submitted at 2/6/19 CPC Marianne Dickinson Marianne Dickinson

Statement to Bernalillo County Planning Commission—February 6, 2019

Mr. Chairman, Commissioners:

I'm Marianne Dickinson, a resident and co-developer of Acequia Jardin cohousing in the Near North Valley and a consultant to Rio Grande Huerta.

Through my research and advocacy with the national Partnership for Affordable Cohousing and the Albuquerque Affordable Housing Coalition, I've seen the financial and bureaucratic obstacles to creating affordable housing. The companies that qualify for public funds are large, for-profit and nonprofit developers of multifamily housing that fit into HUD and MFA guidelines and income restrictions for subsidized housing. Those guidelines don't even exist for the Cohousing model, much less one that incorporates farming activities.

Instead, we are tackling long-term affordability with this energy-efficient, cooperatively-managed Cohousing that will keep down the costs of living by producing its own power, minimizing water use, growing healthy food, and sharing utilities, equipment, community spaces, and upkeep responsibilities. HOA property taxes and insurance costs are shared equitably and are lower than for single-family properties.

Energy-efficient housing tax credits and green mortgages may also be utilized, helping to offset the costs of construction and purchase prices. Because the seed money is provided by the future owners the cost of borrowing is reduced as well.

Down payments can be subsidized for lower-income families--I've confirmed that Homewise and Prosperity Works have programs that would be available for eligible homebuyers once this project is built.

As you may know, the South Valley has the highest percentage of home ownership in the County. They are mostly "affordable" homes, but are costly to maintain because of their age and need for weatherization. (That's why, according to Mike Loftin of Homewise, a weatherization program is their priority for the South Valley.) By building to this high level of efficiency, this proposed Special Use will provide the Valley with sustainable, high-quality housing with low-cost maintenance needs for generations to come.

Catherine VerEecke

From: Enrico Gradi

Sent: Wednesday, February 06, 2019 2:42 PM To: Stephanie Shumsky; Catherine VerEecke

Subject: Fwd: get the info I sent? Forwarded to staff
2/6/19

per CPC
by M. Dickinson
(5 pages)

Sent from my iPhone

Begin forwarded message:

From: Marianne Dickinson <mdickinson50@icloud.com>

Date: February 6, 2019 at 1:41:00 PM MST

To: egradi@bemco.gov

Cc: "Nieto, Aaron" <aaronnieto@cabq.gov>

Subject: Fwd: get the info I sent?

Hello Enrico: The entire email exchange with the Mayor's office forwarded as requested, to be

included in the record of #2019-0001. Thank you.

Hello Aaron: I've included you FYI, in case a signed copy will be need from the Mayor.

Marianne

Marianne Dickinson Creative Design~Practical Solutions 505.350.9312 mdickinson50@icloud.com

Begin forwarded message:

From: "Nieto, Aaron" <aaronnieto@cabq.gov>

Subject: RE: get the info I sent?

Date: February 5, 2019 at 10:27:08 AM MST

To: Marianne Dickinson <mdickinson50@icloud.com>

Cc: "Gallardo De Campbell, Claudia J." < cgcampbell@cabq.gov>

Hi Marianne,

Here is an email on behalf of Mayor Keller, please let me know if there is anything else can help you with,



MARON NIETO
mayor's office
operations administrator

0 505.768.3361

cabq.gov

February 5, 2019

To Whom It May Concern:

It has been brought to my attention that my personal signature on a petition regarding a County zoning and planning case may be of some consequence. I would like to take this opportunity to clarify the matter.

On November 4th, my family and I attended the 26th Annual South Valley Día de los Muertos Marigold Parade and Celebration. At this event I was approached to sign a petition. At the time, based on the information that was shared with me, I felt the matter was probably something I agreed with and proceeded with signing the petition.

Recently I had the opportunity to learn more about the project, and realized that I did not give both sides of the issue a fair chance to make their case regarding the matter. Furthermore, it turns out this is a County and not a City issue, and I also acknowledge that this matter is not under the purview of my role as Mayor.

As many are aware, I often voice a strong opinion. However I have also learned after 10 years of public service, it's not always helpful to chime in on issues that I have not researched or that are not under my jurisdiction. Accordingly, I would like to express my regret to both parties for prematurely adding my signature to this petition.

Sincerely,

Timothy M. Keller Mayor

From: Marianne Dickinson < mdickinson 50@icloud.com >

Sent: Monday, February 4, 2019 11:41 AM To: Nieto, Aaron aerongeogov>

Subject: Re: get the info I sent?

Hey Aaron,

I'm checking to see if the Mayor's statement of withdrawing his signature from the opposition petition is being sent to me today. I spoke with him on Thursday evening and he said to remind someone in his office if I didn't get it this morning. I couldn't recall the name of the woman who I should contact. Do you know about this?

Mil gracias,

Marianne

Marianne Dickinson Creative Design~Practical Solutions 505.350.9312 mdickinson50@icloud.com

On Jan 23, 2019, at 9:11 AM, Marianne Dickinson mdickinson50@icloud.com> wrote:

Great. thanks. M Marianne Dickinson Creative Design~Practical Solutions 505.350.9312 mdickinson50@icloud.com

On Jan 23, 2019, at 9:10 AM, Nieto, Aaron <aaronnieto@cabq.gov> wrote:

I did in deed. Sorry yesterday was a lot of catchup. We will be back in contact as soon we can.

<image001.jpg>
AARON NIETO
mayor's office
operations administrator
0 505.768.3361
cabq.gov

From: Marianne Dickinson < mdickinson50@icloud.com >

Sent: Wednesday, January 23, 2019 7:07 AM To: Nieto, Aaron aaronnieto@cabq.gov>

Subject: get the info I sent?

Hi Aaron, Can you please let me know if you received the three emails with attachments I sent? Thanks,
Marianne

Marianne Dickinson Creative Design~Practical Solutions 505.350.9312 mdickinson50@icloud.com

This message has been analyzed by Deep Discovery Email Inspector.

This message has been analyzed by Deep Discovery Email Inspector.



AARON NIETO

mayor's office operations administrator 0 505.768.3361 cabq.gov

February 5, 2019

To Whom It May Concern:

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Sincerely,

Timothy M. Keller Mayor

John Padille submitted presented at 2/6/19 NOADS referenced in the adapting andinance. (stated in presentation)

APPENDIX D FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope, Fire apparatus access roads shall be in accor-dance with this appendix and all other applicable requirements. of the International Fire Code.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings bereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphali, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1/ Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Hire apparatus access roads shall not exceed 10

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

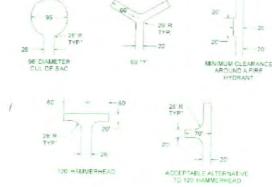
D103.4 Dead ends. Dead-end fire apparatus access mads in excess of 150 feet (45 720 mm) shall be provided with wid and turnaround provisions in accordance with Table D103.4.

TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-feet Hammerhead, frtl-feet "Y" or 96-feet-diameter cut-de-sac in accordance with Pigure 11103.1
Over 750	Special approval required	

D103.5 Fire apparatus access mad gates. Gates securing the fine apparatus access roads shall comply with all of the follow-

- 1. The minimum gate width shall be 20 feet (6096 mm).
- 2. Gates shall be of the swinging or sliding type.



For 81: 1 foot = 304.8 mm

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS/ROAD-TURNAROUND

2009 INTERNATIONAL FIRE CODE®

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APPENDIX D

- 3. Construction of gates shall be of materials that allow manual operation by one person.
- 4. Gate components shall be maintained in an operative D104.2 Buildings exceeding 62,000 square feet in area. condition at all times and replaced or repaired when
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency ss. Emergency opening devices shall be approved by the fire code official.
- 6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.

three stories in height shall have at least two means of fire appearance. ratus access for each structure.

Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus acce

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a singleapproved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler system

D104.3 Remoteness. Where two access roads are required. they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line

Submitted et 2/6/19 CPC

Deborah Bock 8301 4th Street NW #3 Albuquerque, NM 87114 (907) 575-6688 cell/text bockdebbie@gmail.com

February 6, 2019

Re: Support for Special Use Permit Request CSU2019-0001

Dear Commissioners:

I lived in Albuquerque as a child (from age 2 to 14). I lived in a pink stucco house in the NE Heights and I attended Montezuma Elementary School. Sadly, even after 12 years at the same address, our family only knew only a handful of our neighbors.

Cohousing Albuquerque will create a village with clustered housing, children's play areas, an orchard and community gardens. What could be more appropriate in the South Valley? I urge you to approve the Special Use Permit Request.

Sincerely,

Deborah Bock

Debrah Born

Amily Reem Musallam Berthold 1413 Dennison Rd SW 87105 Submitted 2/6/19 CPC

Good Morning,

I live in Vecinos del Bosque near the proposed development. I did the community outreach coordination in opposition to it. I'm here to share that the majority demographic of Vecinos del Bosque and its South Valley community leadership does not want to see more development of agriculturally zoned lands. Our majority demographic is a working class, Hispanic community—less than 5% hold a bachelor's degree, and median household incomes are \$32,000. Most families own their homes—but this is due to being multigenerational and inherited homes, not heavy mortgages.

On November 4th, 2018, at the Día de Muertos Parade, concerned community members passed out hundreds of flyers together, and we gathered just as many petition signatures, including Mayor Tim Keller's. People became visibly upset upon learning about the proposal of yet more development of agriculturally zoned land, and in this case, the last large parcel off Sunset Road. This led to over 600 people submitting letters to the county in opposition, including Senator Michael Padilla, and a hydrologist with the Army Corps of Engineers. Our November neighborhood association meeting was a packed house as a result of raising awareness. The board voted against the proposal 10-3. The neighborhood, which would receive this development, does not want it. I reached out to South Valley farmland and development leaders such as Agri-Cultura Network, South Valley Economic Development Center, Los Jardines Institute - I act as their liaison today, and they all strongly oppose this. A bad precedent is set when developments are permitted that are significantly out of place and price to the residents already there. In this case, one that would be directly alongside Rio Grande State Park, in a working class community who proudly calls itself Vecinos del Bosque, would be absolutely detrimental.

We ask that you deny this Special Use Permit request. Thank you for listening to our concerns today.

Submitted at 26/19 CPC

Kathie Lathan 1217 Chaco Ave Farmington, NM 87401

February 6, 2018

Chair Chavez and County Planning Commission:

I respectfully request that you closely study the South Valley Community Alliance letter opposing Rio Grande Huerta LLC's revised application for a land use change in the South Valley. The Alliance letter is so compelling in content, and so thorough in scope, as to represent a full and fair repudiation of the applicants' case for a Special Use Permit. As I am one of the many dozens who wholeheartedly endorse this letter, and in light of the overwhelming evidence presented therein, I urge the County Planning Commission to honor and uphold the established plans, policies and ordinances of Bernallilo County and act in the public interest to deny this request.

Inadequate and objectionable as the original application proved to be, this revised application is actually far worse, riddled as it is with deficiencies and inaccuracies, distortions and deceptions. The request before you highlights Albuquerque Co-housing's' ignorance of the rich cultural roots of the South Valley and the fragile-but-precious heart of its riparian forest habitat. And the request before you disregards the vital connection between the unique heritage of the Bernallilo Bosque neighborhoods and the wild diversity of our natural world.

The Vecinos del Bosque Neighborhood Association members resoundingly voted "NO!" in opposition to the original application for issuance of a permit for this high-density housing project. Now, Vecinos del Bosque is once again voicing its emphatic objections to this reworked application. Notably, neither the original nor this redraft was able to win the support of ANY of the other three nearby Bernalillo County Neighborhood Associations: not the South West Alliance of Neighbors; not the South Valley Alliance; not the South Valley Coalition of Neighborhood Associations. Why such a troubling lack of support? because people understand that the agrarian character of their valley would be inalterably impaired by the proposed development.

In 1918 Aldo Leopold worked as the Secretary of Albuquerque's Chamber of Commerce to promote the creation of what would become Rio Grande Valley State Park. Contrary to applicants' claim, this State Park now embodies thousands of acres (not a mere "sliver"!) of critical Open Space riverine habitat constituting an invaluable asset for all New Mexicans, and a vibrant web of life within Albuquerque and Bernalillo County. That the co-housers fail to recognize the existing boundaries --let alone the crucial importance-- of our State Park is particularly telling, in view of the fact that the land they propose to develop is directly adjacent to and contiguous with the park itself. Such ignorance or callous disregard is an affront to Leopold's widely celebrated Land Ethic:

"A thing is right when it tends to preserve the integrity, stability, and beauty of the biotic community. It is wrong when it tends otherwise."

The Commission's approval of this high-density development would pose a dire challenge to Leopold's prescient vision and inflict negative consequences on the South Valley, by allowing adverse and cumulative impacts to the health and integrity of Rio Grande Valley State Park and the greater Bosque.

According to State law one responsibility of this Commission is to study the best means of protecting the environment. Now, it would stand to reason that a key way to protect the environment is to respect and defend our Open Space. Among the hundreds of comments of opposition is one — a short comment — which may warrant your special attention. Stephen Brown works for the U.S. Army Corps of Engineers as a hydrologist. He says, "As a hydrologist working on the middle Rio Grande, Open Space adjacent to the river is critical for ecosystem health. As caretakers of the river for future generations we have one chance to preserve Open Space. The short term gains of development are minuscule compared to the decades of hydrologic and environmental damage."

Stephen Brown knows well the critical role Open Space plays in the vitality of the river and the life of the Bosque. Sadly, the co-housers' high-density condominium complex would reduce Open Space adjacent to the Bosque and the Rio Grande by nearly one and a half acres.

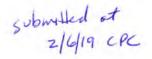
The applicants' plan for high-density development abutting Rio Grande Valley State Park would not represent what they are calling a "smooth transition to the East"; rather, it would impede the Public's opportunity to appreciate the natural beauty and solitude of the Bosque and riparian environment of the Rio Grande.

