls to law enforcement agencies. A recent article on gentrification published in The Atlantic reported that "as demographics shift, activity that was previously considered normal becomes suspicious, and newcomers—many of whom are white—are more inclined to get law enforcement involved. Loitering, people hanging out in the street, and noise violations often get reported, especially in racially diverse neighborhoods" (<https://www.theatlantic.com/politics/archive/2017/12/the-criminalization-of-gentrifying-neighborhoods/548837/>).

The Albuquerque/Bernalillo County Comprehensive Plan states in Policy d on page II-107 that county officials will "review development plans to ensure design which minimizes the potential for crime." The proposed development described by the Special Use Permit Application and site plan would likely increase crime in the Vecinos del Bosque neighborhood, in direct contradiction of the Albuquerque/Bernalillo County Comprehensive Plan.

## 10. The Community Does Not Want the Proposed Development

The applicants and their agent have provided a comprehensive list of their neighborhood notification efforts. What they have not shared is the fact that the neighborhood has in turn notified them, on many different occasions and in many different ways, that the vast majority of residents do not want them to build their proposed development on the parcel identified in the Special Use Permit Application:

- On November 29, 2018, the Vecinos del Bosque Neighborhood Association board members voted 10-3 to oppose the project.
- Over 200 residents including Albuquerque Mayor Tim Keller have signed a petition urging county officials to deny the Special Use Permit Application.
- Over 400 residents including New Mexico State Senator Michael Padilla have submitted written comments to the Bernalillo County Planning Commission in opposition.
- KRQE ran a story on the opposition to this project and interviewed longtime Vecinos del Bosque resident Albert Sanchez (<https://www.youtube.com/watch?v=AfJ84n2if5U>).
- Residents have introduced the applicants and their agent to properties in the South Valley of similar size and cost that are already zoned Residential.

In spite of the overwhelming opposition from the neighborhood and notification of properties in the South Valley of similar size and cost that are already zoned Residential, the applicants and their agent have continued to move ahead with their plans.

## 11. Conjecture and Factual Misrepresentations

The Special Use Permit Application contains numerous instances of conjecture and numerous factual misrepresentations:

- Page 1: "The original farm tracts have been subdivided into single-family R1 lots adjacent on the northwest, west and south sides." Upon information and belief, this assertion is incorrect. According to information provided by county officials, the lots adjacent on the northwest, west, and south sides of the parcel are all zoned A-1, not R-1. The houses built on those lots predate the current zoning regulations.
- Page 1: "The subject tracts are not contiguous with the nearby Valley del Bosque Park and Open Space." Upon information and belief, this assertion is incorrect. The tracts are indeed continuous with land owned and operated by MRGCD, which is classified as open space according to MRGCD and maps provided by the City of Albuquerque. As MRGCD states on its website: "The MRGCD owns and manages 30,000 acres of bosque, and has helped to establish Tingley Park, San Gabriel Park,

the Rio Grande Nature Center, and the Rio Grande Valley State Park, all of which are open for recreational use by the public. Conservancy ditches serve as horse trails, bike runs, wildlife habitat, fishing holes, running path, and open space" (<https://www.mrgcd.com/history.aspx>).

- Page 2: "Any public open space use would put visitor traffic on an unimproved residential street and require that parking, safety and accessibility needs be met." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. In addition, this statement is irrelevant to the Special Use Permit Application.

- Page 4: "The Albuquerque/Bernalillo County Comprehensive Plan concerns and policies related to growth in the established urban areas of the South Valley are well met with this PDA zoning by addressing preservation of agricultural land use and scenic vistas, water protection & conservation, renewable energy, housing, bicycling & pedestrianism, public safety, quality of life and revitalization in older areas in one project." Upon information and belief, this assertion is incorrect. As established earlier in this letter, the Special Use Permit Application significantly conflicts with the Albuquerque/Bernalillo County Comprehensive Plan.

- Page 4: "The SUP for PDA will allow this to be a diverse community in all ways and to fit into the agricultural, ecological and cultural heritage of the South Valley as called for in the Southwest Area Plan." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

- Page 4: "The proposed use will set a precedent for low-impact infill development with its very compact, 27 housing-units, natural landscape, and restoration of agriculture on the 3.7 acre site." Upon information and belief, the proposed high density development can not be classified as a "low-impact infill development" since the parcel meets the criteria outlined in the Southwest Area Plan for potential agricultural land and the project would exceed the density guidelines set forth in the Albuquerque/Bernalillo County Comprehensive Plan. The phrase "restoration of agriculture" is extremely generous given that the applicants and their agent propose to build a high density residential development on this parcel and reserve less than one acre for agricultural purposes.

- Page 4: "This is a nonprofit effort by working families and concerned members of the greater Albuquerque area who want to live in harmony with nature and their neighbors, grow food for their community, and consume less and share more." Upon information and belief, Rio Grande Huerta LLC is registered with the State of New Mexico as a Limited Liability Company, not a Nonprofit Corporation. In addition, the applicants and their agent have not provided any evidence to indicate that they have not generated, and/or will not generate, profits by developing the parcel specified in the Special Use Permit Application. Therefore, these statements are non-binding, unenforceable, and largely hearsay.

- Page 4: "This South Valley site offers the opportunity to combine those in one community site rather than in a dispersed patchwork of single family homes, and without demolishing existing homes or displacing any residents." Upon information and belief, the applicants and their agent never proposed developing single-family

homes or demolishing existing homes. Therefore, this statement is irrelevant to the Special Use Permit Application.

- Page 5: "Fencing and controlled access points on the east side bordering the dirt access along the Atrisco Drain will prevent easy access across the site to the neighbors to the west, thus preventing the opportunity crime and nuisance activity the neighbors have said they contend with presently." This contradicts the agent's statement at the Vecinos del Bosque Neighborhood Association meeting on November 29, 2018 that the fence was being built only to comply with requirements set forth in the Bernalillo County Ordinance, not to control access. Upon information and belief, the applicants and their agent have not provided any evidence of crime or "nuisance activity" in the area. In addition, as established earlier in this letter, the proposed development would likely increase crime in the neighborhood.

- Page 5: "The site plan's restored cultivated and natural landscapes will control dust (topsoil) currently blowing from the bare areas and maintain a green buffer between the residences and the river drain side." Upon information and belief, the applicants and their agent have not provided any evidence of dust blowing from this parcel. In addition, the term "green buffer" is a misnomer and does not accurately describe the proposed high density development.

- Page 5: "This site management will also serve to lower fire risk to the area." Upon information and belief, the applicants and their agent have not provided any evidence of existing fire risk, nor have they demonstrated how this proposed development would lower fire risk to the area.

- Page 6: "This project plan addresses Housing policies in the Comp Plan with a range of home sizes, prices and accessibility for a diverse population ranging from families with children, to seniors, to single adults." Upon information and belief, the applicants and their agent have not provided any evidence that their application complies with the housing policies contained within the Albuquerque/Bernalillo County Comprehensive Plan. On the contrary, as established earlier in this letter, the proposed development is in significant conflict with that plan's housing policies.

- Page 6: "Rio Grande Huerta LLC has been in discussion with Homewise on the possibility of providing subsidized down payments for qualified buyers not able to make the full down payment." Upon information and belief, Homewise does not subsidize condominiums such as the ones proposed in the Special Use Permit Application. In addition, therefore, Homewise could rightly object to its name being used in this fashion and in this context.

