

Vista Grande Neighborhood Association Annual Meeting Minutes

Thursday, Aug 29, 2024 from 6:30 p.m. to 8:30 p.m.

VGNA boundaries: West: Coors Blvd., East: Rio Grande River, South: Sequoia Road including first row of properties on south side, North: St. Joseph's Drive projected straight east to the Rio Grande River.

AGENDA (New agenda items can be brought up during the meeting.)

6:30- Call to order and Announcements:

Membership info and contributions were collected. Members were encouraged to give permission to share their info on a **Neighborhood Distribution List**.

City Councilor Louie Sanchez (District 1): Discussed his accomplishments with road repair and public safety (traffic cameras) in the past year. He also encouraged constituents to contact him directly (lesanchez@cabq.gov, 505-768-3111) or through his policy analyst, Brandon MacEachen (bmaceachen@cabq.gov).

Councilor Sanchez also noted that the **3800 block of Coors** (southwest corner of intersection of Coors and St. Joseph, also known as “**Oxbow Center**”) has already broken ground on an “In and Out Burger,” “Olive Garden” and a drive through coffee. The City and legislators are also proposing to build an “**Indoor Sports Facility**” west of those eating establishments. There will be additional public meetings on the facility that the City will build and own, but currently there are at least 8 basketball courts and possible use for pickleball and volleyball in the initial stage. The facility is being proposed at the site instead of the Target or large grocery store that had been considered. Sanchez said that the sports facility should create less traffic.

Richard Schaefer noted that at least \$11 million has already been raised for the “**Indoor Sports Facility**,” which should be open to Albuquerque youth. He noted that to serve youth, sidewalks and bike paths need to be improved so youth can safely access the facility. (See the “*Westside Indoor Sports Facility: The Opportunity Is Now*” document now being distributed by the City. It contains the goals that the facility would meet. That document is appended to these minutes.)

Vicente Quevedo, CABQ Urban Design & Development (505-924-3342 vquevedo@cabq.gov) encouraged neighbors to participate in the City of Albuquerque’s long-range planning process this fall, which is called the **Community Planning Area (CPA) Assessment** (<https://cpa.abq-zone.com/>). Background: The City of Albuquerque has 12 Community Planning Areas (CPAs). One of the 12 areas is the West Mesa, which includes the Vista Grande Neighborhood and several other West Side neighborhoods. Over the next few years, City staff and local communities will work together to gather data, inventory assets, and create an action plan for each CPA. The assessment process will help figure out what resources each community needs and how to apply resources. The CPA Assessment objectives are to:

- Preserve and enhance all neighborhoods.
- Assess disparities across CPAs in levels of public investment, housing conditions, new development, health outcomes, active transportation, open space, and other measurements related to the Comprehensive Development Plan goals and policies.

- Understand and improve how land use policies and regulations are impacting each CPA over time.
- Identify projects and partnerships that can improve quality of life in each CPA.
- Final reports for each area will be published.

There are two **upcoming Assessment meetings for the West Side** in September that VGNA and West Side constituents and strongly encouraged to attend:

In-person input meeting on **Sept. 11 at Taylor Ranch Community Center** at 6 p.m. to update the ABC Comprehensive Plan (input invited).

Zoom kickoff meeting on Sept. 30 about the process with information sharing from 6 to 7:30 p.m. (See: <https://cpa.abq-zone.com/west-mesa-public-engagement>)

Darrel Dady, Bernalillo County Neighborhood Coordination Specialist (505-468-7364 ddady@bernco.gov) reported that BERNCO had hired a new manager and handed out materials. (Go to BERNCO news at: <https://www.bernco.gov/bernco-media/general-news/>)

Yvette Tovar, Mayor's Field Office Representative for Neighborhoods (505-767-5613 ytovar@cabq.gov) said she is the Mayor's and City's liaison to neighborhood **constituents encouraged VGNA members to contact her directly if calls to 311 or 242-COPS do not achieve results.**

Brady Lovelady, VGNA President, said the road on Sequoia Court is breaking up and needs to be fixed. Ms. Tovar said that is the type of concern she needs to hear about.

7:30- **Treasurer report:** Richard Schaefer, VGNA Secretary/Treasurer, said that since August 2023 has spent only \$42.99: Dreamhost web hosting \$17.99 and WSCONA dues/contribution of \$25.00: That left a current VGNA balance as of 8-28-24 of \$1,231.12. Contributions totally \$90 were collected at the 8-29-24 meeting, but several other neighbors have also committed to send in contributions and re-up their memberships.