Approval of this application will be disruptive to the Vecinos del Bosque neighborhood. Permitting this high-density project would represent a failure of the Commission to recognize and protect the value of traditional land uses and the quality of life in the South Valley.

Please respect this outpouring of public opposition and represent the hundreds of concerned citizens who stand together in their objection to this ill-advised plan. Please acknowledge the fatal flaws inherent in the Co-houser application. And please use vision in acting to deny the request before you, because this proposed development does not comport with existing public policy, does not protect a diverse natural habitat, and does not preserve the vibrant cultural heritage of the South Valley.

Thank you.

Kathie Lathan



Chairman Chavez, Members of the Commission

My name is Jonathan Craig; I live at 937 La Font Road SW, Albuquerque, 87105 in the unincorporated area of the South Valley.

Our family moved to our current address, about 2 miles south of the site for the Special Use request, in 1986. We consider the South valley our home and we have come to love it for its rich history, cultural, ethnic and environmental diversity, and unique mixture of agricultural, residential and commercial uses. I believe that the project proposed by Rio Grande Huerta LLC will benefit this diversity.

My wife and I have been looking for opportunities to form or join a cohousing community as we contemplate the benefits of aging-in-place in a supportive community. While we are not ready to join the Rio Grande Huerta community at this point, we could see ourselves becoming a part of it in the future and we would much prefer not to leave the South Valley to enjoy the advantages of co-housing. We can attest that Rio Grande Huerta is not a development corporation seeking to profit from the South Valley and its residents; but a group of households who want to build a new type of housing option.

Talking with our neighbors and others we know in the South Valley, it is certainly not evident that "the vast majority of residents do not want the proposed development" as those opposed to this application claim. Our neighbors' general reaction was "it sounds like a great idea" and this also appears to be the reaction of most of the immediate neighbors to the property. I agree with the goals of many of those opposing this request to preserve the diverse nature of the Valley and guard its agricultural heritage, but I don't believe that this project is in contradiction to those aims. I would be more fearful of a typical residential subdivision which pays little regard to community interaction and provides no communal open-space or areas for gardening and food production. And I fear that this is what may take its place if this application is denied.

I believe Staff has made a valid assessment of this request and its alignment with applicable plans and join with them in urging you to approve it. Wase you to accept their recommendation to approve it.

Thanks you for your time.

submitted at 2/6/19 CPC

Agri-Cultura Cooperative Network 318 Isleta Blvd Albuquerque, New Mexico 87105 (505)

February, 2019

To: Ms. VerEecke,

Ms. Schusky,

Re: Special Use Permit CSU2019-001

This communication is in opposition to the co-housing project proposed on Gonzales Road. As farmers we are concerned about the changes in development occurring in the south valley, the loss of farm and open space areas and unwelcome development and planning in our neighborhoods without oftentimes our early and meaningful inclusion in decisions that affect our everyday lives and farming activities.

As farmers we are responsible to our environment and grow food with respect to our limited resources. Considering the realities of climate change, our arid climate, and our inconsistent weather patterns, it does not make sense to approve this type of development on ancient agricultural land. The project may negatively impact the waters of the Rio Grande, which should be highly protected through environmental impact studies.

This housing development is incompatible with the surrounding community and is not wanted by the residents including some of our cooperative farms. It may have unintended consequences regarding water rights, raised property taxes, and traffic congestion — which are just a few of the negative impacts.

We ask that this request be denied. Thank you.

Sincerely,

Helga Garza Agri-Cultura Network

Submitted at 2/6/19 CPC

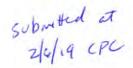
Stacey Hunter

3227 Rio Grande Blvd. NW Albuquerque, NM

Chairman Chavez and Commissioners:

My name is Stacey Hunter, 3227 Rio Grande Blvd NW, and I am speaking in support of this special use permit request.

I would like to speak about why the proposed cohousing community means so much to me as a future homeowner. I have started my life over for the 3rd time. My children are now grown, living their own lives. Living alone I found I was miserable, living in a low income section of the heights. I never got to know my neighbors nor did they care to know me. I have always longed for a sense of community. I literally had given up hope that it even existed. One day I drove past a little pocket community on Rio Grande Blvd; it was so inviting. I saw a sign with a website. I pulled over to look it up, and discovered it was a cohousing community. I had never heard of anything like it. The more online searching I did on cohousing, I realized it was what I had been missing, after the majority of my life residing in suburban communities. The people I have met in this group share values that are in alignment with my own, such as community engagement, and responsible environmental stewardship. I have seen many cohousing communities popping up in other up-and-coming cities, and I feel that this is just what Albuquerque needs: to bring communities together! I thought today I would speak from the heart; thank you for your time.



Setso Metodi

624 Amherst Dr. SE, Albuquerque NM 87106

Chairman Chavez and Commissioners:

My name is Setso Metodi, currently living at 624 Amherst Dr. SE. I am speaking in support of this special use permit request.

Work at the national labs brought me and my family to Albuquerque in 2013 we certainly hope to to live out our lives here. We are one of the families that is part of the cohousing project requesting the permit.

Cohousing creates a village environment wherein everyone supports each other. That support extends beyond the boundaries of the village, to include neighbors all around the cohousing units. With this idea of neighborhood cooperation in mind, we spent many hours walking the streets near our future home to begin to develop a sense of community and get to know our future neighbors. We quickly realized that folks in that area share a concept of community that we, the cohousing group, mean to achieve.

One dimension of the sense of community that we heard from our future neighbors is that close neighbors serve to protect each other from petty crime. Specifically, we heard over and over that the lot we wish to live in will serve as a buffer between the existing neighborhood and the Bosque. We were told that our inhabiting that lot will tend to discourage miscreants from walking from the Bosque into the neighborhood where they create trouble, such as vandalism and petty theft. Many of our future neighbors told us that they are enthused about having the lot populated. The current state of the lot, we were told, encourages troublemakers.

Similarly, our future neighbors told us that we will help to make the Valle del Bosque Park safer for the whole area. Since we plan to bring in multiple generations, including young children, we will be using the park. The logic is that the more the park is used by nice folks the more nice folks will show up there.

Please accept this transcript for the record. Thank you.

submetted of pc 2/6/19 CPC

Chair Chavez and County Planning Commission

I have deep concerns about the proposed zoning changes that are being decided today and that are in direct opposition to many portions of the Albuquerque/Bernalillo County Comprehensive Plan.

The applicant (s) wants to build 27 condominiums on 3.8 acres of land in the Bosque that is currently zoned as an A1 Rural Agricultural Zone. This particular site, as well as the special permit request, is an irresponsible and shorted choices for a project of this size. This is one of the last particles of this size holding on its originally intended, and I would argue sarced A1 Rural Agricultural status.

From the Comprehensive Plan you are charged with

Montering adequate development/performance standards which protect Rural and Semi-Urban areas natural and cultural resources;

I know this piece of land lies on the edge of "semi urban" area of the city but it represents a piece of this area's rural history and agricultural future with its current A1 zoning. We can not lose sight of the impact and future ramifications if we begin making detrimental changes to zoning in this way. This group failed to prove that this is the only piece of land that they have access to, yet there are numerous R1 zoned properties in this particular neighborhood and throughout the South Valley that would serve a project of this nature more adequately.

As a lifelong resident of the South Valley community, I have watched small changes occur that have impacted how myself and my children live here from decreased open space and water scarcity to traffic congestion.

As a teen, I use to wonder why my father, a longtime advocate for the preservation of our precious open spaces and farming land throughout the S. Valley, was up in arms over changes I change has occurred dramaticly could not have imagined. 30 years later, I know now that while it didn't happen overnight, it did I would like to point out the happen that. What I also see is the legacy community voice and smart zoning has to ensure what is important to the identity of the S. Valley. It is the beautiful, bountiful lands our City and County has protected and reclaimed standing on the corner of 'Rio Bravo and Coors with the City of Abq Nature Preserve, or Sanchez Farm on Arenal or further west past Isleta, Sunset

Seva Farm. Those are all examples of places that were once faced proposed zoning changes like this one. With great insight and smart planning in the past, our community has preserved the A1 zoning which means we now have land that can be for used for generations to come. Those lands feed the cranes and wildlife, they blossom into community gardens, they are micro-economic farms that provide our community members with a way of living. I want to make sure that we as a community, as city, are thoughtful and remember that it our children who will thank us for fighting for the conservation of parcels like this to remain.

Again from the Comprehensive plan it clearly states: Land which is suitable for agriculture shall be maintained to the extent feasible in agricultural production and discouraged from non-agricultural development. protecting and preserving the environmental and cultural resources of Albuquerque's South Valley community for future generations.

We are asking you to enforce your own zoning codes by denying this application for zoning changes.

Thank you

Anne Bolger Witherspoon 1278 Tapia Blvd. SW Albuquerque, NM 87105

Submitted at 2/6/19 CPC p.1

Joan Pickard

186 Caminito Alegre, Corrales NM 87048

Good morning, Chairman Chavez and Commissioners.

My name is Joan Pickard of 186 Caminito Alegre, Corrales. Thank you for this opportunity to speak in support of permit request.

I have lived in New Mexico for 20 years and plan to purchase a house in the cohousing community.

I am working on a Car Sharing Task Force with others in the group to research and consider ways to reduce our carbon emissions, individual car ownership, and traffic issues.

This is what we know right now:

Many of our families now own one car.

Other families plan to reduce to one car when living close to the Central Avenue Bus line.

Quiet electric car prices are becoming lower. We may establish an electric charging stations for residents.

Pickard P.2 2/4/19 CPC

Quite a few of the future homeowners already use standard or electric bicycles for commuting to work or school.

We will be providing a bicycle parking sport for every future resident as a way to accommodate and encourage the use of bicycles.

The ditch path is available for walkers and there are plans to improve the levee trail for bicycling.

Some future residents are interested in creating a Car Sharing group to reduce personal car ownership.

This is truly a multigenerational community in which not everyone will drive to work in the morning and return at 5:00 PM. Some of us are retired, some of us work from home and some us stay home with small children.

We believe our values to live lightly on the land and respect the environment makes us a good neighbor.

I request that this statement be included in the written record.

Submitted of 2/6/19 CPC

Johnnee Cunningham

186 Caminito Alegre Corrales NM

Chairman Chavez and Commissioner:

My name is Johnnee Cunningham, 186 Caminito Alegre, Corrales, and as a future homeowner I support this Special Permit.

Today I speak to you as an Urban Gardener...with training from the Bernalillo County Master Gardener, Composting, and Preserving programs. I've been building soil, growing produce without pesticides and creating wildlife open spaces in NM for more than 20 years.

This land for the proposed residential and agricultural uses has not been farmed since the 1940's. We will carefully feed the soil with organic compost, mulch, and cover crops to grow produce and minimize water usage in the garden areas.

My experience working at Santa Ana Native Plants and support of the NM Seedling program of conservation plants will help us create pollinator gardens and a beneficial environment. My volunteer efforts with food insecurity include Seed2Need...providing produce for food pantries, Garden2Table...demonstrating recipes for healthy meals at Farmers' markets, and gleaning fruit donations and building hoop houses. I will participate in South Valley programs addressing hunger.

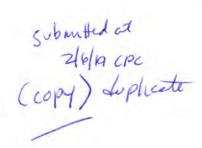
We...including our children...will grow food, support our local South Valley CSA's such as Farmer Joe Alfaro or Josh at Whole Heart Farm, have canning parties, and encourage neighborhood gardening.

At 75....as a Gardener and CNM retiree...I want to live in community, garden, learn from others, and share my passion and respect for nature with neighbors.

We will be good neighbors and an economic asset to Bernalillo County.

Johnnee Cunningham

186 Caminito Alegre Corrales NM



Chairman Chavez and Commissioner:

My name is Johnnee Cunningham, 186 Caminito Alegre, Corrale, and as a future homeowner I support this Special Permit.

Today I speak to you as an Urban Gardener...with training from the Bernalillo County Master Gardener, Composting, and Preserving programs. I've been building soil, growing produce without pesticides and creating wildlife open spaces in NM for more than 20 years. This land for the poroposed residential and agricultural uses has not been farmed since the 1940's. We will carefully feed the soil with organic compost, mulch, and cover crops to grow produce and minimize water usuage in the garden areas.

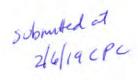
My experience working at Santa Ana Native Plants and support of the NM Seedling program of conservation plants will help us create pollinator gardens and a beneficial environment.

My volunteer efforts with food insecurity include Seed2Need...providing produce for food pantries, Garden2Table...demonstrating recipes for healthy meals at Farmers' markets, and gleaning fruit donations and building hoop houses. I will participate in South Valley programs addressing hunger.

We...including our children...will grow food, support our local South Valley CSA's such as Farmer Joe Alfaro or Josh at Whole Heart Farm, have canning parties, and encourage neighborhood gardening.

At 75....as a Gardener and CNM retiree...I want to live in community, garden, learn from others, and share my passion and respect for nature with neighbors.

We will be good neighbors and an economic asset to Bernalillo County.



February 6th, 2019

Good Morning, Chair Chavez and Good Morning, County Planning Commission:

I am here today, to express my reverence for the centuries-old agricultural history and integrity of my neighborhood, Vecinos del Bosque. I am also here to respectfully ask that you deny the Special Use Permit application submitted by Cohousing ABQ which requests a zoning variance to build 27 condominiums on agriculturally-zoned land. I stand with my neighbors in opposition to this development proposal and I thank you for hearing my thoughts on this important issue.