- Page 7: "The community members' low-impact, low-consumption philosophy will be incorporated in the covenants to strongly encourage members to use alternative transportation, biking, car sharing, etc. Smaller unit residents (singles, seniors) will have no use for more than one vehicle and some families already arranging carpooling, car sharing and bike-to-the-bus travel. Some residents work from home and some are retired, so impacts will be minimal to commuter traffic on Sunset Road." As established earlier in this letter, the proposed development is a speculative, high-risk development and the majority of the condominiums have not yet been sold. Therefore, it's not possible for the applicants or their agent to know the transportation

needs or methods of transportation that will be required by the majority of the residents. In addition, upon information and belief, the applicants and their agent cannot control residents' method of transportation. Therefore, these statements are non-binding, unenforceable, and largely hearsay.

- Page 8: "The relatively small size of units---from 400 to a maximum of 1600 square feet--- in five two-story buildings on 3.7 acres has a much higher ratio of usable open space and agriculture than the newly-built subdivisions nearby." Upon information and belief, all of the new subdivisions in the Vecinos del Bosque neighborhood have been annexed into the City of Albuquerque and are governed by a completely different set of zoning regulations and requirements that do not apply to parcels in the unincorporated area of Bernalillo County, such as the parcel identified in the Special Use Permit Application. Therefore, the comparison is invalid and this statement is irrelevant to the Special Use Permit Application.

- Page 8: "As explained in Existing Conditions, this land cannot be considered 'prime agricultural land' (1) due to its degraded condition, (2) the size of the tract that was offered for sale is just over 3 acres, well under the 5-acre minimum threshold given for priority for agricultural preservation (SWAP), and (3) and there are no irrigation water sources or water infrastructure existing on the property." Upon information and belief, the applicants and their agent are attempting to draw a conclusion that is not supported by either the Southwest Area Plan or the Albuquerque/Bernalillo County Comprehensive Plan. The parcel is zoned A-1, has been used for agricultural purposes before, and can be farmed again by accessing an irrigation well. In addition, and significantly, this statement appears to directly contradict the Southwest Area Plan, which states on page 25 that "maintaining the rural scale of the Valley has also been a concern because the majority of South Valley farmers work small parcels of land, less than five acres. Most of these individuals work full time in non-agricultural jobs and maintain their ties to the land and tradition by farming small parcels on a part time basis."

- Page 8: "The site is not adjacent to the State Park; MRGCD-owned land and the Atrisco Drain lies between them." Upon information and belief, the applicants and their agent are attempting to make a distinction that does not exist. According to maps provided by the City of Albuquerque, the parcel is directly adjacent to Rio Grande Valley State Park. In addition, as established earlier in this letter, MRGCD considers its land open space for all intents and purposes.

- Page 8: "That eliminates this site as a high priority location and size for agricultural preservation (less than the five acres deemed necessary for viable agricultural operations.)" Upon information and belief, the applicants and their agent are attempting to draw a conclusion that is not supported by either the Southwest Area Plan or the Albuquerque/Bernalillo County Comprehensive Plan. In addition, and significantly, this statement appears to directly contradict the Southwest Area Plan, which states on page 25 that "maintaining the rural scale of the Valley has also been a concern because the majority of South Valley farmers work small parcels of land, less than five acres. Most of these individuals work full time in non-agricultural jobs and maintain their ties to the land and tradition by farming small parcels on a part time basis."

- Page 9: "The requested special use is not an abrupt or destabilizing zoning in this area." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. As established earlier in this letter, if built, the proposed development would be one of the highest-density developments in the Vecinos del Bosque neighborhood, in one of the most rural parts of the Vecinos del Bosque neighborhood.
- Page 9: "There are few parcels being actively used for agriculture, and the area is transitioning to denser residential use." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.
- Page 9: "A1 zoning is the default zoning for vacant land in this part of the South Valley." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. The Bernalillo County Ordinance (7.A) recognizes that land zoned as an A-1 Rural Agricultural Zone is worthy protection: "The purposes of this zone are to preserve the scenic and recreational values in the National Forests and similar adjoining land, to safeguard the future water supply, to provide open and spacious development in areas remote from available public services, and to recognize the desirability of carrying on compatible agricultural operations and spacious home developments in areas near the fringes of urban development. The regulations provide for the protection of these important land uses, and are not intended to unduly restrict or regulate dairying, farming, or ranching operations."
- Page 9: "The new Sunset Farms subdivisions directly north of Gonzales Road, on land annexed to the City, are intruding into this edge of the County's old Atrisco Village area between Sunset Road and the bosque. Those gated subdivisions are not in character or scale of the traditional neighborhoods or small farms and they have altered the landscape significantly." Upon information and belief, the referenced subdivisions have been annexed into the City of Albuquerque and are governed by a completely different set of zoning regulations and requirements that do not apply to parcels in the unincorporated area of Bernalillo County, such as the parcel identified in the Special Use Permit Application. Therefore, the comparison is invalid and this statement is irrelevant to the Special Use Permit Application.
- Page 9: "The proposed PDA would create a gentler, greener transition between the new and the old, to a much more compact housing form and small home sizes, closer to the way the oldest Valley farms and family compounds functioned, with close neighbors working together to farm and support each other socially." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. In addition, the applicants and their agent misuse the word "transition" in this instance. As established earlier in this letter, the current land use, not high-density housing, is the most appropriate transition between open space and single family housing.
- Page 9: "Rather than change this land use entirely to suburban residential use, the project is following the multiple policy citations in the governing Plans to use cluster housing to combine clustered, 2-story multifamily with more than half the site in open space and agricultural use." Upon information and belief, the applicants and their agent never proposed changing this parcel's land use "entirely to suburban residential

use." Therefore, this statement is irrelevant to the Special Use Permit Application.

- Page 9: "The Special Use Permit for Planned Development Area is the County's most appropriate zoning to create this mix of compatible uses." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. On the contrary, as established earlier in this letter, the current A-1 zoning is the most appropriate zoning to protect the adjacent open space, safeguard the potential agricultural use of the parcel, and preserve the rural character of the South Valley.

- Page 10: "Neighborhood conditions have changed substantially since this was part of the larger Sais & Gallegos farm tracts originally used and zoned Agricultural, as seen on the plat map of 1974 [attached]." Upon information and belief, this assertion is incorrect. There is land currently being farmed less than 500 feet from this parcel, and the South Valley is still a predominantly agrarian community that values agriculture and the unique Rio Grande Bosque environment.

- Page 10: "The largest remaining A1-zoned parcel, Tract 88 A1A1, has not been farmed for decades, has been on the market for several years and the Sais family must sell it. They are making this application because they want to see the RGH plan be developed over any other option. The combination of residential and agricultural uses is most appropriate according to the Sais family, who will continue to live on the block and who believe the RGH residents will be good neighbors." This statement is irrelevant to the Special Use Permit Application. The land is private property and the applicants have the right to sell and/or develop their property, but not to the detriment of the neighborhood. This is why zoning laws exist. The opinions and preferences of the applicants and their agent do not take precedence over the Southwest Area Plan, the Albuquerque/Bernalillo County Comprehensive Plan, or the Bernalillo County Code of Ordinances.

- Page 10: "At less than 4 acres total and in their unproductive condition, the 3 parcels do not meet 'prime agricultural' status, nor could they economically support a farming operation as explained in the Agriculture overview (page 24) of the SWAP." Upon information and belief, the applicants and their agent are attempting to draw a conclusion that is not supported by either the Southwest Area Plan or the Albuquerque/Bernalillo County Comprehensive Plan. The parcel is zoned A-1, has been used for agricultural purposes before, and can be farmed again by accessing an irrigation well. In addition, and significantly, this statement appears to directly contradict the Southwest Area Plan, which states on page 25 that "maintaining the rural scale of the Valley has also been a concern because the majority of South Valley farmers work small parcels of land, less than five acres. Most of these individuals work full time in non-agricultural jobs and maintain their ties to the land and tradition by farming small parcels on a part time basis."