7:35- **West Mesa Little League issues**, including progress on its bathroom construction: Joseph Lovato, West Mesa Little League President, said that ground will be broken on its **bathrooms in Redlands Park**, and those should be completed this fall. He said he continues to have to clean up needles and other drug paraphernalia, as well as "inviting" drug users and homeless campers to leave Redlands Park.

7:45- Development status reports: Richard Schaefer, VGNA Secretary

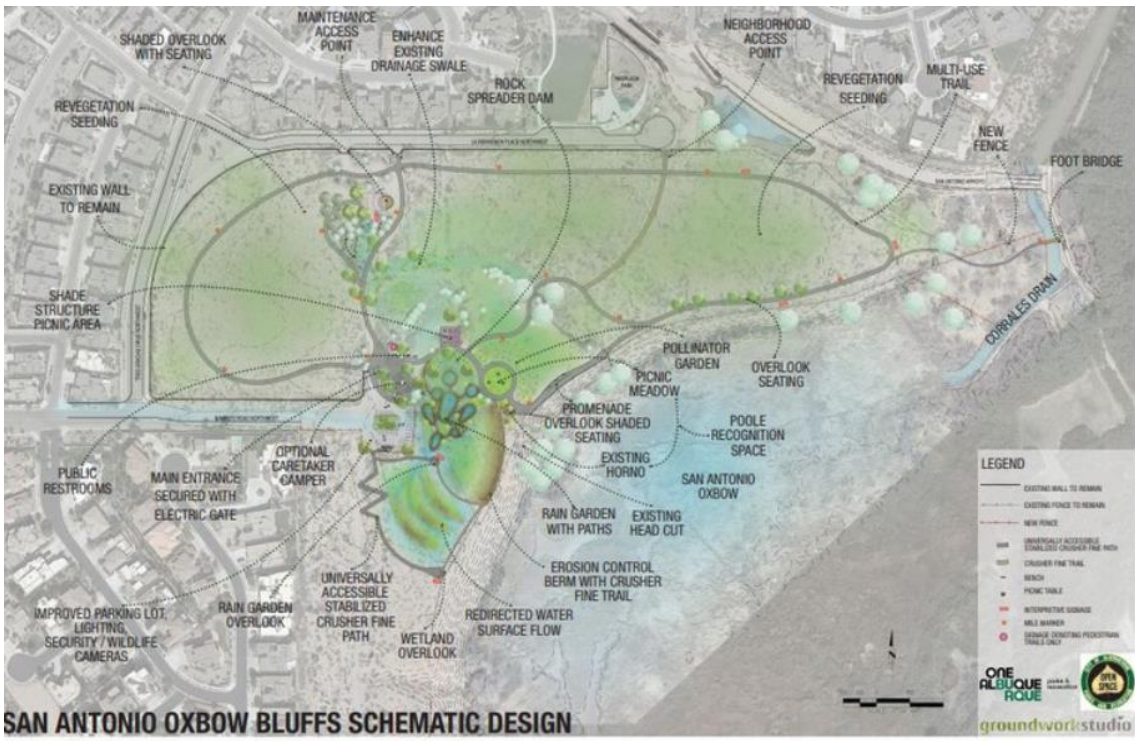
San Antonio Oxbow Bluffs Open Space (former Poole Property north of Oxbow – See the two maps on the follow page that show the San Antonio Oxbow Open Space and marsh.)

Schaefer reported that Parks and Recreation Director Dave Simon is currently hoping to use money budgeted for the open space to fund a fast-tracked non-bid first phase of construction. If that can be implemented, the construction on Phase One of three construction phases could start within the month.