During the time my family and I hoped to move to Albuquerque, we only looked for a home, in the Vecinos del Bosque neighborhood. We were drawn to our neighborhood because home prices were what we could afford on a teacher's income. More important however, we looked for a home in our neighborhood because of the undeveloped agricultural lands that still exist there and because of the numerous small farms in the neighborhood. We moved here expressly because we believed, and still believe that agricultural land has an inherent value in remaining undeveloped, and that these properties would hopefully be protected, as outlined in the Bernalillo County Comprehensive Plan and the Southwest Area Plan:

- 1. ABQ/Bernalillo County Comprehensive Plan, pg. II-23, Developing and Established Urban Areas.
- 2. Southwest Area Plan, pg. 24: Agriculture

Approval of this application, would irreversibly alter, one of the largest remaining parcels of agriculturally-zoned land in our neighborhood. If the zoning change is approved, and this land is not protected from development, any potential it currently has for a future small-scale farming operation, like others in our neighborhood, will be lost. We do not need condominiums in our neighborhood; we do need preservation of agricultural land. I respectfully ask that you deny this application to develop agriculturally-zoned land.

Sincerely,

Amanda Webb Knox 2016 Poplar Lane SW Albuquerque, NM 87105

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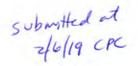
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Joshua Garcia

1143 Desert Sunflower Dr NE Rio Rancho NM 87144

Chairman Chavez and Commissioners:

My name is Joshua Garcia, I live at 1143 Desert Sunflower Dr NE, Rio Rancho, and I am speaking in support of this special use permit request.

My wife and I intend to become homeowners in this proposed cohousing community and this particular location is important to me since it will let me get back to my family roots in the South Valley I have fond childhood memories of playing in the yard with my cousins, having picnics at Kit Carson park, and getting take out from Kathy's Carry Out and stuffed sopapillas from El Modelo.

My great-grandparents lived in old Barelas, and my grandfather took over that property when he and my grandmother were a young couple starting to raise their family. They lived there until the early seventies, when they moved across the river to La Vega Drive, where they both resided until their death. They were active in the South Valley community, participating in South Valley Pride Day and Dia De Los Muertos. They were members of St. Anne's Church, where my grandfather served as an usher, volunteered at the annual fiesta, and took off every Thursday afternoon to clean the church. My grandfather, Acacio Montoya, worked at the Albuquerque Country Club in the men's locker room for over 40 years and after his death they named that locker room after him. I support this project because I believe they would have supported it. They loved their community in the South Valley. I love it too, and I look forward to returning.

A My family has been in new merics for generations and ham an Atroco cand Grant heir.

Submitted et 2/6/19 CPC

Jeff Holmes

3227 Rio Grande Blvd. NW, Albuquerque NM

Chairman Chavez and Commissioners:

My name is Jeff Holmes, 3227 Rio Grande Blvd. NW. I am speaking in support of this special use permit request and intend to be a future home owner in this community.

I would like to speak about how we intend to be environmentally responsible, regarding minimizing energy use and lowering our ecological footprint. This obviously benefits the planet as a whole, but there are also benefits at more local levels. We seek to accomplish this by building to the highest standard of environmental responsibility currently available: the PHIUS+ 2018 standard, a codification of standards for passive house technology and practices.

In short, passive house practices are those that apply the most modern materials and techniques in insulation, ventilation, passive heating and cooling, and renewable energy collection in order to maximize efficiency and minimize ecological footprint. Our aim is to build extremely well-insulated units with heat exchangers providing climate control and ventilation. The clustered home design will also take advantage of common walls for reduced energy use in climate control, and will also allow for more open space. With the addition of photo-voltaic systems, the net energy required for heating and cooling can, in fact, be reduced to zero!

The additional cost to employing passive house practices is only an additional 5-10% for the average American home. Taking advantage of our project's scale, we estimate the additional cost will be on the lower side of that range.

Submitted at 2/6/19 CPC

Aaron Hill

10804 Wolf Creek Rd. SE Albuquerque, NM 87123

Chairman Chavez and Commissioners:

My name is Aaron Hill and I live at 10804 Wolf Creek Rd. SE. I am speaking in support of this special use permit request and intend to be a future home owner of this community.

Cohousing is a model of living that encourages resource sharing, smaller homes, and community support. Individuals of this community are committed to reducing our material lives to allow for a greater focus on what matters most; spending time with each other. Resource sharing is how we achieve more with less. We don't need 27 lawn mowers or backyard playsets. We only need a few and we all share in the use and maintenance of these items to reduce living costs. Being a community with environmentally focused commitments of rain water catchment, grey water reuse, renewable energy infrastructure, and the most energy efficient building standard today, our net utility costs will be drastically lower. Small homes help to reduce that utility cost even more and reduces grocery expenses by freeing up the land for community food production, something this land can be revitalized for. Community support means taking care of each other by using our own unique talents and skills to serve one another, further reducing costs.

As individuals pooling our personal money together to make this project happen, we are tirelessly working to pull this off as inexpensively as possible. Our costs are impossible to well compare to a standard development on a small single family lot. The cost models are entirely different. But in the long run our investments now, will pay off greatly with benefits to the environment, reduced cost of living, and an overall better quality of life, which is hard to put a price tag on.

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Our family, homeowners at 1703 Gonzales Road SW, stand with Val, Priscilla, Ron in enthusiastic support of the ABQ Cohousing Initiative.



I am sharing a photo of Marlies and Val on the property that they want to revive together. I visited them on the property and listened to my neighbor Val's support of the project firsthand. It's a heartfelt story of combining the new and the old and I appreciate the stewardship and consideration Val, Priscilla and Ron have made for our community.

I have also walked the length of Gonzales Road with members of ABQ Cohousing speaking with my neighbors about the initiative and have received nothing but support as well as signatures in favor of the Special Use Permit.

The majority of residents in the immediate proximity to the property support the Cohousing Initiative. I also know that the owners and the county are not interested in the property for Open Space.

Our family also want to share our disappointment with the insensitive actions of the opposition that have fought against the careful consideration of our neighbors, Val, Priscilla and Ron. We are concerned by the number of signatures they have collected from outside our neighborhood that do not reflect the voice of our community. They do not speak for us. They do not speak for our neighbors. We do not agree with the points they are making, and feel they are polarizing to our community.

We hope that you support this project and allow it to grow in our South Valley neighborhood.

Aryon, Olivia, Sequoia and Ash Hopkins 1703 Gonzales Street SW, Albuquerque, NM 87105

sibruted at 26/19 CPC

Salley Trefethen

501 Walter St SE, Albuquerque, NM 87102

Chairman Chavez and Commissioners:

My name is Salley Trefethen. I live at 501 Walter St SE here in Albuquerque and I am speaking in support of this special use permit request as a future homeowner.

I think from time to time about how I might like to live the rest of my life. Assisted living communities and retirement communities, while right for some, are not right for me. Living in a single family home, again, not my preference. As I age it is too easy for me to disengage—from people, from activities, from life. And all these typical living arrangements for older people like me just feel wrong.

I want to be immersed in life until there is no breath left. In the cohousing community, people expect me to engage. In this community I am surrounded by children who are playing hard, loudly, imaginatively. In this community, there is a pull to connect with activities I would normally hesitate to join. There is a pull to connect with the neighbors whose homes surround the property. This pull to step outside my comfort zone in so many meaningful ways—with people not like me, with children, even with people who don't want this project—this is what feels like the best way for me to age—fully engaged with life.

I hope the commission will see the value in supporting a new way of aging and vote to grant us our request for a special use permit.

Submitted at 2/6/19 CPC

Lissa Hammit

501 Walter St SE

Chairman Chavez and Commissioners:

My name is Lissa Hammit, my address is 501 Walter St SE, and I am speaking in support of this special use permit request as a future homeowner in the proposed PDA.

I want to live in this community because of the things I will learn and grow from. Another aspect that feels important to me as a Senior is to help children and for children to help me remember joy and wonder. When I first saw this property I wasn't sure if this neighborhood would be right for us. As I have taken the time to get to know the folks in the near neighborhood I realized that they had their doubts about us too. We've both turned towards each other on many levels. I would love to age in place and support and be supported by the community, and near neighbors with connection and understanding.

I use an electric bike to get around town and the central location and bicycle path connection is a great plus for me and others who plan to commute by bike or public transportation.

Please accept this transcript for the record

Thank you

Submitted at 26/19 CPC

Mary Brown 5215 Montano Plaza Dr NW Albuquerque, NM 87120

Chairman Chavez and Commissioners:

My name is Mary Brown, 5215 Montano Plaza Dr NW, and I am speaking in support of this special use permit request.

I first heard about cohousing when my sister moved into a cohousing community in the Seattle area. My kids loved to visit due to the clustered arrangement of houses located away from the parking areas so I could let them play without worrying about their safety and I also knew we were in a community of people watching out for each other. In the short six months that we have gotten to know the other families committed to this project, we feel a strong kinship in terms of values and ideology.

I want to have for my grandson, the freedom that my daughters enjoyed when we visited my sister. My daughter and grandson will have one of the small casitas and my husband and I will be downsizing to a smaller home. This gives us the chance to be close to my daughter and her son while giving them the right balance of indepence and community that will enrich all of our lives.

I have a coworker who signed a letter opposing our community. After speaking to her and showing what we are doing, she changed her mind. From the opposition website she thought we would be demolishing wildlife habitat. I showed her a picture of the land as it is now, and our plan that shows the existing cottonwoods and an abundance of area where wildlife can thrive. She was concerned about saving land that could be used as farmland and I showed her our submitted plan that includes almost an acre of dedicated agriculture area. She was concerned about tax increases and I told her about our group contacting the tax assessor's office and finding out that since we will be designated as a condominium, our home prices will not be used for comparisons when determining assessed values of nearby homes. That was when she wrote a letter to us stating that she is withdrawing her opposition to our special use permit request. I think this is a good representation of someone trying to do something good, but not being aware of all the facts after just looking at the South Valley community alliance's webpage. I am providing her letter together with my comment for the case record.

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Letters & petitions

Letters & petitions

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Re: special use permit request number CSU2019-0001

Sara Thomas Wofford <sarathomasw@gmail.com> To: cohousingABQ@gmail.com

Wed, Jan 30, 2019 at 3:45 PM

Dear Cohousing ABQ:

Last year I had signed a petition created by the South Valley Community Alliance. The petition was opposed to your proposition to build a cohousing area in the South Valley as per permit request CSU2019-0001. Since then, I have talked with one of your members and reviewed information on your web site. I now believe that the information presented by the SVCA was incomplete, and in some cases possibly inaccurate. I no longer oppose your permit request.

I do think gentrification can still be a concern, and so can alienation -- i.e. if locals were to see your area as a walled-off area "for insiders only". That could be alleviated if you have plans to actively engage with the local neighbors and encourage your residents to be inclusive and part of the wider community.

I had inferred from the SVCA's material that an agricultural or wildlife area was going to be bulldozed for construction, but your materials show that the land is vacant and not being used for agriculture. If you are intentional about avoiding damaging wildlife habitats, and are building on what was once private property, I see no harm. Your plans for orchards and gardens would in fact make better use of the land than it sees now as far as private property goes.

I had been concerned about property price increases, but if residences are only compared to like residences, then the houses in the area shouldn't be affected by the presence of condominiums. I hope that is the case. I would hate to see locals unable to stay in their own homes.

Perhaps most importantly, one of your members, Mary Brown, who is a colleague of mine at work, told me that the news broadcast that covered this issue had omitted the part of the interview with one of the current land owners in which said land owner voiced his support for the cohousing plan. That omission constitutes biased reporting on the part of the news company that edited the interview footage. I believe the public should be made aware of this.

I also think that it would be useful to find out how many of the supporters and opposers live within, say, a half mile of the proposed building area, or who frequent that area, and to emphasize the support or opposition of those individuals. I weighed in only because my sons used to live in that area and I remembered its rural charm. I hope that your cohousing proposition will enhance that charm and not detract from it.

Sincerely,

Sara T. Wofford 5505 Candelaria Rd NE Albuguerque, NM 87110

The passion you pursue determines the legacy you leave.



RE: In-support of CSU2019-0001

Stephanie Shumsky <sshumsky@bernco.gov>

To: "jonah@needbased.com" <jonah@needbased.com>

Cc: Marlies Metodi <cohousingabq@gmail.com>

Tue, Jan 29, 2019 at 12:40 PM

Hello. The deadline to submit comments was today at noon. You may bring your comments with you to the CPC hearing on Feb. 6th or forward them to someone that will attend.

Stephanie Shumsky, AICP

Program Planner

Bernalillo County

(505) 314-0341

From: jonah@needbased.com <jonah@needbased.com>

Sent: Tuesday, January 29, 2019 12:31 PM

To: Stephanie Shumsky <sshumsky@bernco.gov>

Subject: In-support of CSU2019-0001

Please allow this email to express our firm's support to the proposed Co-housing development as outlined in Case # CSU2019-0001.

We have provided sustainability design services to the project. At the request of the owners the project meets impressively high standards of environmental sustainability. The buildings have been optimized to meet the international Passive House standard for energy conservation. As such, the buildings will use an estimated 90% less energy then typical housing found in the area.

In addition to the energy reduction measures integrated into the current plans, we have considered water collection and management to facilitate gardening and agriculture on site. Economic sustainability has been considered by natural and durable building material selections.

We are extremely proud of the work that has been put into the project on behalf of the entire design team and am confident that it is one that all policy makers can confidently support.

NEEDBASED is currently recognized as an industry leader in resilient highperformance building design, earned through advanced knowledge and demonstrated by the successful completion of projects. Professional achievements in the area of environmental sustainability have been the natural result of a desire to improve the overall quality and value of services across many fronts. The ultimate quality of our work resides within it's ability to embrace complexity, find alignments, and develop seemly simple yet beautiful solutions.