- Page 10: "Because of its proximity to the bosque trail and river, the Southwest Area Plan policies to preserve open space, scenic views and some agricultural uses make the requested SUP for PDA the ideal zoning for this property, serving as both a transition from the bosque and a buffer from roads, since there are no circulating streets within the site." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion and are attempting to draw a

conclusion that is not supported by either the Southwest Area Plan or the Albuquerque/Bernalillo County Comprehensive Plan. In addition, the applicants and their agent misuse the words "transition" and "buffer" in this instance. As established earlier in this letter, the current land use, not high-density housing, is the most appropriate transition and buffer between open space and single family housing.

- Page 10: "While cluster development was initially thought of as a non-grid form of laying out a single-family home subdivision, the County goal of conserving open space and minimizing sprawl are better achieved in this single, intact-parcel plan. This plan more than doubles the useable open space by clustering uses and prioritizing walkability over vehicular convenience." Upon information and belief, the applicants and their agent never proposed creating a "single-family home subdivision" on this parcel. Therefore, this statement is irrelevant to the Special Use Permit Application.

- Page 10: "The abundant open space and agricultural areas of the site will invite migrating cranes and waterfowl to land and browse." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. As established earlier in this letter, the current A-1 zoning is the most appropriate zoning to protect the adjacent open space, safeguard the potential agricultural use of the parcel, and preserve the rural character of the South Valley.

- Page 10: "The height of the housing will be lower than mature treetops as they will be within the County's R-2 height limits and setbacks from the site perimeters, thereby preserving views to the mountains and the bosque for nearby neighbors." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

- Page 10: "The site's buildings will be no more visible from the State Park than are the existing homes along the MRGCD drain to the south of the site." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

- Page 11: "These townhomes will be built in Southwestern architectural style and materials." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. In addition, this contradicts a statement one of the applicants made to a resident when he said the proposed development would be a "European-style development."

- Page 12: "This assures consistent and high maintenance standards and will facilitate sharing of labor, resources and community activities." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

- Page 12: "A majority of immediate neighbors within 200' of the project site have expressed support of the SUP for PDA zoning as a compatible land use, and as a transition between the residential and agricultural uses and open space nearby." Upon information and belief, the applicants and their agent have not provided sufficient evidence to indicate that a substantial number of residents support the proposed development. As established earlier in this letter, hundreds of residents have submitted comments in opposition to this project, and hundreds more have signed a

petition asking Bernalillo County officials to deny the Special Use Permit Application.

- Page 12: "No harm to the neighborhood or nearby uses has been demonstrated." Upon information and belief, this assertion is incorrect. As established earlier in this letter, this proposed development would significantly harm both the neighborhood and the adjacent open space.

- Page 12: "The quality of life and safety will be improved with the new stewardship of this property, and the additional home ownership will contribute revitalization, housing diversity and stability to this Established Urban Area." Upon information and belief, this assertion is incorrect. As established earlier in this letter, this proposed development would create unaffordable housing, gentrify the neighborhood, and increase crime. In addition, residents take issue with the disparaging language used here and, by inference and extension, the implication that existing housing in the Vecinos del Bosque neighborhood is deficient.

- Page 12: "The proposed uses require no major or un-programmed capital expenditures by the County." Upon information and belief, this assertion is incorrect. As established earlier in this letter, if built, the proposed development would likely require Bernalillo County to make significant improvements to existing roads in the area.

- Page 12: "There are no public funds programmed for acquisition of this land." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. In addition, this statement is irrelevant to the Special Use Permit Application.

- Page 13: "This would not be a 'spot zone,' but instead creates [sic] an aesthetically pleasing transition between adjacent residential uses and the Drain trail and the sliver of riverside bosque open space." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. The applicants and their agent misuse the word "transition" in this instance. As established earlier in this letter, the current land use, not high-density housing, is the most appropriate transition between open space and single family housing. In addition, residents take issue with the disparaging language used here and the gross mischaracterization of open space in the Vecinos del Bosque neighborhood.

- Petition in Support: "Rio Grande Huerta LLC is a group of socially and environmentally concerned Albuquerque residents who have pooled their money to fund, design and build a multi-family, multigenerational, mixed income community of clustered homes and agricultural uses as permitted with (existing) A-1 plus R-2 zoning." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

- Petition in Support: "This is not a speculative project, but one developed by future homeowners." Upon information and belief, this assertion is incorrect. As established earlier in this letter, the proposed development is a speculative, high-risk development and the majority of the condominiums have not yet been sold.

- Petition in Support: "The R-2 zoning would allow building up to 33 attached, single- and double-stacked dwellings in this part of the valley." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

- Petition in Support: "We, the undersigned neighborhood residents or owners of property within 200 feet of the site for the proposed special use..." Upon information and belief, numerous individuals who signed this petition do not own or inhabit property within 200 feet of the proposed development.

- Petition in Support: "...to approve the Special Use Permit application at the January 2, 2019 hearing." Upon information and belief, the Special Use Permit Application was not discussed at the County Planning Commission hearing on January 2, 2019.

- Quick Facts about Cohousing ABQ: "This is not a gated or exclusive community. The community is maintained and controlled by the work and cooperation of its homeowners. Anyone is welcome to join us in helping shape the community and build their home with us." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

- Quick Facts about Cohousing ABQ: "Condominiums do not serve as assessment comparables for single family homes in the neighborhood and therefore we will not increase our neighbors' property taxes." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. In addition, upon information and belief, the applicants and their agent are not authorized to speak on behalf of Bernalillo County officials. Therefore, this statement is non-binding, unenforceable, and largely hearsay.

- Quick Facts about Cohousing ABQ: "Many of our families and single person households have only one vehicle--part of lowering our carbon footprint and healthier lifestyle is to use the bike trails, public transit, and the carpooling and car-sharing that comes naturally in a cohousing community." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

- Quick Facts about Cohousing ABQ: "We are a group of home buyers who have pooled our own money up front to get the project designed, approved and built. Rio Grande Huerta LLC is not a for-profit development corporation, it is the temporary legal partnership we formed to deposit our down payments---there are no outside investors." Upon information and belief, Rio Grande Huerta LLC is registered with the State of New Mexico as a Limited Liability Company, not a Nonprofit Corporation. In addition, the applicants and their agent have not provided any evidence to indicate that they have not generated, and/or will not generate, profits by developing the parcel specified in the Special Use Permit Application. Therefore, these statements are non-binding, unenforceable, and largely hearsay.

- Quick Facts about Cohousing ABQ: "Our intention is to have a diverse community in all ways-and to fit in to the South Valley's agricultural, natural, ecological, ethnic and cultural heritage." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

## 12. Incomplete Application

Upon information and belief, the statement of responsibility for landscape maintenance is a requirement for applying for a special use permit, but it was not included in the Special Use Permit Application or Site Plan for CSU2019-0001. Therefore, the Special Use Permit Application for CSU2019-0001 is incomplete as currently submitted.

I OPPOSE the proposed Special Use Permit Application and Site Plan submitted by Rio Grande Huerta LLC for “Cohousing ABQ” and respectfully ask the County Planning Commission (CPC) to deny approval(s) for project CSU2019-0001.

<b>Last Update</b>	2019-01-08 15:30:41
<b>Start Time</b>	2019-01-08 15:20:03
<b>Finish Time</b>	2019-01-08 15:30:41
<b>IP</b>	174.56.39.13
<b>Browser</b>	Safari
<b>OS</b>	Mobile
<b>Referrer</b>	http://mail01.tinyletterapp.com/svca/urgent-submit-comments-opposing-cohousing-abq-1/13419965-fs7.formsite.com/mg2qjl/b7buynpfd/index.html?c=b03e16cc-3e65-4dda-b407-44acefe47006

This email was sent to sshumsky@bernco.gov as a result of a form being completed.  
[Click here](#) to report unwanted email.