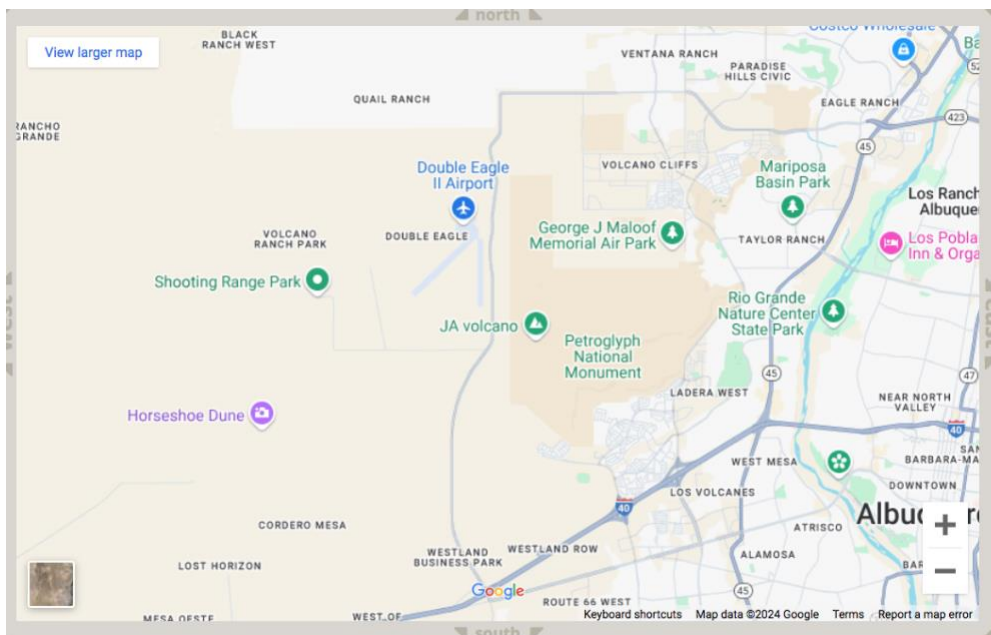
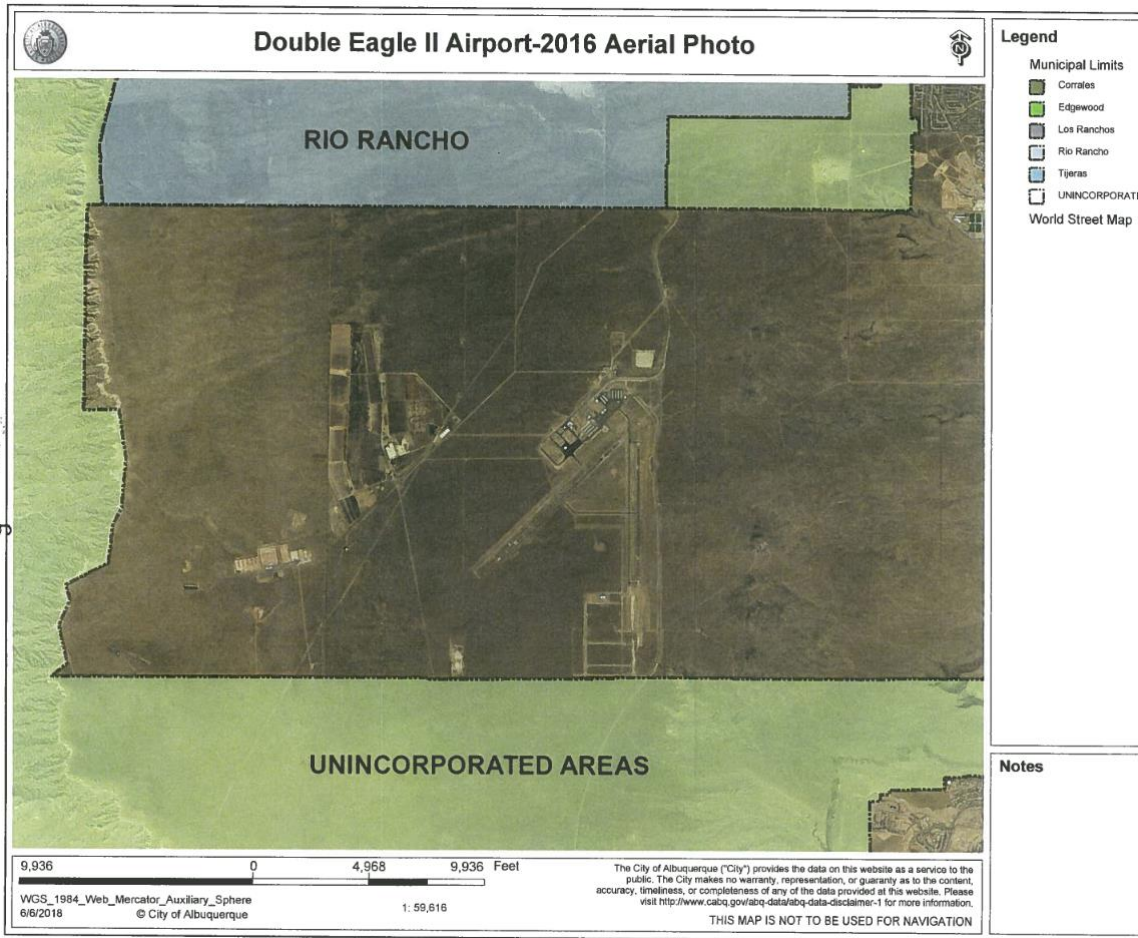
People who want updates on the progress can contact Adryana Vialpando Montoya, City Planner (505-768-4203 avialpando@cabq.gov).