Best- Jonah

Jonah Stanford, AIA principal

NEEDBASED INC

Office: 505-954-1604

928 Shoofly Street, Unit B

Santa Fe, New Mexico

87505





Fwd: Cohousing ABQ

Olivia Hill <oliviahill.pl@gmail.com>

To: Marlies Metodi <cohousingabq@gmail.com>

Wed, Jan 30, 2019 at 10:54 AM

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

From: Rebecca Williams < veghead 79@gmail.com>

Date: Wed, Jan 30, 2019, 10:48 AM Subject: Fwd: Cohousing ABQ

To: Olivia Hill <oliviahill.pl@gmail.com>

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

From: Rebecca Williams < veghead 79@gmail.com>

Date: Tue, Jan 29, 2019, 7:20 PM

Subject: Cohousing ABQ

To: <sshumsky@bernco.gov>, <cvereecke@bernco.gov>

Rebecca Williams

308 Adams St NE Albuquerque, NM 87108 (703) 431-1590 Veghead79@gmail.com

January 29, 2019

Bernalillo County Planning and Development Services

Attn: Stephanie Shumsky 111 Union Square St SE, Suite 100 Albuquerque, NM 87102

Public Comment in Support of Special Use Permit Request Number CSU2019-0001

Dear Ms. Shumsky:

I write to express my support for the Special Use Permit Request CSU2019-0001. As a resident of Albuquerque, I know that this project is exactly the kind of urban development that Albuquerque needs — it takes into account our agricultural legacy but balances that with the need to create higher density housing to avoid sprawl. The cohousing model that is being pursued in this request will cluster housing and parking close together in order to preserve usable open space and agricultural space, and provide natural areas where residents can work in the gardens and children can play. It is located nearby the

newly developed Albuquerque Rapid Transit as well as old town and downtown, so that its residents can be connected to the city without having to drive everywhere. The multigenerational community will also solve other problems, allowing seniors to age in place and providing a supportive neighborhood where children can play safely.

I also write to express my support for the Special Use Permit Request CSU2019-0001. Albuquerque is drowning in sprawl, traffic, and disconnection. The project proposed in the special use permit request will create an alternative housing model that rethinks neoliberal and capitalist ways of living, providing closer connection and dependence on each other socially, as well as forging stronger relationships with our natural environment. The project will cluster houses together and create shared common spaces -- building social relationships. It will preserve over 50% of the historically agricultural property and open space land for growing food and natural play areas -- building relationships to nature for all ages. The project will also be a model of environmental sustainability, utilizing rainwater and greywater capture and reuse, generating solar energy, and building to the passive house (PHIUS 2018) standard to reduce energy loss. This vision of sustainable development is precisely what our society needs to pursue in order to minimize, mitigate, and build resilience to climate change.

I also write to express my support for the Special Use Permit Request CSU2019-0001. This request will enable to development of a new cohousing community within the city of Albuquerque. Cohousing is a model of collaborative housing which seeks to build human relationships that generate social, economic, and sustainability benefits for those who live there. It clusters houses closely together to leave more green space where kids can play and families can garden. Cohousing residents own their own home but also share in common resources like a common house (possibly with a kitchen for cooking and sharing meals, or guest rooms which mean that each individual home can be smaller) as well as shared green space where residents can play, interact, or garden to grow food. CoHousing ABQ will use the cohousing model to cluster homes and parking on a smaller footprint within their property, leaving as usable open space over 58% of their land. This respects and protects the agricultural and natural heritage of the land. The CoHousing ABQ project will also minimize cars and traffic, by creating carsharing and emphasizing the bikeability to old town and downtown Albuquerque. and using the ART and other bus options to get around the city. There is high demand for cohousing units throughout the country, and residents appreciate the economic and social benefits that living within cohousing affords. Cohousing is an example of responsible, thoughtful urban development that balances high density housing with the conservation of nature. I strongly support cohousing and this project, which is a model for the right kind of urban development.

Sincerely,

Rebecca Williams

Site: 3.72 acres at the far eastern end of Gonzales Rd SW (three parcels)

Legal descriptions: MRGCD MAP# 40 Tract 88A1A1 3.062 ac.

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

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 part of a Planned Development Area (PDA) for Cluster Housing. All homeowners share ownership of the common house, gardens, play areas, orchard, and accessory greenhouse and workshop---the cost of which is included in their home purchase price.

All units will be built to Certified Passive House 2018 Standards with a goal of net zero energy consumption for the whole development. The buildings are clustered on the site, which allows water harvesting of runoff for gardens and preserves open space for urban farming and natural areas that buffer the bosque. This will be essential to bring the land back to productivity as it hasn't been cultivated or irrigated in decades.

Parking will be dispersed on the site as a mix of detached garages, carports, guest parking and handicap parking and residents will be encouraged to bike, hike, carpool, car share and use the bus.

This is not a speculative project, but one developed by future homeowners; the project must be 80% pre-sold before construction starts. The Special Use Permit for a PDA for cluster housing would allow building up to 27 attached, single- and double-stacked dwellings in this part of the valley. It conforms with numerous policies in the Southwest Area Plan.

Date	Signature	Printed Name	Address (resident or owner)
01/17/2019	Chull like	CHARLES J. CHESKY	703 RIDEELREST SE SIBUPUEQUE NO 87104
01-17-20		Konneth Obenberger	416 Montage St NW Allaguerque NM 87104
1-17-1	July of	Jessica Jung	Hougherall 190
1-30-19	JennySancha	Jenny Sanchez	605 Valverge Dr SE Albuquerque, NM 87108
2 5/19	Michael Westlay	- R Michael Westbay	4607 JAMAICA DRE Albuquerque, NM 87111
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Amber Shiel

310 Lansing Dr. SW Albuquerque, NM 87105 (505)906-6788 amberlouise.s@gmail.com

January 31, 2019

Bernalillo County Planning and Development Services

Attn: Stephanie Shumsky 111 Union Square St SE, Suite 100 Albuquerque, NM 87102

Public Comment in Support of Special Use Permit Request Number CSU2019-0001

Dear Ms. Shumsky:

I write to express my support for the Special Use Permit Request CSU2019-0001. I live at 310 Lansing Dr. SW and I believe that the cohousing project proposed by Rio Grande Huerta LLC will benefit our area by becoming a part of the neighborhood, not by being an exclusive gated community like other recent developments. Another great thing about this project is that it will build housing in a way that preserves the agricultural and natural heritage of the South Valley and our region. The site plan for this project indicates that over 62% of the property will remain usable open space, preserving agricultural and natural areas on the property, including the large cottonwoods near the posque. Unlike traditional development which will simply subdivide the property into the maximum allowable, private dwelling units with small yards and paved roads and driveways throughout, this project clusters housing and parking together to preserve natural space. This project also aligns closely with the Southwest Area Development Plan, which calls for higher density development in Neighborhood Area 5. This is a win-win, providing both high-density housing in a manner which will be respectful of our neighborhood while also ensuring protection of the land. Furthermore, the project will serve as a model for sustainable and healthy urban development, generating a multi-generational community where young children are supported and seniors can age In place, I look forward to interacting with the families of CoHousing ABQ once this project is completed.

Truly.

Amber Shiel



Sean Shiel

310 Lansing Dr. SW Albuquerque, NM 87105 (505)979-5192 sean.shiel@aps.edu

January 31, 2019

Bernalillo County Planning and Development Services

Attn: Stephanie Shumsky 111 Union Square St SE, Suite 100 Albuquerque, NM 87102

Public Comment in Support of Special Use Permit Request Number CSU2019-0001

Dear Ms. Shumsky:

write to express my support for the Special Use Permit Request CSU2019-0001. I live at [street] and I believe that the cohousing project proposed by Rio Grande Huerta LLC will benefit my community. This project aligns closely with the Southwest Area Development Plan, which calls for higher density development in Neighborhood Area 5. But, the exciting thing about this project is that it will generate this type of housing in a way that preserves the agricultural and natural heritage of the South Valley and our region more broadly. The site plan for this project indicates that over 62% of the property will remain usable open space, preserving agricultural and natural areas on the property. Unlike traditional development which will simply subdivide the property into the maximum allowable, private dwelling units with paved roads and driveways throughout, this project clusters housing and parking together to preserve natural space. This is a win-win, providing both high-density housing but also ensuring stewardship of the land. Furthermore, the project will serve as a model for sustainable and healthy urban development, generating a multi-generational community where young children are supported and seniors can age in place. I look forward to interacting with the families of CoHousing ABQ once this project is completed.

Sincerely,

Sean Shiel

Site: 3.72 acres at the far eastern end of Gonzales Rd SW (three parcels)

Legal descriptions: MRGCD MAP# 40 Tract 88A1A1 3.062 ac.

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

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All units will be built to Certified Passive House 2018 Standards with a goal of net zero energy consumption for the whole development. The buildings are clustered on the site, which allows water harvesting of runoff for gardens and preserves open space for urban farming and natural areas that buffer the bosque. This will be essential to bring the land back to productivity as it hasn't been cultivated or irrigated in decades.

Parking will be clustered close to the site entry as a mix of detached garages, carports, guest parking and handicap parking and residents will be encouraged to bike, hike, carpool, car share and use the bus.

This is not a speculative project, but one developed by future homeowners; the project must be 80% pre-sold before construction starts. The Special Use Permit for a PDA for residential and agricultural uses would allow building 27 attached, single- and double-stacked dwellings in this part of the valley. It conforms with numerous policies in the Southwest Area Plan.

Date	Signature	Printed Name	Address (resident or owner)
24Jan	mild Little	Michael Littleford	219 Anna Maria Pl
25 Jan	Nadine Cordova	Nadine Cordova	205 Anna MariaPI
25 Jan		Reymond mater	209 ANNA MariaPL
29 Jan	Monna Klerkeen	Darna Klinhenh	219 Anna Maria PLSW
7.2.19	and by	M&D Lopez	2528 Con Hidest
2219	M	TawnycParker	319 Manul Scholoz AS
1/2/19	I an	Irene Dillarreal	301 manuel Sanch

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Date	Signature	Printed Name	Address (resident or owner)
2/2/18	40	ANDRÉ SEGUM	1936 SUNSET FARM RI ABUDUSTIEVE NM 1407 trujillo anner
2/2/19	Dung Many	CAREY GALLAWAY	1407 trujello asuner
2/2/19	noes	2 Melanel Ikanua	1407 Tajillo Rasco 87105
2/2/19	For Lawar	Ken Rowan	6404 Little Joe PING
2/2/19	200	Carlos Miera	2337 Beryl (+ N

Site: 3.72 acres at the far eastern end of Gonzales Rd SW (three parcels)

Legal descriptions: MRGCD MAP# 40 Tract 88A1A1 3.062 ac.

MRGCD MAP #40 TRS 87B1 & 88A1A2 CONT 0.659 AC M/L OR 28.706SQ FT M/L

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 part of a Planned Development Area (PDA) for Residential and Agricultural Uses. All homeowners share ownership of the common house, gardens, play areas, orchard, and accessory greenhouse and workshop--the cost of which is included in their home purchase price.

All units will be built to Certified Passive House 2018 Standards with a goal of net zero energy consumption for the whole development. The buildings are clustered on the site, which allows water harvesting of runoff for gardens and preserves open space for urban farming and natural areas that buffer the bosque. This will be essential to bring the land back to productivity as it hasn't been cultivated or irrigated in decades.

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Date	Signature	Printed Name	Address (resident or owner)
2/1/19	Tally	Tim Nisly	607 Atlantic Ave SW, ABQ NM 87102
2/1/19	Beleting Sen	Bratnice Sena	15/3 Gazal- NJ
2/1/19	Self Medays	PEPLAGI PVAREZ	1408 GONTALES PASTO 8405
41/19		Amber Shiel	310 Lansing Dr. 87105
2/1/19	In Siv	SEAN SHEL	310 LANSING PR SW 871
2/2/19	Million	Nathaniel Ashbaugh	1334 Neetsie De sw
2/2/19	Gai Dollit	CRAIG DOWNT	1509 SUBSET FORM RDSW

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Signature	Printed Name	Address (resident or owner)
2 /m	LISA Margue	30% margrouper (Sh)
	_ Johnathan Jense	m 312 Manuel Sanchez
farmth Belde	Jonethan Belde.	- 314 Manuel Sarchez RSh
220	TAMARA MANGRAM	343 MANUELSANICHEZ PLSW
Margaret Call	Margaret Hall	328 Luis Sanchez 71
Mount B	NEMESIO MORANTES	340 Luis Sanchez Pl
Marin	Monika Monije	319 Lins Sandrez PIS
	Signature Amuta Belde Marmet fall Morant Deland Marmet fall Marme	LIEA Margaret Hall Manaret Belde Tamara Mangaret Hall Monorth Memerican Mangaret Hall Memericant & NEMESIO MORANTE.

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We, the undersigned residents of New Mexico, petition the Bernalillo County Planning Commission to approve the Special Use Permit application at the February 6, 2019 hearing.

Date	Signature	Printed Name	Address (resident or owner)
-			909 Grandview don's
1/3/1	9 Classon	WENDY BARKE	R 87108
1 1			702 Amberst SE
1/31/19	Fat	> Emily Gauth	ver 87106
D	4 11///	1 1 1 1	700 Adas St. SE
J-1-K	11/1/1/6	= July Blas	Alb. NM 27/08
M / /	18/1	7	1 214 13th St. NW
2/1/10	1 40000	L Jessica Rowl	and ABQ NIU 87102
21 1	1		1000 Rayone CINE
11/10	i Chambe	Jup Charloth Jose	ed ABU MM 87110
1/1/1	101 101	172	2314 Hollywood War
1.11	1/2/6/00	Kyle Milouc	ABB, NM 87100
211		T .	312 Laguna Sera LNN
11/10	1 hugash	12 Mongre V Mar	tinez ABQ NIM 87104
	- Sale gen y	1/ 1/10/100	- WW D

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Date	Signature	Printed Name	Address (resident or owner)
2/1/19	Manne	MALA MULLEN	2900 Honnett Are NE
41/19		SAMUEL BEIGH	1635 M = NAUL NO
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	*		

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Date	Signature	Printed Name	Address (resident or owner)
2-2-19	Frank Hedymy	FRANK HEAGEMAN	315 Luis SanchEZ RD 8W
2-2-19	Jolean Trujillo Hadgeman	Kde fefter	315 Luis SAcher #1
2219	Maj	Abiel Carrillo	316 Luis Sanchez

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	Printed Name	Address (resident or owner)
Pal De	Paul Iverson	420 Hermosa Dr. NE Albuguerque NM 87/08
Raff. Blair		12 11 15
192 Iri	John Grisham	4630 Pals All Avest ABQ NAM 67108 (ou
	Part Islain	Paul Iverson Randy Li Blair Mandy Li Blair John Grisham

Robert Garcia 1307 & 1309 Neetsie Dr SW Albuquerque, NM 87105

Bernalillo County Planning and Development Services Attn: Stephanie Shumsky 111 Union Square St SE, Suite 100 Albuquerque, NM 87102

January 22, 2019

I write to express my support for Special Use Permit Request CSU2019-0001.