**Palmela Reed**

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**From:** Marlies Metodi <m.metodi@gmail.com>  
**Sent:** Tuesday, January 8, 2019 6:45 PM  
**To:** Stephanie Shumsky  
**Subject:** Fwd: URGENT! Submit comments opposing Cohousing ABQ!

Stephanie,

I receive email updates from the opposition group on my personal email and I saw their request for new form letters. Thanks for sending a copy of the actual letter with their reasoning for opposing the project. Please note below that they are asking people to submit a new letter even if they have already done so earlier -- there might be lots of duplicates.

Marlies

----- Forwarded message -----

**From:** **South Valley Community Alliance** <svca@fastmail.com>  
**Date:** Tue, Jan 8, 2019 at 12:19 PM  
**Subject:** URGENT! Submit comments opposing Cohousing ABQ!  
**To:** <m.metodi@gmail.com>

Rio Grande Huerta LLC has revised and resubmitted its application to build 27 condominiums on 3.7 acres directly adjacent to Rio Grande Valley State Park. Spoiler alert: the revised plan for "Cohousing ABQ" is just as bad as the original. This development would create unaffordable housing, add dangerous traffic congestion to already busy streets, gentrify our neighborhood, increase crime in the area, and significantly compromise Rio Grande Valley State Park, a shared open space of cultural and environmental significance.

We urgently need your help to stop this development!

Because Rio Grande Huerta LLC submitted a revised application, we're asking everyone to submit a new comment to Bernalillo County even if they previously submitted one. This new form letter addresses the revised application:

<https://fs7.formsite.com/Mg2qjl/b7buynpfdr/index.html>

Please share the link on Facebook and send it to your friends and family members. We need all the help we can get!

Thanks for helping protect the South Valley.

South Valley Community Alliance by South Valley Community Alliance  
1250 Isleta Blvd. SW Albuquerque, NM 87105 USA

Sent to [m.metodi@gmail.com](mailto:m.metodi@gmail.com) — [Unsubscribe](#)

*Delivered by*

***TinyLetter***

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Marlies Metodi  
[m.metodi@gmail.com](mailto:m.metodi@gmail.com)

## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Wednesday, January 16, 2019 8:48 AM  
**To:** Marlies Metodi  
**Subject:** RE: CSU2019-0001 Site Plan and justification  
**Attachments:** OPPOSE Rio Grande Huerta LLC CSU2019-0001 #11822948.pdf

Thank you for the info. I'll be here Friday when you drop off the petition(s). I've attached a copy of the revised letter of opposition.

Stephanie Shumsky, AICP  
Program Planner  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Wednesday, January 16, 2019 12:14 AM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Re: CSU2019-0001 Site Plan and justification

Hi Stephanie,

I think I forgot so far to forward you the information you requested for Item 1 below. Attached is what our real estate agent forwarded me. Please let me know if it contains what you need.

I would like to stop by Friday late afternoon with signed petitions to add to our file, since that is the deadline to add them to the staff report. Or do petitions not really make a difference if they are received by then or eight days before the hearing? If so, then I would just collectively drop them off by that deadline.

I am curious, I haven't seen the new online form letter by the opposition on facebook or other online media. Did you get just as many submissions this time again?

Thanks,  
Marlies

On Mon, Dec 3, 2018 at 1:14 PM Stephanie Shumsky <sshumsky@bernco.gov> wrote:

Marlies and Peter,

Below are site plan, landscaping plan and project justification questions, comments, issues, etc. that I've noted thus far in my review. Some of the items are required (\*) (but missing from the submittal) and others relate to information that is helpful for review and understanding of the proposal (\*\*).

**From:** [form\\_engine@fs7.formsite.com](mailto:form_engine@fs7.formsite.com) on behalf of [Formsite](#)  
**To:** [Stephanie Shumsky](#)  
**Subject:** OPPOSE Rio Grande Huerta LLC CSU2019-0001 #11822948  
**Date:** Tuesday, January 15, 2019 9:11:30 PM

---

Dear Ms. Shumsky:

I am copying you on this letter to ask that you submit to the record (and/or analysis) that I OPPOSE the Special Use Permit Application by Rio Grande Huerta LLC for request CSU2019-0001. Thank you.

<b>Reference #</b>	11822948
<b>Status</b>	Complete
<b>First Name</b>	Katalina
<b>Last Name</b>	Gurule
<b>Address</b>	4A Canada De Los Alamos Rd SE
<b>City</b>	Albuquerque
<b>State</b>	NM
<b>Zip Code</b>	87123-9653
<b>Email Address</b>	<a href="mailto:lumbreluna@gmail.com">lumbreluna@gmail.com</a>
<b>Phone Number</b>	5055730068
<b>Letter to County Planning Commission (CPC) for opposing the Special Use Permit. This letter can be submitted as is, or you may read through and customize it with your own</b>	<p>I OPPOSE the proposed Special Use Permit Application and Site Plan submitted by Rio Grande Huerta LLC for "Cohousing ABQ" and respectfully ask the County Planning Commission (CPC) to deny approval(s) for project CSU2019-0001.</p> <p>The issues relating to the Special Use Permit Application and Site Plan include:</p> <ol style="list-style-type: none"><li>1. Significant Conflicts with the Albuquerque/Bernalillo County Comprehensive Plan</li></ol> <p>The proposed land use change is in significant conflict with the Albuquerque/Bernalillo County Comprehensive Plan (<a href="https://www.bernco.gov/uploads/files/Planning/Albuquerque-Bernalillo%20County%20Comprehensive%20Plan%20(2013).pdf">https://www.bernco.gov/uploads/files/Planning/Albuquerque-Bernalillo%20County%20Comprehensive%20Plan%20(2013).pdf</a>). Specifically, the Special Use Permit Application and site plan conflict with</p>

interests of residents, neighborhoods, and the surrounding property. By virtually every measure, the proposed development would adversely impact the surrounding area and be detrimental to the public interest, in direct contradiction of the Bernalillo County Ordinance.

Specifically, the Special Use Permit Application and site plan conflict with the following requirements for Special Use Permits in the Bernalillo County Ordinance:

- 18.A.1: "Ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located." As will be demonstrated throughout this letter, the land use proposed in the Special Permit Application is not compatible with the current A-1 zoning of the parcel, nor is it compatible with the existing and potential use of property within the zone and the general area.

- 18.A.3: "Preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones." As will be demonstrated throughout this letter, the proposed development would be built on land zoned as an A-1 Rural Agricultural Zone that is adjacent to land owned and operated by MRGCD, which is classified as open space according to MRGCD. This zone was never intended to be used for high density residential housing such as the development proposed in the Special Use Permit Application.

- 18.A.4: "Ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare." As will be demonstrated throughout this letter, the proposed high density development would increase crime in the neighborhood, generate burdensome and dangerous traffic congestion, reduce existing open space in the neighborhood, and degrade the adjacent open space preserved for the community and the wildlife in the area.

### 3. The Proposed Density is Too High

Upon information and belief, there are currently no apartment or condominium complexes located within the boundaries of the Vecinos del Bosque neighborhood. The applicants and their agent propose to build the highest density housing in the neighborhood at the midway point between Central and Bridge, at the end of a dead-end street, on agricultural land that sits adjacent to open space. This was never the intention of the master plans. The applicants and their agent have presented a bad faith interpretation of the Southwest Area Plan in an attempt to draw conclusions that are not supported by the master plans or the Bernalillo County Ordinance.