Oxbow Marsh Restoration Project: The marsh is labeled as "San Antonio Oxbow" on the map below, and is a natural refuge between Open Space and the River. To preserve its natural flora and fauna, it is not open to the public. However, volunteers who want to help

restore and maintain the marsh can contact Open Space Field Biologist Joanna Strange (505-768-4208 or jstrange@cabq.gov)



Double Eagle Airport (DEII) development plan: Schaefer noted that in 2019 the City proposed to build a film studio and accommodate airport expansion using \$60 million over about two decades. (See a local news report on the planned 2019 proposal: <https://www.krqe.com/wp-content/uploads/sites/12/2019/08/Double-Eagle-Airport-Master-Plan-1.pdf>)



But Schaefer noted that the City has recently proposed a major expansion of six non-aviation businesses in the area around Double Eagle Airport. That expansion plan has become controversial because it may interfere with the Petroglyph National Monument and aviation activities of Double Eagle Airport. See the below WSCONA Resolution regard the non-aviation uses of the airport land.

WSCONA News Release (for immediate release)

Date: Aug. 14, 2024

Contacts: Elizabeth Haley, WSCONA President
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 Cell: 505-908-5376

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 Cell: 505-898-2114

WSCONA Resolution Endorses Standards for Double Eagle II Development

In its Aug. 14, 2024 monthly membership meeting the voting neighborhood and homeowners' associations that make up the West Side Coalition of Neighborhood Associations (WSCONA) unanimously voted to embrace a series of development standards for the proposed developments at Double Eagle II (DEII). The site plan and standards for DEII non-aviation development are currently under review by the City of Albuquerque's Environmental Planning Commission.

WSCONA officers and members have consulted with city planners and significant stakeholders that would be affected by changes to the master plan at Double Eagle II, including the Petroglyph National Monument and nearby neighborhoods. As a result, WSCONA endorses the smart development design and process objectives set forth in letters by WSCONA's president, its land use director, the superintendent of Petroglyph National Monument and the board of the Santa Fe Village Neighborhood Association, as well as those represented to WSCONA verbally and in a report by members of the City's own Planning Department.

Those objectives include:

- The City and its planners should adhere to Federal Aviation Administration standards and environmental study requirements for sites that could affect aviation. That includes conducting the types of feasibility and environmental studies that if bypassed would make receiving future federal infrastructure funding extremely problematic. (See the attached Elizabeth Haley letter for more details on FAA site requirements.)
- Observe the "view shed" by maintaining building heights to a maximum of 36 feet, with the exception of airport control towers. Also, comply with staff suggestions for natural New Mexico colors and native landscaping.
- Development should not be permitted east of the right-of-way of Atrisco Vista Boulevard, adjacent to major public open spaces (MPOS) reserved for public use, and within 330 feet of the Petroglyph National Monument.
- Significant tribal and community engagement processes, as well as adherence to open meetings laws, should be implemented prior to finalization of the site and design plans.
- Access, traffic and adequate parking studies should be done and made public prior to site plan approvals.
- The EPC should approve the Design Guidelines only after the applicant quantifies additional needs for water, sewer, and other infrastructure and estimates the actual cost of the proposed additional developments.
- Applicants and city managers have yet to release a regional economic impact analysis of the proposed development, which should be mandatory.

WSCONA, which represents residents in the northwest quadrant of Bernalillo County, acted in light of concerns over what appears to be a process that has short-circuited traditional development procedures, particularly those under consideration near sensitive cultural areas or FAA sites.