My wife Paula and I are immediate neighbors to the proposed Rio Grande Huerta LLC's project site. We have had numerous conversations about the cohousing project within our extended family most of whom live here on Neetsie Drive. We think that the proposed development will be a positive aspect to our immediate neighborhood and street, which currently experiences extensive problems with vandalism and opportunity crime coming in unchecked through the open areas of the Bosque. Having more families present on the now vacant land will help us keep an eye out for crime with the hope that it will push away the criminals.

I asked the cohousing group to not place a two story building right next to my property so that my house and garden can remain private and they have listened well and respected my wishes in their site planning; all indications that they will be considerate future neighbors.

I has come to my attention that Damian Garcia, our grown son, has signed a petition that urges the county not to approve this wonderful project. I would like to add to the record that Damian lives in Arizona. My wife and I are the owners and residents at 1307 Neetsie Drive SW (and own the currently vacant parcel at 1309 Neetsie Dr SW) and stand fully behind this special use permit application.

Robert L. Garcia Aula G. Garcia

Robert Garcia

Fwd: County hearing for co-housing

Marlies Metodi <m.metodi@gmail.com>
To: Marlies Metodi <m.metodi@gmail.com>

Tue, Feb 5, 2019 at 9:39 PM

From: Nathaniel Thomas <nathaniel.javaape.thomas@gmail.com>

Date: February 5, 2019 at 5:44:05 PM MST To: Patti Lentz <ptpattilentz@gmail.com> Subject; Re: County hearing for co-housing

Good evening.

Sorry to be so slow to reply. I'm afraid it's part of the human condition. Well... it is most certainly part of this human's condition at any rate.

I do remember our conversation. I tend to get pretty carried away talking about plants and animals and projects from time to time. Colleen and I are both okay with you our names at the hearing. I would also like to offer a statement that you may use if you wish.

We purchased our house only a year and a half ago and since we've been here we have been amazed at the amount of neighborhood history alive in this place. We've spoken to older people who've lived here all their lives, and their parents before them. Some of them have more intimate knowledge of our house than we do, in fact. I can only imagine that people would want to protect a neighborhood and way of life that they have so much of themselves invested in.

We are no different ourselves. While not being native to this particular neighborhood, we are a family of Burquenos born and bred. Mostly, we want to see this city flourish and protect as much of our culture and the environment as we possibly can. My own passions include soil and habitat restoration and conservation. We moved here to be near the river and the wildlife which courses through it and to try in our own small way to help it survive.

As housing costs rise and urban infill continues, it's only a matter of time until this piece of property is bought and developed. A common concern I've read about is the potential for increased property taxes and gentrification of the neighborhood. I've also read that the landowner is concerned with the land going to the right people, and the fact that he's willing to sell to these people is heartening. Our hope is that they will provide a boon to the overall ecosystems here, both social and biological.

Nothing comes without risk, and I've had my share of doubts about this project. Ultimately, I'd rather look out my back door and see an undeveloped field full of cranes and geese in the winter and roadrunners and raccoons in the summer. However, that's never going to remain the case forever. That's why I support the idea of a community project that takes the overall ecology of the neighborhood into consideration.

Yeah, I think that's about it.

Good luck, Nathaniel Thomas

Submitted act

Pamela Heater 760 Montclaire Dr NE, Albuquerque in ZOB Pleta

I have been working with Rio Grande Huerta LLC as their realtor. I am also the co-developer of Acequia Jardin, a cohousing community in Albuquerque.

We began looking for acreage in the North and South Valley where housing and agriculture would be possible. We looked at MLS listings and the cohousing group also sent letters to property owners throughout the South Valley and North Valley in an attempt to locate a parcel. Two other sites, one in the Near North Valley and one in the South Valley south of Bridge Boulevard, were under serious consideration but we walked away from potential contracts because the sites didn't proof themselves feasible for the agriculture and residential uses for this unique project.

The applicant's 3-acre property was not on the market, although listed for sale in 2016 and 2015. The property is close to bike trails, walking trails and nearby parks which are important features for the group. The sellers feel strongly about the benefits of the project and are signing extensions to the sales contract in order to obtain this Special Use Permit.

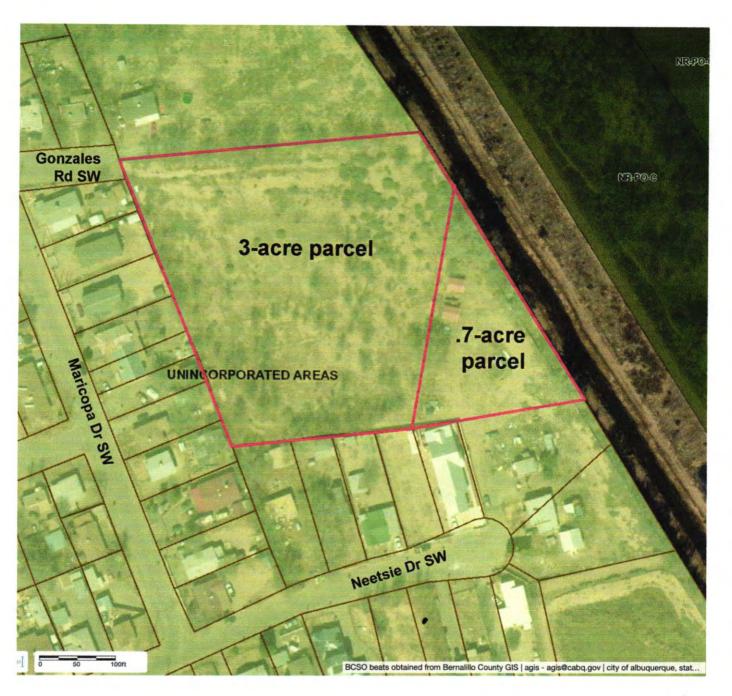
The adjacent smaller .7-acre lot is under contract with a different seller. This parcel has most of the frontage to the Atrisco drain road. This seller has not wanted to sell, yet when informed about the proposed project he became enthused and made a decision to sell. He may buy into the cohousing community as plans proceed. If the special permit is not approved, he plans to build a home. He will not sell to anyone else.

Due to the special features of the proposed homes, there is little to compare them to as a realtor. The net zero energy use, shared facilities and open space are unique in the South Valley and throughout much of Albuquerque. There are nearby newer homes that are priced in the \$200,000 to \$279,000 range, the median range of the cohousing homes.

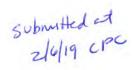
heater REALTY GROUP ALBUQUERQUE, NM

Applicant 3 opposition have a lot more in common than it

opposition and has been



Pamela Heater (p.2) 2/6/19



Penina Ballen

2299 Campbell Rd NW. ALB 87104

Chairman Chavez and Commissioners:

My name is Penina Ballen, 2299 Campbell Rd NW, and I am speaking in support of this special use permit request.

We are asking for a special use permit to allow us to build multifamily dwellings at the end of Gonzalez Rd. Contrary to the trend of building large homes that occupy almost an entire lot, attached walls increase energy efficiency and reduce the footprint of buildings. They increase the possibility of interacting with neighbors and building community. Rather than the trend of enhancing privacy and increasing security with ever more sophisticated technology, we are desiring an emphasis on frequent contact with neighbors, sharing tools, food and leisure time with neighbors rather than hiding behind high walls.

Our goal of living lightly on the land should be a model for future housing developments. Since the time I lived in a rental house in the early 80's on Sunset Gardens, the infill is now occupied with a high density mobile home park, gated developments with lots of gravel and weed barrier yards, a few Mcmansions and many homes with locked gates, warning signs about fierce dogs and No Solicitors. Our community will be a barrier to delinquency with our own eyes and ears. Count on more bicycle traffic and well as bringing the land back into cultivation.

I look forward to moving back to the South Valley as a homeowner. My years as a board member of Erda Gardens more than 10 years ago reminds me of tending the plot across the street on Sunset. I am familiar with the area also from teaching at Atrisco Elementary. I trust that the Commission will see the value of adding this community to the diversity of the South Valley.

submitted of 2/4/19 cpc

Marygold Walsh-Dilley 443 Hermosa Drive NE, Albuquerque NM 87108

Good morning Chairman Chavez and Commissioners:

My name is Marygold Walsh-Dilley. I live at 443 Hermosa Drive NE in

Albuquerque, and I am speaking in support of this special use permit request.

I support this project because I believe it models responsible and sustainable urban development that is our best hope of responding to and coping with climate change. Albuquerque is growing, and we need good urban planning to make sure this growth is climate resilient. The proposed project fits nicely into the development priorities outlined in the Southwest Area plan.

To avoid climate disaster, we need to rethink our cities to reduce carbon, and we need to do this now. We need to:

- · Build energy efficient housing.
- Reduce car use and discourage sprawl by building housing close in to where we work, go to school, and play, and along public transportation routes.
- Develop higher density housing, and integrate low input, urban agriculture.
- Reduce waste by sharing and recycling resources.

This project is oriented at precisely these strategies. It will generate higher density housing that integrates agriculture and natural spaces. It is close to Central, bus routes and the future ART, and future residents are committed to reducing their carbon footprints by walking, biking, car-sharing, and using public transportation. The houses will be built to the highest sustainability standards with the goal of being net-zero in terms of energy use. They will use gray water, water reclamation and recycling, and other mechanisms to make maximal use of limited water availability. This is a highly sustainable project, a model for what good, responsible, climate-resilient urban development can look like.

Thank you. I submit the text of this statement for the record.

Signed,

Marygold Walsh-Dilley, PhD

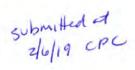
suburited at 2/6/19 CPC by KarenLoring

Petition to Preserve South Valley Farmland

Summary and background	Cohousing ABQ is a proposed new development in the South Valley that would be built on 3.7 acres of farmland next to the Rio Grande. We do not want this development to be built.
Action petitioned for	 We, the undersigned, are concerned citizens who urge our leaders to act now to: Deny the special use permit for the Cohousing ABQ development Place the 3.7 acres of farmland threatened by this development into a land trust that would preserve it for future generations Use the farmland for Bernalillo County's "Grow the Growers" program to help new and emerging farmers

Name	Address	Phone Number
Isaac Ma	isque 21402 Gonzale	5 804-8092
8 Kalven E	Loving (AUT Gonzales	c Dd GN &
Shull T	Boucel 41310ths	SN 87102 200 6190
Bothe &	Berge 304 Places	las Rd 344.2634
Mary Beth T	norn 4530 San Isidros	St NW 87107
Susan Tim	mors 13316 Tierra	Nontanosado 803-5768
Ellen Cin	e 2000 Silve S	E 87186 247-3155
Eva Veno	zel 6232 Rio Ho	udo Dr. 300 1814
Mike Zie	1	all R2, NV. 5592300
Jan Oliva	715 Jesserson	NE Alb 87110
Thomas Gin	0.1	
Janet Thomy	2000 1580 La Cabra S	E ABO 87/23 296-846
	Millias 577 Venanda Ry	1 NE Alba 8717
Clorenon de la	Lege 624 Richmon Lege 1 435 Latypette PI. A	JE 87100
CIOWIN SO K	150 Lating 110 4/11	0 1100

Linda Snyder 601 Bryn Mawr Dr. NE Abg. NM 87106
Mejan Toden 628 Ancher Adv. St ABQ 87106
Mejan Toden 628 Ancher Arbder NW ABQ 87107
Ann Ziegler 1009 Lor Arbder NW ABQ 87107
Mue Green 1521 Sage brush TRS. E alle 87123
Mue Green 1531 Sage brush TRS. E alle 87123
De borah Simon 1511 Plaza Encentada Na ABQ 87107



Good morning County Chair Chavez and County Planning Commission.

My name is Karen Loring and I live and own the property at 1407 Gonzales Rd SW. I would like to state for the record that the Rio Grande Huerta, LLC petition has signatures with my address as in support and I am in OPPOSITION of this project.

As a resident of Albuquerque for the last 25 years and a resident of Gonzales Rd for 18 years, I am opposed to this zoning requise

This is farmland. It is zoned as such and should be preserved as such. It should not be developed as a high-density, high cost, exclusive neighborhood that few if any of the surrounding neighbors could even afford. Farmland is irreplaceable. The applicants state that this is degraded, fallow land that isn't farmable. There is working, functioning proof that the land could be farmed right at the end of our street. A working farm, the previous Red Tractor Farm and now Whole Heart Farm is, after hard work, investment and determination, a productive farm. The plot at the east of Gonzales is just as viable as productive farmland as the land farmed by Whole Heart.

Adding yet another development, especially Rio Grande Huerta, LLC development, will fundamentally change the culture and character of the neighborhood. Our neighborhood is predominantly working class, middle class and retired. Most of the neighbors would not be able to afford these condo units. The residents of the valley voted for the mill levy specifically to preserve this kind of land.

This is a high-end gentrification infill project better suited for other residentially zoned areas of the county. While it's environmental promises sound wonderful on paper, essentially, it a well-funded group of who have no ties to the valley, and are seeking to develop prime Bosque and essential farmland. That is not environmentally minded, it not culturally or historically sensitive and it's not economically advantageous to our community. It sets an unhealthy precedent to how we preserve the South Valley from encrouching development. Preservation is essential. We all know big change is coming to the Valley. Those of us who live here now, who have lived here for generations and centuries, we all deserve to have a say in how our communities develop. This project is not in line with the values of the valley.