As the Albuquerque/Bernalillo County Comprehensive Plan states on page I-

Permit Application are overblown and largely symbolic. Much of what the site plan classifies as open space is the swimming pool, the jacuzzi, the play area, and the crusher fines — landscaping elements that would provide the private residents with outdoor recreational opportunities, but could not serve as agricultural land or habitat for wildlife.

In addition, the site plan for the proposed development is not as novel as the applicants and their agent would have county officials believe. In fact, the site plan shows a layout very similar to the older apartment complexes that featured park-like settings around the buildings. This is high density residential development on agricultural land, regardless of how the applicants and their agent attempt to portray it otherwise. Because of the density of the proposed development, the proposed land use would not be compatible with the adjacent open space, in direct contradiction of Policy b on page II-6 of the Albuquerque/Bernalillo County Comprehensive Plan, which states that the county will act to "protect lands adjacent to the river by assuring compatible land uses," and Policy c on page II-6, which states that "development in or adjacent to the proposed Open Space network shall be compatible with open space purposes."

Residents who are worried that the proposed high density development will harm the adjacent open space have good reason to be concerned. The U.S. Forest Service has spent a considerable amount of time studying the effects of residential development on land adjacent to public land and has concluded that "residential development on private lands can have impacts on wildlife populations on public lands" and that the "areas of concern are the potential impacts on native fish and wildlife populations"

([https://www.fs.fed.us/pnw/pubs/journals/pnw\\_2007\\_white002.pdf](https://www.fs.fed.us/pnw/pubs/journals/pnw_2007_white002.pdf)). Given the density of the proposed development and its location adjacent to open space, there's every reason to believe that the proposed development will harm wildlife populations and degrade the adjacent open space.

The most appropriate use for the parcel identified in the Special Use Permit Application is the current use: agricultural land that serves as both a buffer and a transition between Rio Grande Valley State Park and the existing single family homes. The land should continue to be used for agricultural purposes only.

## 5. The Proposed Land Use Would Generate Excessive Traffic

The proposed development would have 54 new parking spaces. Therefore, up to 54 new vehicles would be driving through the Vecinos del Bosque neighborhood on a daily basis. Gonzales and Sunset are unimproved roads that lack sidewalks and bike lanes, and the east side of Gonzales is a dead end street that was likely engineered to handle only minimal residential traffic. Both roads are currently in disrepair with numerous potholes and cracks.

As established earlier, the applicants and their agent propose to build the

is still just a story. The applicants and their agent have provided precious little evidence to support the heady claims in their application. There is no way for residents or neighborhood associations to independently verify the unsubstantiated claims. In addition, many of the assertions in the application are non-binding and unenforceable, creating the potential for a grave and unmitigated risk to the neighborhood.

## 7. The Proposed Land Use Would Create Unaffordable Housing

The U.S. Department of Housing and Urban Development considers housing to be unaffordable when its costs exceed 30% of a family's income ([https://www.hud.gov/program\\_offices/comm\\_planning/affordablehousing/](https://www.hud.gov/program_offices/comm_planning/affordablehousing/)). The Special Use Permit Application claims that the "average home is expected to cost \$279,000." Assuming that buyers could provide a 20% down payment, the 30-year mortgage for the "average home" in the proposed development would be \$1,471 per month. That figure does not include the estimated \$250-350 monthly home owner's association (HOA) fee that the applicants' agent quoted residents at a meeting. Using the median South Valley household income of \$37,639 (<https://datausa.io/profile/geo/south-valley-nm/>), the mortgage payment (not including the HOA fee) for the "average home" would cost the average South Valley family 47% of its annual income.

That's just the "average home." The prices for the larger, family-style condominiums in the proposed development would go up to \$430,000 (<https://www.cohousingabq.org/areas-of-expertise>). Those prices would be considered high in any area of the county, but they're exorbitant in the South Valley where the median property value is \$141,200 (<https://datausa.io/profile/geo/south-valley-nm/>).

Albuquerque is currently one of the top ten worst cities for affordable housing (<https://efficientgov.com/blog/2016/08/25/top-10-worst-cities-for-affordable-housing/>). The proposed development would continue this trend by creating more housing that is unaffordable by Vecinos del Bosque neighborhood residents and community members. The proposed development is in direct contradiction of Policy a, page II-93 of the Albuquerque/Bernalillo County Comprehensive Plan, which states that "the supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured."

The unaffordable housing would lead to an influx of more affluent residents, a fact the applicants and their agent appear to be well aware of. The website for the proposed development contains what appears to be an advertisement for the City of Albuquerque, discussing trivial details such as the city's weather and major employers — details that are well known to people who are already residents (<https://www.cohousingabq.org/areas-of-expertise>). This appears to indicate that the applicants and their agent are attempting to sell condominiums to individuals who do not currently reside in the State of

by Duke University concluded that "gentrification was associated with unexpected increases in both larceny and robbery" and noted that "every gentrified neighborhood studied had total Index crime rates above the average of their respective cities" (<https://sites.duke.edu/urbaneconomics/?p=1092>).

In addition, the "home buyers" identified in the Special Use Permit Application would likely bring with them their own ideas about what constitutes criminal behavior, resulting in more calls to law enforcement agencies. A recent article on gentrification published in The Atlantic reported that "as demographics shift, activity that was previously considered normal becomes suspicious, and newcomers—many of whom are white—are more inclined to get law enforcement involved. Loitering, people hanging out in the street, and noise violations often get reported, especially in racially diverse neighborhoods" (<https://www.theatlantic.com/politics/archive/2017/12/the-criminalization-of-gentrifying-neighborhoods/548837/>).

The Albuquerque/Bernalillo County Comprehensive Plan states in Policy d on page II-107 that county officials will "review development plans to ensure design which minimizes the potential for crime." The proposed development described by the Special Use Permit Application and site plan would likely increase crime in the Vecinos del Bosque neighborhood, in direct contradiction of the Albuquerque/Bernalillo County Comprehensive Plan.

#### 10. The Community Does Not Want the Proposed Development

The applicants and their agent have provided a comprehensive list of their neighborhood notification efforts. What they have not shared is the fact that the neighborhood has in turn notified them, on many different occasions and in many different ways, that the vast majority of residents do not want them to build their proposed development on the parcel identified in the Special Use Permit Application:

- On November 29, 2018, the Vecinos del Bosque Neighborhood Association board members voted 10-3 to oppose the project.
- Over 200 residents including Albuquerque Mayor Tim Keller have signed a petition urging county officials to deny the Special Use Permit Application.
- Over 400 residents including New Mexico State Senator Michael Padilla have submitted written comments to the Bernalillo County Planning Commission in opposition.
- KRQE ran a story on the opposition to this project and interviewed longtime Vecinos del Bosque resident Albert Sanchez (<https://www.youtube.com/watch?v=AfJ84n2if5U>).

ways and to fit into the agricultural, ecological and cultural heritage of the South Valley as called for in the Southwest Area Plan." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

- Page 4: "The proposed use will set a precedent for low-impact infill development with its very compact, 27 housing-units, natural landscape, and restoration of agriculture on the 3.7 acre site." Upon information and belief, the proposed high density development can not be classified as a "low-impact infill development" since the parcel meets the criteria outlined in the Southwest Area Plan for potential agricultural land and the project would exceed the density guidelines set forth in the Albuquerque/Bernalillo County Comprehensive Plan. The phrase "restoration of agriculture" is extremely generous given that the applicants and their agent propose to build a high density residential development on this parcel and reserve less than one acre for agricultural purposes.