The West Side Coalition of Neighborhood Associations (WSCONA) represents 30 neighborhood and homeowners' associations in Bernalillo County located west of the Rio Grande River. It has existed as a

formal organization with bylaws since 1996 and is currently recognized by both the City of Albuquerque and Bernalillo County. The Coalition aims to provide a venue for neighborhood and homeowners' associations within its boundaries to achieve and maintain communications on civic and neighborhood matters. It endeavors to preserve, protect, and enhance the residents' quality of life within its boundaries and to provide a unified voice on important issues.

(WSONA website: <https://www.wsonanm.org/>)

8:25- Elections of VGNA officers and representatives to WSONA and other organizations.

The following VGNA officers for 2024-2025 were nominated and elected by acclamation:

Current Officers:

President (and board member) – Brady Lovelady

Vice-President (and board member) - Susan Homer

Secretary Treasurer (and board member) - Richard Schaefer

WSONA reps: Richard Schaefer & Brady Lovelady

8:30- Meeting was adjourned.

For corrections to these minutes, or VGNA membership forms, contact: Richard Schaefer – 505-917-9909 schaefer@unm.edu

See the VGNA website: www.vistagrandena.org

See the Westside Indoor Sports Facility goals appended on the following pages.

Westside Indoor Sports Facility: The Opportunity is Now!

The City of Albuquerque has a strategy that will finally achieve an exciting vision that was conceived over a decade ago: **construction of a City-owned indoor sports facility on the West side of Albuquerque.**

- Sports and recreation facilities, and the programming they support, improve community quality-of-life and create regional economic benefits.

- The Albuquerque area has seen increasing demand for youth sports facilities in particular. Several studies over the past decade identified the need for, and feasibility of, a Regional Indoor Sports Facility with the capability to host basketball, volleyball, and many other indoor sports/activities, including local, regional, and national sporting events.

- The goal is a facility with room for 8-16 basketball courts, which will positively impact recreation opportunity and space availability for youth sports locally, while also being an impactful facility that can host larger tournaments that draw visitors to Albuquerque. (An 8-court facility also equates to room for 16 volleyball courts.) Kids' travel tournaments, facilities, and associated travel is an industry expected to soar from its current \$39.7 billion (2021) valuation to over *\$70 billion by 2026*.

- The intention has been to build this facility on the West side of Albuquerque.

- Finding a suitable and feasible location for the facility on which a facility can be built for a cost that the City can afford has been a challenge. The City has studied several site options and the cost of this facility at some potential sites have been estimated at \$40-\$50 million and the more time goes by, the higher the cost of the project gets.

- The City has already assembled significant funds (over \$11 million) for this project from local and state funding sources, but is still far short of having \$40-\$50 million. And, as time passes, the purchasing power of the funds that are available right now decreases. Acting now will get the public the most value for their money.
- Great News! The City now has an option that addresses the needs & solves the problems.
- The City of Albuquerque has an opportunity to build an 8-court Indoor Sports Facility on a 7-acre site on the southwest corner of the intersection of Coors Blvd and St. Josephs Ave NW on Albuquerque's West side. (This location is known as "Oxbow Center.")
- An 8-court facility would immediately make Albuquerque a regional player for travel tournaments. Many cities have great facilities this size. For example, Norman, Oklahoma just recently opened an 8-court facility.
- In addition to being a practice and competition venue for youth sports teams, the facility would be open to the public and could support a variety of sports, after school/evening programs, and other public uses throughout the week that would benefit local residents, families and the community as a whole.
- The City may also have the opportunity to construct a Phase 2, adding another 4 or 8 courts if funds are available. This would result in an integrated facility with 12-16 total courts, which would give Albuquerque a large, top-notch venue.
- The Oxbow Center site is centrally located and has great access. The Oxbow Center site is already zoned Permissive for this use.
- Conflicts with adjacent properties and uses are low/moderate and the site is buffered on three sides by roads. Traffic associated with an indoor sports

facility is actually projected to be 50% lower than the traffic level for other commercial uses on the site that have already been approved. The property owner has already agreed to make road improvements and install a new traffic signal as required by previous approvals.

- The Oxbow Center site already has extensive businesses and services in the area that can immediately support the Indoor Sports Facility and the residents and visitors that will use it.
- Summary: proceeding now with a project at Oxbow Center will be:
 - **FEASIBLE**
 - **FASTER**
 - **LESS EXPENSIVE**
 - **GREAT FOR THE WESTSIDE and is**
 - **THE BEST WAY TO DELIVER RESULTS TO NEW MEXICO FAMILIES**