02/06/19

I urge you to deny this special use permit and retain the A-1 zoning.

Los Jardines Institute 803 La Vega Dr. SW Albuquerque, New Mexico 87105 (505) 573-1904 February, 2019 Ms. VerEecke. To: Ms. Schusky, Re: Special Use Permit CSU2019-001 This communication is in opposition to the co-housing project proposed on Gonzales Road. We are concerned about the changes in development occurring in the south valley, the loss of farm and open space areas and unwelcome development and planning in our neighborhoods without oftentimes our early and meaningful inclusion in decisions that affect our everyday needs and activities. We see our community being gentrified and others benefitting from resources that are supposedly directed to the south valley. Many of our decision-making bodies in the south valley whether on boards or administration and decision making positions often do not reflect the population of the south valley. This project proposes to have gardens and orchards, however they do not have a water right. Considering the realities of climate change, our arid climate, and our inconsistent weather patterns, it does not make sense to approve this type of development. The project may negatively impact the waters of the Rio Grande, which should be highly protected through environmental impact studies. This housing is incompatible with the surrounding community and is not wanted by the

local residents. It may have unintended consequences, such as higher taxes and traffic congestion, which are just a few of the negative impacts.

We ask that this request be denied. Thank you.

Sincerely,

Sofia Martinez, Co-Coordinator Los Jardines Institute

Submitted at 2/6/19 CPC

Olivia Hill

10804 Wolf Creek Rd. SE Albuquerque, NM 87123

Chairman Chavez and Commissioners:

My name is Olivia Hill, I live at 10804 Wolf Creek Rd. SE, and I am speaking in support of this special use permit request as a future homeowner on this land.

I have two small kids. I am an immigrant, and the last few years of raising kids alone have been the hardest part of my life. I was close to losing my life because of particularly unfortunate circumstances, loneliness, and hardship involved in raising a family alone. No parent should ever feel so overwhelmed and utterly exhausted, that they would reach such a dark place.

Connection and belonging are some of the most fundamental needs of children and adults. Cohousing provides a supportive village, where everyone can feel like they have a strong sense of belonging. A place where seniors always have someone to help them with groceries, babysitting is "built in" for families, hot meals are brought to someone in need, and where we get together regularly for meals, so that no one feels isolated.

Families with children need others to lean on, because raising the next generation is one of the most important, but difficult tasks for anyone. In cohousing, other adults, besides the parents will influence children in their daily lives. Those interactions are invaluable to raising resilient, compassionate, and responsible adults. In cohousing children learn from adults about responsibilities of caring for our homes, land, and neighbors.

I hope my children will get to play at the nearby park with neighborhood children, and that those children will visit ours on the property, creating strong bonds between families of the Vecinos del Bosque neighborhood.

Thank you

Dory Wegrzyn- 1404 Gonzales Rd SW

H | . | Submitted of 2/6/19 CPC by Dory Wegrzyn

Good Morning Chair Chavez and Commissioners

My name is Dory Wegrzyn, I have lived in the South Valley for 30 years, I have watched the increasing development from both the City and County encroach on farmland and open space. I want to always look up in the sky and see the bald eagles, cranes and geese migrate, hear the coyotes howl, the see the cottonwoods shimmer in the wind by the Rio Grande, however as this development trend continues, it will be lost. Open Space and farmland provide food we eat, recharges the acquifer and provides habitat for wildlife and presents all of us a beautiful living landscape, it should be protected for generations to come.

I operated Red Tractor Farm at the corner of Gonzales and Sunset, 500 ft from the proposed development. Over the years this small but mighty farm provided organic produce for 1000's of families at markets, a CSA and for Agri-Cultura Network. As with the proposed site my farm was abandoned for over 50 years covered in glass, weeds and elms trees but with soil amendments and stewardship, the farm is still in operations today.

As a resident, a community development/ affordable housing planner of 25 years and a farmer of 12 years, I oppose this project and ask for a deferral or denial for the following reasons:

- It borders the Rio Grande Valley State Park and Atrisco Drain on the
 east side, housing development along the park and next to the
 Bosque habitat is not a best use for A-1 lands and does not fit with
 the character of the area. Policy "d" of the Comprehensive Plan
 which states 'new development shall respect existing neighborhood
 values, natural environmental conditions and carrying capacities,
 scenic resources, and resources of other social, cultural, and
 recreational concern'.
- This proposal will irreversibly harm the 'sense of place' 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.
- The new condos will create a higher property assessment resulting in increased property taxes and does not preserve the historic character existing housing for local residents. This is in direct conflict with the Comprehensive Plan Policy "c" "The displacement of low income households, shall be ameliorated and the objectives of historic preservation and conservation of affordable housing balanced

As a south valley resident and farmer for 12 years and over 25 years of experience as a community and affordable housing professional, I oppose this proposal and ask for a deferral or denial for the reasons listed above and the many other reasons by those who speak in opposition. Thank you.

MAHONEY OFFEB 2019 submitted by Rod Mahons at 2/6/19 CPC

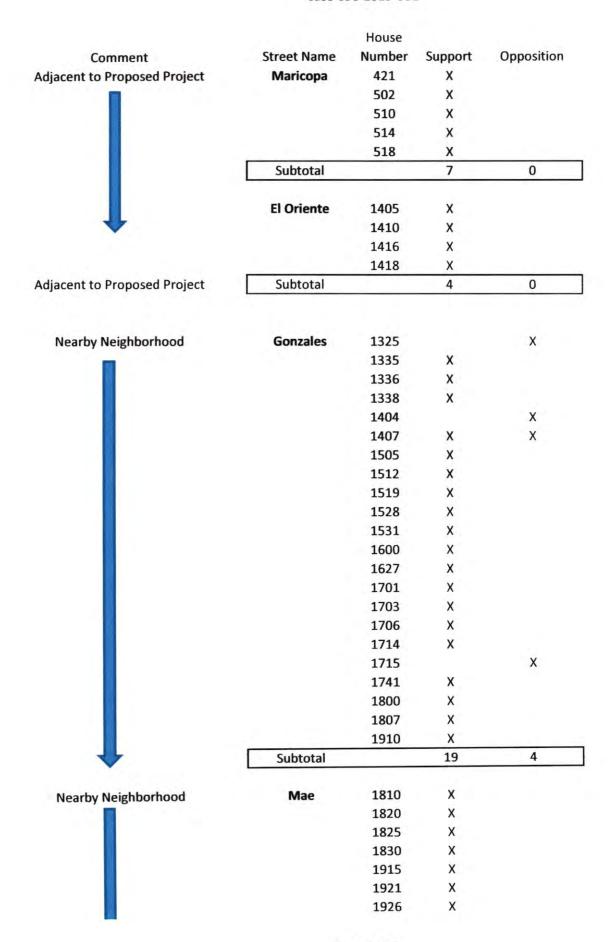
Compiled Property Locations within the Vecinos del Bosque NA Boundaries

Cited in Petitions provided by both Support and Opposition in the CPC February 06, 2019 Agenda Packet

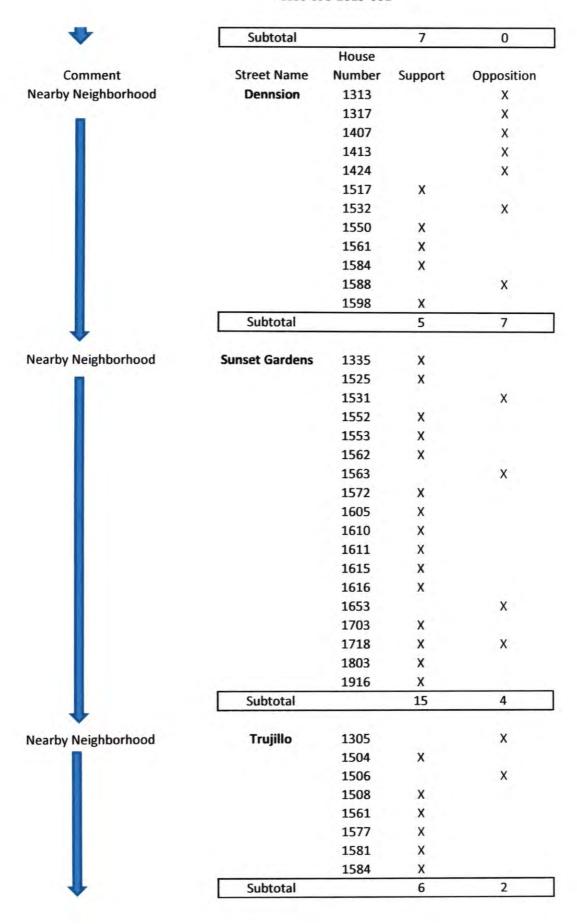
Prepared by: Rod Mahoney, President Vecinos del Bosque Neighborhood Association

Summary of Results Petition Entries CPC Packet (CSU2019-001) Feb 2019			Support to Opposition Ratio Within Vecinos del Bosque NA
	Support	Opposition	Support Ratio
Total Number of Petition Entries Within Vecinos del Bosque NA in Either Support or Opposition	109	43	2.53
~Total Number of All Petition Entries in Either Support or Opposition	421	828	
Total ~% of All Petition Entries Within Vecinos del Bosque NA in Either Support or Opposition	56%	22%	

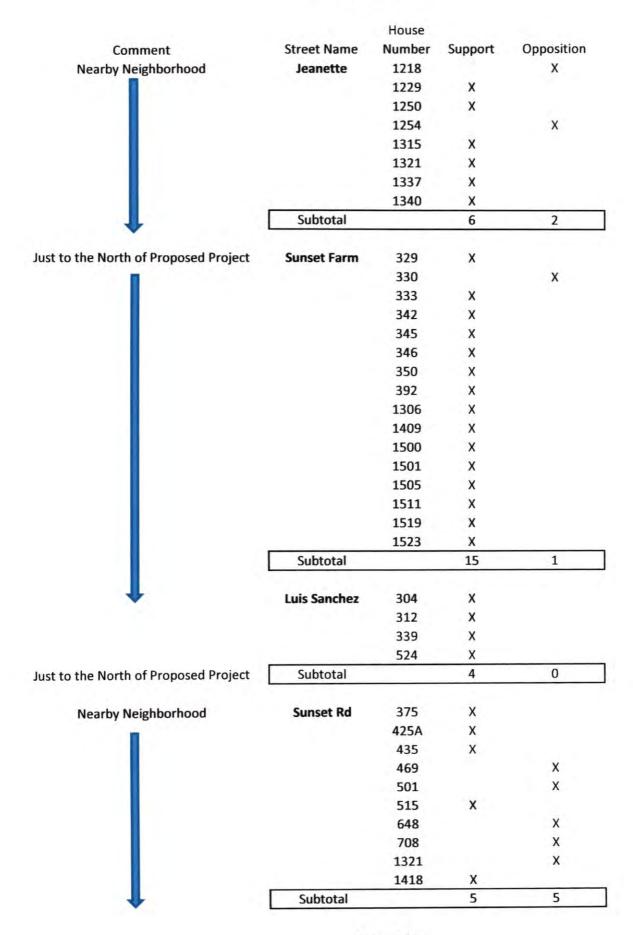
		House		
Comment	Street Name	Number	Support	Opposition
Adjacent to Proposed Project	Neetsie	1302	X	
		1304	X	
		1307	X	X
		1308	X	
		1317	X	X
		1313	X	
		1320	X	
		1321	X	
		1401	X	
		1409	X	
		1417	X	
		1419	X	
	Subtotal		12	2
Adjacent to Proposed Project	Maricopa	414	x	
		415	X	



Page 2 of 6



Page 3 of 6



Page 4 of 6

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		House		
Comment	Street Name	Number	Support	Opposition
Within Neighborhood	Hooper	1562	X	
		1572	X	
		1621		X
		1647	X	
		1721		X
		1734		X
	4 <u>1 </u>	1741		Х
•	Subtotal		3	4
		House		
Comment	Street Name	Number	Support	Opposition
Within Neighborhood	Airway	1559		x
		1565		X
		1721		X
•	Subtotal		0	3
Within Neighborhood	Five Points	1843		X
		2005		X
		2024		X
	Subtotal		0	3
Within Neighborhood	Atrisco	410		x
		1036		X
	Subtotal		0	2
Within Neighborhood	Poplar	1940		x
And the section of th		2016		X
	Subtotal		0	2
	La Media	148		x
1	Subtotal		0	1
Within Neighborhood	Sadora	1838	х	
A STATE OF THE STA		1866		X
	Subtotal		1	1

Summary of Results Petition Entries CPC Packet (CSU2019-001) Feb 2019			Support to Opposition Ratio Within Vecinos del Bosque NA
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Submitted at 2/6/19 CPC

Maggie Seeley

407 Amherst Dr SE, Albuquerque NM 87106

Chairman Chavez and Commissioners:

My name is Maggie Seeley, 407 Amherst Dr SE, and I am speaking in support of this special use permit request.

I feel quite excited about helping to build a sustainable community on this land. For years, I have taught in the Sustainability Studies Program at UNM. And now, I'll get the chance to put my vision into action as a future homeowner of this planned cohousing community. We will build houses with passive solar and an exterior envelope which requires very little heating or cooling. We'll have water barrels to catch rainwater and grey water lines to direct used household and laundry water to the garden and fruit trees, hopefully creating a little wetlands for birds. We're committed to growing some of our own food. Chickens are a part of our plan. I am one of two certified permaculture designers who will help create a plan that honors the Bosque, creates habitat, provides food and re-uses water with great care using conservation principles.

In order to be a part of the community, I look forward to weekly dinners and conversation with our neighbors and to create a playspace for children in the neighborhood.