- Page 4: "This is a nonprofit effort by working families and concerned members of the greater Albuquerque area who want to live in harmony with nature and their neighbors, grow food for their community, and consume less and share more." Upon information and belief, Rio Grande Huerta LLC is registered with the State of New Mexico as a Limited Liability Company, not a Nonprofit Corporation. In addition, the applicants and their agent have not provided any evidence to indicate that they have not generated, and/or will not generate, profits by developing the parcel specified in the Special Use Permit Application. Therefore, these statements are non-binding, unenforceable, and largely hearsay.

- Page 4: "This South Valley site offers the opportunity to combine those in one community site rather than in a dispersed patchwork of single family homes, and without demolishing existing homes or displacing any residents." Upon information and belief, the applicants and their agent never proposed developing single-family homes or demolishing existing homes. Therefore, this statement is irrelevant to the Special Use Permit Application.

- Page 5: "Fencing and controlled access points on the east side bordering the dirt access along the Atrisco Drain will prevent easy access across the site to the neighbors to the west, thus preventing the opportunity crime and nuisance activity the neighbors have said they contend with presently." This contradicts the agent's statement at the Vecinos del Bosque Neighborhood Association meeting on November 29, 2018 that the fence was being built only to comply with requirements set forth in the Bernalillo County Ordinance, not to control access. Upon information and belief, the applicants and their agent have not provided any evidence of crime or "nuisance activity" in the area. In addition, as established earlier in this letter, the proposed development would likely increase crime in the neighborhood.

- Page 5: "The site plan's restored cultivated and natural landscapes will control dust (topsoil) currently blowing from the bare areas and maintain a green buffer between the residences and the river drain side." Upon

unincorporated area of Bernalillo County, such as the parcel identified in the Special Use Permit Application. Therefore, the comparison is invalid and this statement is irrelevant to the Special Use Permit Application.

- Page 8: "As explained in Existing Conditions, this land cannot be considered 'prime agricultural land' (1) due to its degraded condition, (2) the size of the tract that was offered for sale is just over 3 acres, well under the 5-acre minimum threshold given for priority for agricultural preservation (SWAP), and (3) and there are no irrigation water sources or water infrastructure existing on the property." Upon information and belief, the applicants and their agent are attempting to draw a conclusion that is not supported by either the Southwest Area Plan or the Albuquerque/Bernalillo County Comprehensive Plan. The parcel is zoned A-1, has been used for agricultural purposes before, and can be farmed again by accessing an irrigation well. In addition, and significantly, this statement appears to directly contradict the Southwest Area Plan, which states on page 25 that "maintaining the rural scale of the Valley has also been a concern because the majority of South Valley farmers work small parcels of land, less than five acres. Most of these individuals work full time in non-agricultural jobs and maintain their ties to the land and tradition by farming small parcels on a part time basis."

- Page 8: "The site is not adjacent to the State Park; MRGCD-owned land and the Atrisco Drain lies between them." Upon information and belief, the applicants and their agent are attempting to make a distinction that does not exist. According to maps provided by the City of Albuquerque, the parcel is directly adjacent to Rio Grande Valley State Park. In addition, as established earlier in this letter, MRGCD considers its land open space for all intents and purposes.

- Page 8: "That eliminates this site as a high priority location and size for agricultural preservation (less than the five acres deemed necessary for viable agricultural operations.)" Upon information and belief, the applicants and their agent are attempting to draw a conclusion that is not supported by either the Southwest Area Plan or the Albuquerque/Bernalillo County Comprehensive Plan. In addition, and significantly, this statement appears to directly contradict the Southwest Area Plan, which states on page 25 that "maintaining the rural scale of the Valley has also been a concern because the majority of South Valley farmers work small parcels of land, less than five acres. Most of these individuals work full time in non-agricultural jobs and maintain their ties to the land and tradition by farming small parcels on a part time basis."

- Page 9: "The requested special use is not an abrupt or destabilizing zoning in this area." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. As established earlier in this letter, if built, the proposed development would be one of the highest-density developments in the Vecinos del Bosque neighborhood, in one of the most rural parts of the Vecinos del Bosque neighborhood.

- Page 9: "The Special Use Permit for Planned Development Area is the County's most appropriate zoning to create this mix of compatible uses." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. On the contrary, as established earlier in this letter, the current A-1 zoning is the most appropriate zoning to protect the adjacent open space, safeguard the potential agricultural use of the parcel, and preserve the rural character of the South Valley.

- Page 10: "Neighborhood conditions have changed substantially since this was part of the larger Sais & Gallegos farm tracts originally used and zoned Agricultural, as seen on the plat map of 1974 [attached]." Upon information and belief, this assertion is incorrect. There is land currently being farmed less than 500 feet from this parcel, and the South Valley is still a predominantly agrarian community that values agriculture and the unique Rio Grande Bosque environment.

- Page 10: "The largest remaining A1-zoned parcel, Tract 88 A1A1, has not been farmed for decades, has been on the market for several years and the Sais family must sell it. They are making this application because they want to see the RGH plan be developed over any other option. The combination of residential and agricultural uses is most appropriate according to the Sais family, who will continue to live on the block and who believe the RGH residents will be good neighbors." This statement is irrelevant to the Special Use Permit Application. The land is private property and the applicants have the right to sell and/or develop their property, but not to the detriment of the neighborhood. This is why zoning laws exist. The opinions and preferences of the applicants and their agent do not take precedence over the Southwest Area Plan, the Albuquerque/Bernalillo County Comprehensive Plan, or the Bernalillo County Code of Ordinances.

- Page 10: "At less than 4 acres total and in their unproductive condition, the 3 parcels do not meet 'prime agricultural' status, nor could they economically support a farming operation as explained in the Agriculture overview (page 24) of the SWAP." Upon information and belief, the applicants and their agent are attempting to draw a conclusion that is not supported by either the Southwest Area Plan or the Albuquerque/Bernalillo County Comprehensive Plan. The parcel is zoned A-1, has been used for agricultural purposes before, and can be farmed again by accessing an irrigation well. In addition, and significantly, this statement appears to directly contradict the Southwest Area Plan, which states on page 25 that "maintaining the rural scale of the Valley has also been a concern because the majority of South Valley farmers work small parcels of land, less than five acres. Most of these individuals work full time in non-agricultural jobs and maintain their ties to the land and tradition by farming small parcels on a part time basis."

- Page 10: "Because of its proximity to the bosque trail and river, the Southwest Area Plan policies to preserve open space, scenic views and some agricultural uses make the requested SUP for PDA the ideal zoning for this property, serving as both a transition from the bosque and a buffer from

have expressed support of the SUP for PDA zoning as a compatible land use, and as a transition between the residential and agricultural uses and open space nearby." Upon information and belief, the applicants and their agent have not provided sufficient evidence to indicate that a substantial number of residents support the proposed development. As established earlier in this letter, hundreds of residents have submitted comments in opposition to this project, and hundreds more have signed a petition asking Bernalillo County officials to deny the Special Use Permit Application.

- Page 12: "No harm to the neighborhood or nearby uses has been demonstrated." Upon information and belief, this assertion is incorrect. As established earlier in this letter, this proposed development would significantly harm both the neighborhood and the adjacent open space.

- Page 12: "The quality of life and safety will be improved with the new stewardship of this property, and the additional home ownership will contribute revitalization, housing diversity and stability to this Established Urban Area." Upon information and belief, this assertion is incorrect. As established earlier in this letter, this proposed development would create unaffordable housing, gentrify the neighborhood, and increase crime. In addition, residents take issue with the disparaging language used here and, by inference and extension, the implication that existing housing in the Vecinos del Bosque neighborhood is deficient.

- Page 12: "The proposed uses require no major or un-programmed capital expenditures by the County." Upon information and belief, this assertion is incorrect. As established earlier in this letter, if built, the proposed development would likely require Bernalillo County to make significant improvements to existing roads in the area.