Thanks for your consideration.

submitted by applicant and team at 2/6/19 CPC

Planning Commission Presentation:

Planned Development Area for Residential and Agricultural Uses

Marlies Metodi

Chairman Chavez and Commissioners.

My name is Marlies Metodi. I have professional experience in landscape architecture and urban design and serve as the project manager for Rio Grande Huerta LLC, which is the agent of this special use permit request for a planned development area (PDA) for residential and agricultural uses. Rio Grande Huerta LLC is composed of families (my own included) currently living in the Albuquerque metro area and we are investing our own money to build our future homes at the site. Everyone of the families participates in the design and development process and 80% of the homes will be pre-sold before construction commences.

The site plan for this planned development area illustrates spatially what cohousing is all about. Cohousing is an intentional community of private homes clustered around shared space. A shared common house and shared outdoor spaces encourage interaction and close relationships. The aim is to support each other and to foster a sense of community where people know each other and care about each other, just like in an old-fashioned village. Cohousing makes it easy to share tools and resources, organize child and elder care, and carpool. Self-management empowers residents, builds community, and saves money.

In distinction to a standard subdivision, a cohousing village offers a much larger range of size and price options to allow for a variety of circumstances and family configurations over someone's lifetime. Because of the emphasis of encouraging interaction in shared spaces, the private homes ranging in size from 400sf to 1,700sf, are smaller than the current average home size in the United States at over 2,600sf.

A focus of this particular cohousing group from the very beginning has been agriculture, gardening, growing food and sharing the harvest. We therefore searched for a site that can accomodate extensive gardens and orchards besides our homes. The project site for this special use permit is currently owned by two families with deep roots in the neighborhood. The lots are vacant, no one is being displaced, no homes would be demolished and the sellers get to stay in their own homes right there in the neighborhood, and new homes are added.

In addition to the required notification of neighborhood associations in the area, our cohousing group has made a concerted effort to reach out to the neighbors and create connections and first friendships. We invited immediate neighbors to a tamales lunch at Valle Del Bosque Park. We have presented at the South Valley Coalition of Neighborhood Associations and twice at the Vecinos del Bosque Neighborhood Association. We have held an Open House at Valle Del Bosque Park once our site plan materialized. And most importantly, we have spent countless hours meeting and talking with many neighbors individually. To explain to them what we are about, answer their questions and concerns, and get to know each other.

The result of these conversations is that the majority of the close neighbors welcome us. (Show graphic map). We placed geo markers for all petitions, form letters and personal letters in support or opposition to this project on a map. (show graphic) When you zoom in to the

neighborhood level, you can clearly see that the majority of the neighbors welcome us and there are only a few neighbors nearby that are unsure about this project.

Many neighbors sat down with us and asked many questions. The most common question we heard was if this will be low-income housing because they wouldn't want to support such a project in the neighborhood. Most neighbors signed our petition and some wrote letters. A few neighbors are here today to speak to you about their support.

The conversations with neighbors have influenced our site plan. We initially intended to provide an access easement between Gonzales Road and the Atrisco Drain road. A majority of neighbors really didn't like the idea of uncontrolled access and asked us to remove the easement and walking path. We also heard concerns in the larger neighborhood about the preservation of farmland and open space in the South Valley and decreased our unit count from 33 to 30 and then 27, in order to increase the amount of usable open space to 62.8% of the project site.

Peter Rehn, AIA

Project Architect

Chairman Chavez and Commissioners.

My name is Peter Rehn, principal with RMKM Architecture, architect for Rio Grande Huerta, and prospective resident in this planned community. As a long time daily bicycle commuter, I appreciate the direct access offered by this site to an extensive network of trails and existing public transportation.

Thank you to the County Planning Staff for the thorough analysis of the application included in the report dated February 6th. The report outlines a myriad of ways that this proposed Planned Development Area for Residential and Agricultural Uses seeks to further goals identified in the Bernalillo County Comprehensive Plan, the Southwest Area Plan, and Resolution 116-86.

Graphic - existing site photos

The site once enjoyed a rich agricultural heritage but has been vacant for decades and has been severed from the historic acequia that parallels Sunset Rd. It will take considerable effort to clean the site of broken glass and restore the soil for agricultural uses. Rio Grande Huerta remains undaunted by this task. The community welcomes the intrusion of bosque character that exists along the east edge of the property with the Atrisco Riverside Drain, existing levee, and the Rio Grande bosque beyond. This bosque character will be preserved, encouraged, and emulated throughout the site.

A mature Cottonwood that is away from the edge becomes a focal point of the site planning and provides a backdrop for orchards and gardens that are especially prevalent along the southern portion of the site plan.

Graphic - residential densities

As referenced in the report the subject property is located within Residential Area 5, identified on p. 45 of the SWAP, which allows densities up to 9 dwelling units per acre. This application illustrates a planned development well below that level of density with 7 dwelling units per acre.

Graphic - cluster development

Additionally, the SWAP encourages cluster development as an effective way to preserve agriculture. Through compact home design and efficient site planning the amount of land preserved for usable agriculture is maximized. Of the nearly 63% of usable open space identified in the application, over 3/4 is dedicated to agricultural uses and native planting areas to reinforce qualities appreciated broadly along the Rio Grande Bosque.

This PDA introduces a variety of home sizes to support a vibrant multi-generational community from infants to elders, not at all uncommon in the region. This ties directly to an Area Goal from the Bernalillo County Comprehensive plan which states "create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metro area and which offers variety and maximum choice on housing, transportation, work areas, and lifestyles while creating a visually pleasing built environment.

Graphic - building heights

5

Faith Okuma

Surroundings Studio, LLC., Landscape Architect, Principal.

The site plan and landscape goals for this project have been specifically designed to incorporate and advance the Rio Grande Huerta Homeowners' goals to live on this property and make growing plants and crops a fundamental activity on the site. It just happens that Rio Grande Huerta Homeowners' goals fully support Bernalillo County's Comprehensive Plan and Southwest Sector Plans goals and policies as well.

As the landscape architect for this project, I believe that the Comprehensive and SW area plan goals and policies are furthered by this request in four specific ways.

- 1. Land use focused on permaculture/agricultural.
- 2. Reconnection to the bosque to support bird and animal habitat along the eastern edge of the site related to nearby bosque
- Landscape buffers and maintenance to protect neighboring properties.
- 4. Preservation of open space to maintain and enhance views

Discussion

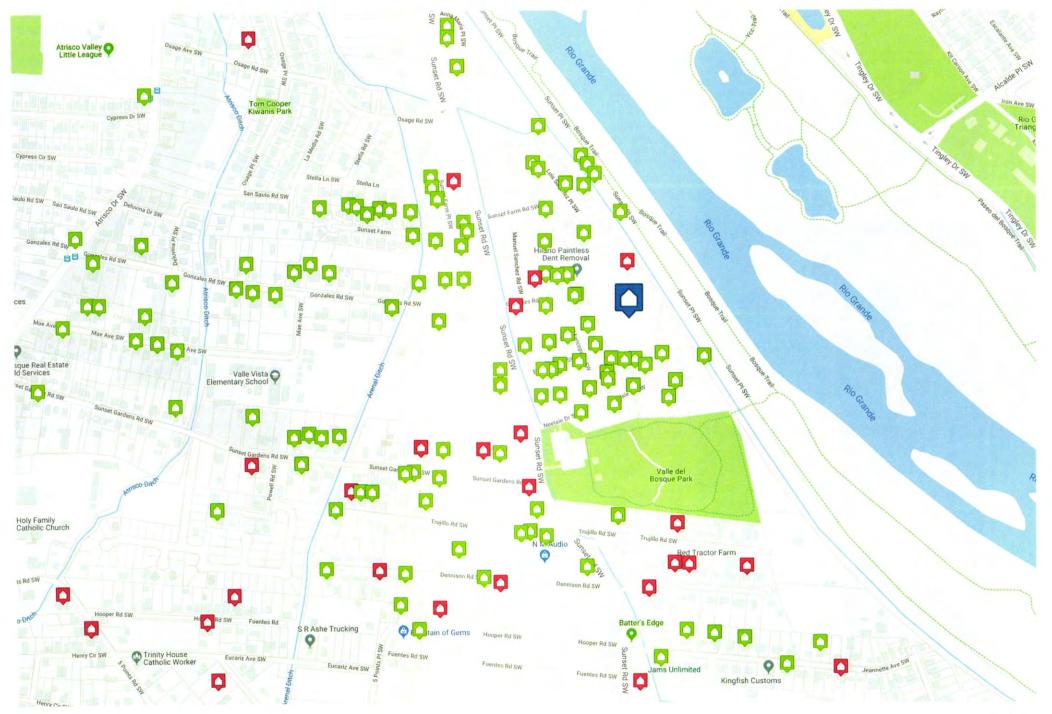
- A. The Land Use is exceptional for an A-1 and R-1 property in that the largest single use by acreage is open space and agriculture. Open space and agriculture make up 62.8 percent of the site area. The active farming proposed by the Rio Grande Huerta Homeowners is comprised of field areas, hot houses, orchards, chickens, ancillary farm structures, and herb gardens. The future homeowners are active in and have extensive experience in gardening and small scale food growing. They bring an experienced reality to the farming and agriculture aspect of this project that is exceptional. Currently, among the group, there are 2 certified permaculture designers, 2 master gardeners and 90 percent of Rio Grande Huerta families currently grow a home garden.
- A reality for Rio Grande Huerta is the precious nature of water for agriculture on this property. The non-potable water resources for this site are: 1) rejuvenation of existing ground well that will be used solely for crop and farm activities; 2) site runoff that will be managed and water harvested to to support the orchards and non-crop landscapes; 3) captured roof runoff that will be used to support the small herb gardens near the residences; and 4) grey-water recycling from the residences will be used to support the community commons landscape. The well and captured water will feed mostly drip or micro-jet systems.
- It will take several years to bring the currently degraded soils back up to a productive state. The Homeowners will use a bio-dynamic approach to this process. Using techniques such as reuse of green waste composted on site, off-season fallowing to rest fields, minimal depth tilling to preserve soil profiles, and other best soil management practices. The chickens will be part of an integrated pest management approach. The farming goal is to be organic and non-toxic in management of all farming activities.
- B. Reconnection to the Bosque to support birds and animal habitat is accomplished by several major plan decisions.

- Replacement of the solid corrugated metal fence that currently cuts off this site from the Bosque with a more visually permeable coyote fence. See attachment. The fence provides opportunities for small animals to access the site, and provide protection from larger animals for the Homeowners. Being a coyote fence construction on a pipe frame, the fence will fit the natural materials of the Bosque while being extremely durable.
- Retention of all existing Cottonwoods on site. Most of the existing Cottonwoods are mature and are the hallmark plant of the Rio Grande. The existing grades in the tree root zones are preserved in the site grading for the health of the tree. And the site grading is designed to direct surface runoff toward those root locations.
- Maintenance and clean-up of other existing trees along the north, west and south property edges. These small stands of mostly elms will continue to provide some avian homes and edge conditions for small animals.
- Introduction of bee boxes and bat houses will contribute to pollination and integrated pest control capacity for that area of the Bosque.
- C. <u>Landscape buffers and maintenance to protect neighboring properties</u> is an important objective for this project.
- Along all boundaries of this site there are existing trees. The project will maintain and clean up most of the healthy existing trees in the required buffer zones of the site. Stands of existing trees currently block neighbors views of the site. Thinning a clearing for health provides the opportunity that neighbor views of the Bosque will be improved.
- Smaller growing areas have been placed to be along neighboring properties. This keeps
 the buildings on the interior of the property and gives most neighbors an open space next to
 them.
- A solid coyote fence will be built to provide a 6 ft buffer on the south, west and north sides
 of the property, unless the neighboring property owner request for it not to be built against
 their property.

D. Preservation of open space to maintain and enhance views

- Public view of the site is somewhat limited. The primary general public view to the Bosque through the site is at the east dead end of Gonzales Road. The plan sets back buildings along that sightline by approximately 75 feet to help retain that view.
- The second public view is to the east from the river levee which is beyond the clear ditch. On that levee there is a future multi-use trail proposed. Those views are from the Bosque into the site. This project, by replacing the existing corrugated metal fence with a more visually permeable coyote fence, will provide views to active agricultural uses.

Distribution of Support and Opposition within the neighborhood







Creating Community, one Neighbourhood at a Time



Resources

What is Cohousing

Cohousing Directory

Connecting with Cohousing

Classified Ads

Contact Us

My account

What is Cohousing?

Cohousing is an intentional community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Shared outdoor space may include parking, walkways, open space, and gardens. Neighbors also share resources like tools and lawnmowers.

Households have independent incomes and private lives, but neighbors collaboratively plan and manage community activities and shared spaces. The legal structure is typically an HOA, Condo Association, or Housing Cooperative. Community activities feature regularly-scheduled shared meals, meetings, and workdays. Neighbors gather for parties, games, movies, or other events. Cohousing makes it easy to form clubs, organize child and elder care, and carpool.

Common Characteristics

Relationships

- · Neighbors commit to being part of a community for everyone's mutual benefit.
- · Cohousing cultivates a culture of sharing and caring.
- Design features and neighborhood size (typically 20-40 homes) promote frequent interaction and close relationships.

Balancing Privacy and Community

- · Cohousing neighborhoods are designed for privacy as well as community.
- Residents balance privacy and community by choosing their own level of engagement.

Participation

- · Decision making is participatory and often based on consensus.
- Self-management empowers residents, builds community, and saves money.

Shared Values

- Cohousing communities support residents in actualizing shared values.
- Cohousing communities typically adopt green approaches to living.



Learning more:

- · Events, tours, and conferences
- . State of Cohousing in the U.S.
- Cohousing Videos
- · Slideshow: What is Cohousing?
- · Finding Professionals
- Cohousing Books
- Cohousing Brochure
- About Coho/US

Rio Grande Cottonwood

Scientific name: Populus wislizeni

Alternate names: Narrowleaf, Alamo or Guerigo

Description: This is the cottonwood of desert waterholes and watercourses. A deciduous poplar of the Willow family with broad, flattened, open crown of large, widely spreading branches & trunk diameter of 2 to 5 feet. Easily propagated from cuttings, it is extensively planted in its range along irrigation ditches.