- Page 12: "There are no public funds programmed for acquisition of this land." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. In addition, this statement is irrelevant to the Special Use Permit Application.

- Page 13: "This would not be a 'spot zone,' but instead creates [sic] an aesthetically pleasing transition between adjacent residential uses and the Drain trail and the sliver of riverside bosque open space." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion. The applicants and their agent misuse the word "transition" in this instance. As established earlier in this letter, the current land use, not high-density housing, is the most appropriate transition between open space and single family housing. In addition, residents take issue with the disparaging language used here and the gross mischaracterization of open space in the Vecinos del Bosque neighborhood.

- Petition in Support: "Rio Grande Huerta LLC is a group of socially and environmentally concerned Albuquerque residents who have pooled their money to fund, design and build a multi-family, multigenerational, mixed income community of clustered homes and agricultural uses as permitted

and built. Rio Grande Huerta LLC is not a for-profit development corporation, it is the temporary legal partnership we formed to deposit our down payments---there are no outside investors." Upon information and belief, Rio Grande Huerta LLC is registered with the State of New Mexico as a Limited Liability Company, not a Nonprofit Corporation. In addition, the applicants and their agent have not provided any evidence to indicate that they have not generated, and/or will not generate, profits by developing the parcel specified in the Special Use Permit Application. Therefore, these statements are non-binding, unenforceable, and largely hearsay.

- Quick Facts about Cohousing ABQ: "Our intention is to have a diverse community in all ways-and to fit in to the South Valley's agricultural, natural, ecological, ethnic and cultural heritage." Upon information and belief, the applicants and their agent have not provided any evidence to support this assertion.

## 12. Incomplete Application

Upon information and belief, the statement of responsibility for landscape maintenance is a requirement for applying for a special use permit, but it was not included in the Special Use Permit Application or Site Plan for CSU2019-0001. Therefore, the Special Use Permit Application for CSU2019-0001 is incomplete as currently submitted.

I OPPOSE the proposed Special Use Permit Application and Site Plan submitted by Rio Grande Huerta LLC for "Cohousing ABQ" and respectfully ask the County Planning Commission (CPC) to deny approval(s) for project CSU2019-0001.

<b>Last Update</b>	2019-01-15 22:11:25
<b>Start Time</b>	2019-01-15 22:10:46
<b>Finish Time</b>	2019-01-15 22:11:25
<b>IP</b>	75.161.12.78
<b>Browser</b>	Chrome
<b>OS</b>	Mobile
<b>Referrer</b>	http://mail01.tinyletterapp.com/svca/urgent-submit-comments-opposing-cohousing-abq-1/13419965-fs7.formsite.com/mg2qjl/b7buynpfdr/index.html?c=33376bfb-026d-45d2-af1a-82c6a3eba982

This email was sent to [sshumsky@berncogov](mailto:sshumsky@berncogov) as a result of a form being completed.  
[Click here](#) to report unwanted email.

## Palmela Reed

---

**From:** Stephanie Shumsky  
**Sent:** Wednesday, January 16, 2019 12:10 PM  
**To:** Marlies Metodi  
**Subject:** RE: CSU2019-0001 Site Plan and justification

About 100.

Stephanie Shumsky, AICP  
*Program Planner*  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Wednesday, January 16, 2019 10:15 AM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** Re: CSU2019-0001 Site Plan and justification

Thanks, I will stop by Friday afternoon. How many of those form letters have you received so far?

Marlies

On Wed, Jan 16, 2019 at 8:48 AM Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)> wrote:

Thank you for the info. I'll be here Friday when you drop off the petition(s). I've attached a copy of the revised letter of opposition.

Stephanie Shumsky, AICP

*Program Planner*

Bernalillo County

(505) 314-0341

**From:** Marlies Metodi <[cohousingabq@gmail.com](mailto:cohousingabq@gmail.com)>  
**Sent:** Wednesday, January 16, 2019 12:14 AM  
**To:** Stephanie Shumsky <[sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)>  
**Subject:** Re: CSU2019-0001 Site Plan and justification

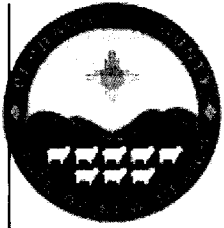
Hi Stephanie,

## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Tuesday, January 22, 2019 3:35 PM  
**To:** Marlies Metodi  
**Subject:** letter from neighborhood association  
**Attachments:** Letter of Opposition\_CSU\_2019\_001\_Proposed Vecinos\_del\_Bosque\_NA\_22\_Jan\_2019.pdf

See attached...



**Stephanie Shumsky, AICP, CFM**  
*Program Planner*  
Planning and Development Services  
111 Union Square St. SE, Suite 100, Albuquerque, NM 87102  
Email: [sshumsky@bernco.gov](mailto:sshumsky@bernco.gov)  
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# *Vecinos del Bosque* *Neighborhood Association*

P.O. Box 12841  
Albuquerque, NM 87105

**To:** County Planning Commission  
One Civic Plaza NW, Suite 10111  
Albuquerque, NM 87102

Date: 22 January 2019

**Subject:** Opposition of CSU2019-001; Special Use Permit for Planned Development Area for Co-Housing Development east of Gonzales Rd SW and adjacent to the west side drain of the Rio Grande State Park

Dear Chairman Chavez and Commissioners:

The Vecinos del Bosque Neighborhood Association (NA) held a community meeting on November 29, 2018 inviting the Co-Housing group to present their proposed plans for the development and to obtain input and comments from community members that had concerns about the project. A total of ~50 individuals attended the meeting ranging from a total of ~35 individuals who have a residence within the Vecinos del Bosque NA boundaries and the remainder who have a residence outside of the immediate area.

A significant majority of attendees voiced concerns ranging from traffic, density, open space, agricultural, environmental, future property tax increases, and socioeconomic factors and cited the potential impacts of the proposed project on the neighborhood and the surrounding near South Valley community. Most attendees believed that the general Co-Housing concept was intriguing and positive, however considered the location of the proposed project to be inappropriate. After a spirited discussion, the Vecinos del Bosque NA board voted to oppose the proposed Special Use zoning change by a vote of 10 opposed to 3 in favor of the project.

The Vecinos del Bosque NA believes that the applicant has not met the burden and justification needed as stated in Resolution 116-86 to recommend approval of a Special Use permit for a Planned Development Area (PDA) for the proposed Co-Housing project on the property located at the east end of Gonzales Rd SW along the west side drain boundary of the Rio Grande State Park (the Bosque). In addition, the proposed project fails to comply with a number of conditions cited in the Albuquerque / Bernalillo County Comprehensive Plan for an appropriate development within the Established Urban area of the near South Valley.

Resolution 116-86 states that for a zone map change the applicant must show the following

- A. A proposed land use change must be found to be consistent with the health, safety, and general welfare of the County.

and the 2003 adopted Albuquerque / Bernalillo County Comprehensive Plan Policy 'd' states

*Albuquerque/Bernalillo County Comprehensive Plan*

**Policy d**

**The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.**

Resolution 116-86 states that for a zone map change the applicant must show the following

- D. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.

and the 2003 adopted Albuquerque / Bernalillo County Comprehensive Plan Policy 'h' states

*Albuquerque/Bernalillo County Comprehensive Plan*

**Policy h**

**Higher density housing is most appropriate in the following situations:**

- **In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.**

Resolution 116-86 states that for a zone map change the applicant must show the following

- E. The applicant must demonstrate that the existing zoning is inappropriate because:
- (1) there was an error when the existing zone map pattern was created; or
  - (2) changed neighborhood or community conditions justify the land use change; or
  - (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other County Master Plan, even though (1) or (2) above do not apply.
- F. A land use change of zone shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.

and the 2003 adopted Albuquerque / Bernalillo County Comprehensive Plan Policy 'm' states

*Albuquerque/Bernalillo County Comprehensive Plan*

**Policy m**

**Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.**

The Vecinos del Bosque NA considers the proposed Co-Housing Development inappropriate and not consistent with the health, safety and general welfare of our area and that it does not follow **Policy ‘d’** of the Comprehensive plan that **‘new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern’**.