Although it is a fast-growing shade tree, it is short-lived.

Bark: The heartwood of this tree is deeper brown than that of Fremont cottonwood but the sapwood is white. On older trees, the bark is thick, deeply furrowed, reddish brown. On branches or on young trees, bark is thin, smooth and gray-brown.

Leaves: Roughly triangular in shape, 2 to 2.5 inches long and 2.5 to 3 inches wide. They are shiny green with a thin yellow midrib, a coarsely toothed margin & a yellow, flattened stem that causes the leaf to shake back & forth in the wind. Leaves turn bright yellow in autumn.



Rio Grande Cottonwood Tree

Rio Grande Cottonwood Leaves

Twigs: light green, stout, hairless.

Flowers: Catkins 2 to 3 1/2 inches long, reddish; male and female on separate trees in early spring.

Fruits: Multiple 1/2 inch long, egg-shaped, seed bearing capsules in a clump, hairless, light brown, maturing in spring, splitting into 3 or sometimes 4 parts with many cottony seeds.

Habitat: Wet soils along streams or near lakes in deserts, grasslands & woodlands



Rio Grande Cottonwood Fruit

Range: This tree occurs along the Rio Grande from Mexico to southern Colorado and in the San Juan basin in northwest New Mexico and southwest Colorado.

Height: 40 to 80 feet

Elevation: Up to 6500 feet

Water Requirements: Moderate-High. Rio Grande cottonwood grows only on wet soil and is an indicator of permanent water and shade. In the desert, it needs weekly watering during hot weather if roots cannot tap the water table.

Wildlife: Horses gnaw the sweetish bark; beavers feed on the bark and build dams with the branches.



Rio Grande Cottonwood Bark



PHOTO 1: ENTRY TO SITE LOOKING NORTHWEST TOWARD GONZALES ROAD (ONLY AVAILABLE SITE ACCESS)



PHOTO 2: VIEW FROM ATRISCO DRAIN LOOKING WEST ALONG NORTH PROPERTY BOUNDARY OF SITE



PHOTO 3: EXISTING FENCING ALONG APPROXIMATELY 1/2 OF THE SITE FRONTAGE FROM ATRISCO DRAIN



PHOTO 4: GLASS AND GOATHEADS COVER MUCH OF THE SITE AND WILL NEED TO BE REMEDIATED PRIOR TO **AGRICULTURAL ACTIVITY**



PHOTO 5: SEVERAL MATURE COTTONWOODS ALONG THE ATRISCO DRAIN, THESE INTRUSIONS OF THE BOSQUE ONTO THE SITE WILL BE ENCOURAGED



PHOTO 6: VIEW ALONG THE ATRISCO DRAIN



PHOTO 7: EXISTING CARPORT STRUCTURES TO BE REMOVED



PHOTO 8: LOOKING WEST ALONG THE SOUTH PROPERTY BOUNDARY. THE COTTONWOOD IS ON THE PROPERTY AND WILL BE MAINTAINED AS A FOCAL POINT OF THE SITE PLAN



PHOTO 9: LOOKING EAST TO THE TERMINUS OF GONZALES ROAD (SITE ENTRY)



PHOTO 10: LOOKING SOUTH - THIS PROPERTY HAS NOT BEEN CULTIVATED IN DECADES AND DOES NOT HAVE ACCESS TO ACEQUIA WATER WHICH WAS USED HISTORICALLY



PHOTO 11: LOOKING EAST FROM SITE ENTRY ALONG NORTH PROPERTY BOUNDARY

WHILE THE UNDERLYING ZONING IS A-1, THE SITE HAS NOT BEEN USED FOR AGRICULTURAL PURPOSES FOR DECADES. THIS IS A PRIVATELY OWNED PARCEL AND THE HISTORIC CONNECTIVITY TO ACEQUIA WATER RIGHTS HAS BEEN SEVERED AND IS NOT ABLE TO BE RESTORED. THERE HAS ALSO BEEN A WELL (1 ACRE FOOT/YR) ON THE PROPERTY TO SUPPLEMENT IRRIGATION OF DRY FARMING. THE WELL PERMIT EXPIRED IN THE 1990'S ACCORDING TO THE STATE ENGINEER'S OFFICE.

PROJECT

RIO GRANDE HUERTA LLC

PLANNED DEVELOPMENT AREA (PDA) FOR RESIDENTIAL AND AGRICULTURAL USES

SCALE

PROJECT NO. 1814

DATE 17 DECEMBER 2018

SHEET TITLE

SHEET NUMBER

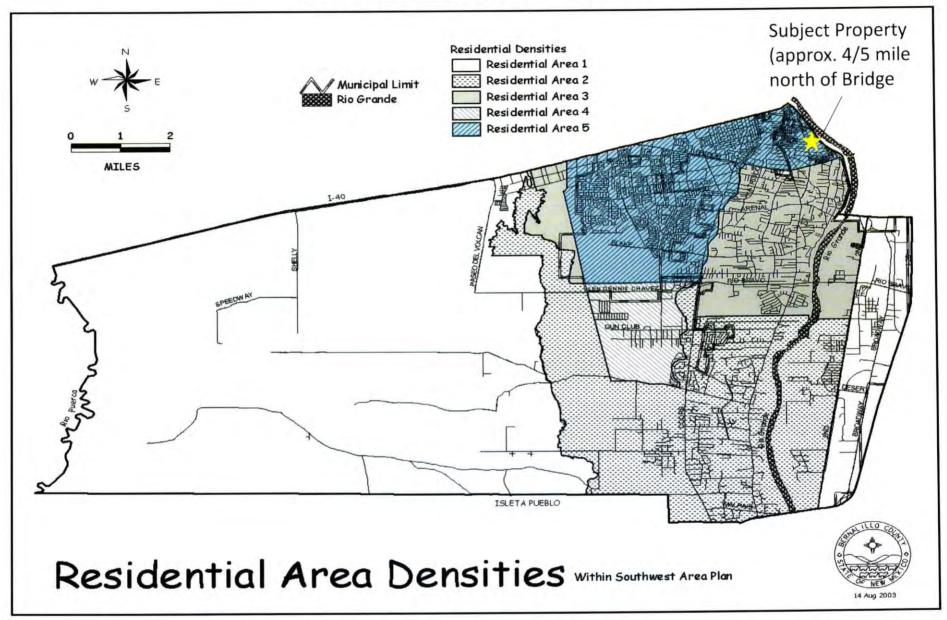
EXISTING CONDITIONS

AS.1-IMG Copyright © RMKM Architecture, P.C. 2018

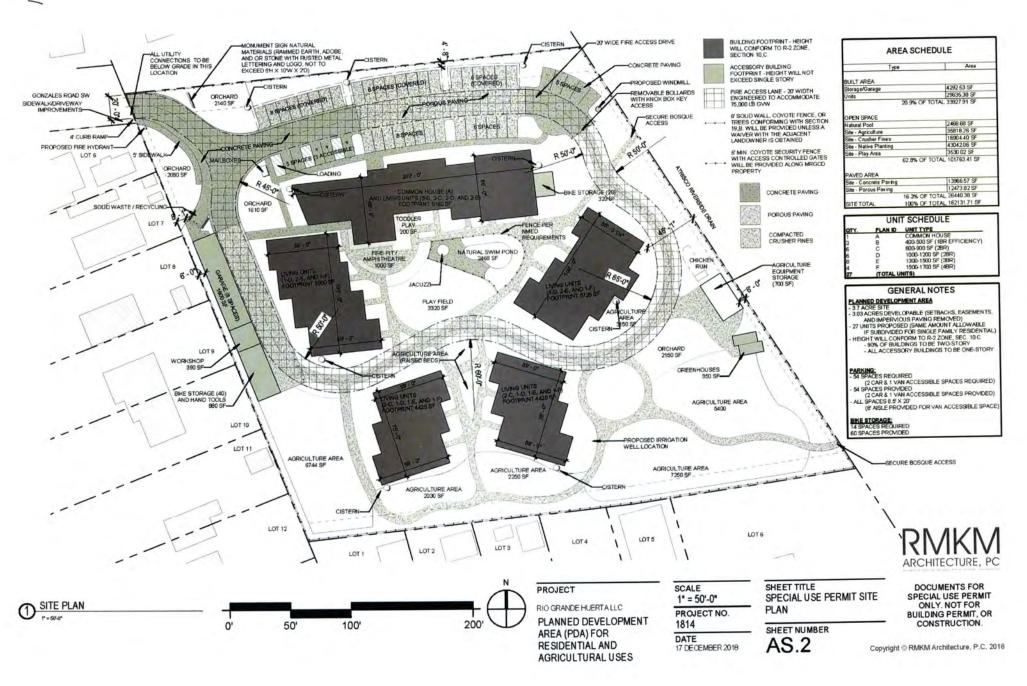
DOCUMENTS FOR SPECIAL USE PERMIT ONLY. NOT FOR

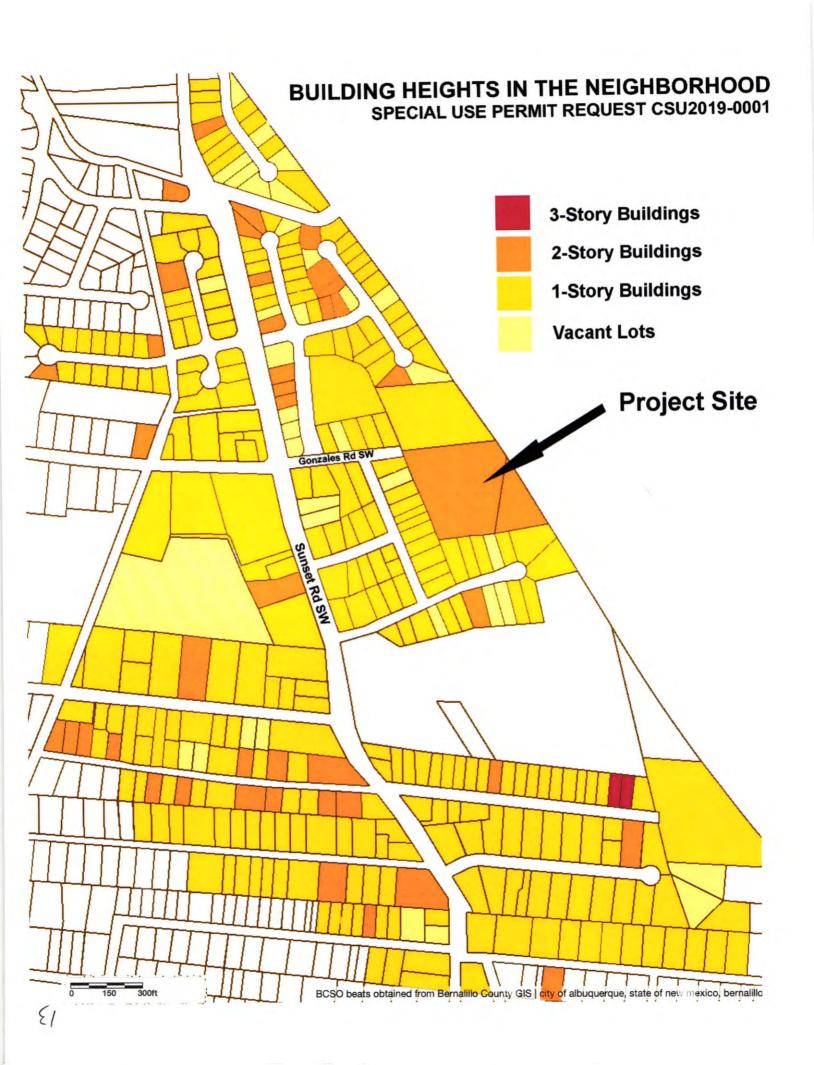
BUILDING PERMIT, OR CONSTRUCTION.

ARCHITECTURE, PC



Definition for Residential Area 5 excerpted from page 44: "This area contains the highest proposed densities for the plan area. Up to nine dwelling units per net acre could be allowed without significant adverse impact on the environment or existing neighborhoods."





ARI	AREA SCHEDULE	
Туре		Area
BUILT AREA		
Storage/Garage	4292	4292.53 SF
Units	2963	29635.38 SF
	20.9% OF TOTAL 33927.91 SF	7.91 SF
OPEN SPACE	000	
Natural Pool	2468	2468.68 SF
Site - Agriculture *	# WACK 3581	35818.26 SF
Site - Crusher Fines	•	16904.40 SF
Site - Native Planting	9 Cre 1 4304	43042.06 SF
Site - Play Area	3530	3530,02 SF
	62.8% OF TOTAL 101763.41 SF	63.41 SF
PAVED AREA		
Site - Concrete Paving	1396	13966.57 SF
Site - Porous Paving	1247	12473.82 SF
Annual Control	16.3% OF TOTAL 26440.38 SF	0.38 SF
SITETOTAL	100% OF TOTAL 162131.71 SF	31.71 SF

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SWAP p. 27 – Development Approaches that Preserve Agriculture

2.8%/Usable Open Space

THROUGH COMPACT HOME DESIGN AND EFFICIENT SITE PLANNING, LAND PRESERVED FOR USABLE OPEN SPACE AND AGRICULTURE IS MAXIMIZED.

UNIT SCHEDULE

OTY. PLAN ID UNIT TYPE

1 A COMMON HOUSE
3 B 400-500 SF (1BR EFFICIENCY)
6 C 800-900 SF (2BR)
6 D 1000-1200 SF (2BR)
7 (TOTAL UNITS)

Average home size is 1000-1200 sf Largest home size is 1700 sf

Average home size countrywide is 2600 sf

5

Distribution of Support and Opposition within the neighborhood