We believe that this proposed infill project is significantly out of character with the ‘sense of place’ established by the proximity of the adjacent Rio Grande State Park and Bosque Trail network and is a significant mismatch with the adjacent properties along both Maricopa Dr SW and Neetsie Dr SW. The small lots and single family homes along these residential streets were established in the 1950s and 1960s and have been stable since that time.

We also believe that the recommendation for approval of the currently zoned A1 property to a Special Use Planned Development Area (PDA) will irreversibly harm the ‘sense of place’ of this property and its potential for either open space and/or for small urban farming operations in the future. This unique property is one of a very limited number of sites situated along the western boundary of the Rio Grande State Park and within the residential areas in the near South Valley and should continue to be held in reserve as recommended by **Policy ‘m’** of the Comprehensive plan that **‘urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged’**.

The unique ‘sense of place’ of this local area was enhanced by the establishment of the Valle del Bosque Park and Open Space several years ago that allows access to the river via the park trail network. The proposed project location is just north of the open space and eastern most boundary of the park.

Even though community conditions have changed with the construction of numerous single family homes and infill on the R-1 city zoned property located along Sunset Rd SW north of the proposed location, we believe that any additional intensive development with densities approaching nine (9) dwellings per acre would alter the current semi-rural balance that exists as a result of the small urban farming operations in the immediate area, the Valle del Bosque Park and the access to the river by the park trail system and irreversible harm the current stable character of the local neighborhood.

We have considered the impact of the additional traffic load of potentially 60 vehicles and are concerned with the further degradation of the local air quality and the already unsafe traffic challenges faced every day by our local residents. **Policy ‘h’** of the Comprehensive plan states that **‘higher density housing is most appropriate in...areas where mixed density pattern is already established by zoning and use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available’**. We are unaware of any current or future plans to address the significant changes and degradation to the immediate area roadway infrastructure that would result with the approval of the proposed project.

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Resolution 116-86 states that for a zone map change the applicant must show the following

- G. A proposed land use change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the County may be:
- (1) denied due to lack of capital funds; or
  - (2) granted with the implicit understanding that the County is not bound to provide the capital improvements on any special schedule.

and the 2003 adopted Albuquerque / Bernalillo County Comprehensive Plan Policy ‘k’ states Albuquerque/Bernalillo County Comprehensive Plan

**Policy k**

**Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.**

The current road conditions along Sunset SW are marginal at best. The northern portion of the roadway from Gonzales SW to Central is maintained by the City of Albuquerque and has been recently refurbished with a small roundabout installed at Osage Rd SW and Sunset Rd SW several years ago. The Sunset SW and Central Ave intersection was recently updated during the Albuquerque Rapid Transit (ART) project. The Mid-Region Council of Governments (MRCOG) has designated Sunset Rd SW as a ‘Major Collector’ street that connects Central Ave SW to Goff Ave SW after passing through the Five Points intersection on Bridge Blvd SW.

The roadway portion south of the Gonzales Rd SW and Sunset Rd SW intersection is maintained by the county. The intersection at Gonzales Rd SW and Sunset Rd SW, when approached from the east, proceeding west, crosses the MRGCD Armijo Acequia. The current

condition of Gonzales Rd SW is in marginal-to-poor condition and is subject to significant residential and light commercial north-south traffic volumes on a daily basis.

The most recent traffic counts for Sunset SW show ~6000 vehicles on the roadway on a daily averaged basis. Even though some traffic calming features have been added in recent years to this roadway, a significant number of drivers exceed the posted speed limits of 25-30 mph. The sightlines for a number of the intersections feeding into Sunset SW from the adjacent neighborhoods is extremely poor resulting in numerous 'close calls' and daily traffic safety hazards.

The Vecinos del Bosque NA believes that with the recommended approval of the proposed Co-Housing development several additional harmful factors would result. The increased daily number of vehicles on the eastern portion of the Gonzales SW roadway and the associated intersection at Sunset SW would create excessive traffic loads beyond the current design thresholds and would experience more rapid roadway damage. We are unaware of any near to long-term capital improvement priorities for this specific area and consider this a significant risk to the local residences due to limited capital outlay funds. In addition, the potential for the increased traffic load in this localized neighborhood would be an undue burden on the long-term residents of this area and would significantly increase the occurrences of the potential for severe traffic accidents. **Policy 'k' of the Comprehensive plan states that 'land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation'.**

The Vecinos del Bosque NA has taken the position to oppose the proposed Co-Housing development project located in our near South Valley neighborhood. We believe that the applicant has failed to provide a sound and compelling justification to consider the recommendation to approve the Special Use request for the Planned Development Area based upon the conditions established in Resolution 116-86 and the Albuquerque / Bernalillo County Comprehensive Plan. For the reasons stated above, we respectfully request that CSU2019-001 be denied.

Sincerely,  
Rod Mahoney, President  
Vecinos del Bosque Neighborhood Association  
Email: [rmahoney01@comcast.net](mailto:rmahoney01@comcast.net)  
Cell: 505-681-3600

## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Friday, January 25, 2019 3:44 PM  
**To:** Marlies Metodi  
**Subject:** RE: cutoff dates before hearing

Hello.

See attached report... It will be available to the public (on the County's website) next Tuesday by 5pm.

The 29<sup>th</sup> at noon is the deadline to get us comments for the CPC otherwise you will need to bring them with you to the hearing.

You do not need to provide me your presentation ahead of the hearing. Just remember to keep it on point and as brief as possible (10-15 minutes or so) but anticipate that the CPC may have questions.

I'm using Adobe Document Cloud.

You can view "CSU2019-0001 - CPC Report.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Asc%3AUS%3A8e608524-2a7a-4cb9-9d18-ab10f4557a7e>

Stephanie Shumsky, AICP  
Program Planner  
Bernalillo County  
(505) 314-0341

**From:** Marlies Metodi <cohousingabq@gmail.com>  
**Sent:** Friday, January 25, 2019 11:42 AM  
**To:** Stephanie Shumsky <sshumsky@bernco.gov>  
**Subject:** cutoff dates before hearing

Good morning Stephanie!

Could you please confirm when the staff report will be available to us?

And I wanted to confirm the day when after noon no more correspondence or documents can be submitted. Do the eight days count the actual day of the hearing, or not? We are still collecting neighbor support and want to make sure it gets in on time. We also wanted to see if there is anything we might want to add to our application after reading the staff report.

The notification of hearing latter also writes that all presentation materials need to be turned in now. I am assuming that the written form of our presentation at the hearing itself can be turned in then and there.

Thanks for confirming.

Marlies

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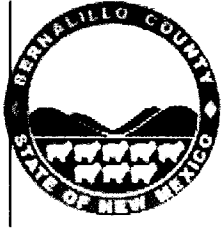
Marlies Metodi

## Palmela Reed

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**From:** Stephanie Shumsky  
**Sent:** Tuesday, January 29, 2019 3:01 PM  
**To:** Rod Mahoney; Matt Cone; Marlies Metodi  
**Subject:** CSU2019-0001 CPC Report

The staff report is posted on the county's website (Agendas Tab).



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