

## Beautification News

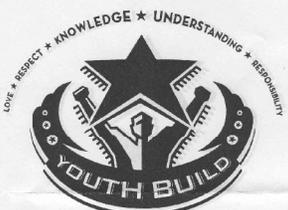
Don MacCornack, Director, Beautification

Volunteers from Hoffmantown West Church have removed all of the old barbed wire fencing from the Bosque area that they adopted. The area looks more pristine without the old fencing in addition to the trees they planted last year. A big Thank You goes to Cynthia McLean for organizing the effort.

On July 15 TRNA held its monthly Mariposa Basin Park cleanup. These awesome individuals are willing to give up some of their precious free time to improve our park. The July heroes are Lily Andrews, Dwane Lane, Abram Lane, and Lynn MacCornack. Park users have commented that the park is looking great, so the efforts of the park cleanup are not going unnoticed.

Our next park cleanup is scheduled for **August 19 at 8:30 am** at the **Mariposa Basin Park** entrance. Trash bags and gloves will be provided. This park is used by many in our community, so we need to keep it beautiful. Please come out and make some new friends.

If anyone has any ideas for a beautification project, please email me at [beautification@trna.org](mailto:beautification@trna.org) ®



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## President's Message

Brett Lopez, President, TRNA

Well, summer is almost over and the youth of Taylor Ranch are headed back to school. Ah yes, the backpacks, the busses, the waiting in line to drop off our children nothing could be better. I'm sure there is more than one parent joyfully waiting for the first day to finally get here; I know I am. On that note, we as adults need to pay attention to school zones, the children on their bicycles going to and from school and the like. I'd be willing to bet APD is going to police the school zones rather heavily during the first part of the school year.

I need your input! There is planned a commercial development on the SW corner of Coors and La Orilla. That is the intersection where the Village Inn and the Credit Union are located, only across the street. This parcel of land is County not City, therefore the developer, TierraWest, LLC, (Ron Bohannon) has not had to comply with any of the normal procedures that development within the city limits requires. This means that the developer can do pretty much anything he wants without consultation with the directly-affected residents. Personally, I don't like it one bit, but that's me. The plan is to put a Walmart Neighborhood Foods there along with some other small commercial buildings. There are already 5 grocery stores in and around Taylor Ranch with two super Walmarts and 3 warehouse type stores within a 5 mile radius. One of the grocery stores in Taylor Ranch is already a Walmart Neighborhood Foods. Do we need one on every corner? I need to know if you, as residents of Taylor Ranch, want or feel we need another 24 hour grocery store in our neighborhood or would you prefer a light office type development. I'd prefer something like the development at Coors and Delyne. It's our neighborhood and I think that we need to be heard, don't you? To that end I may be contacted via email at [president@trna.org](mailto:president@trna.org). This is important stuff so let's not delay in making our views known to the County, Alan Armijo (768-4000), and the developer TierraWest LLC Ron Bohannon (858-3100). That's all for now, Brett ®

## Land Use Update

René Horvath, Land Use Director

**Bosque Plaza Shopping Center:** (S.E. corner of Coors and La Orilla) After a year of public participation and EPC deferrals, the EPC approved Bosque Plaza on July 20th. Most of the effort put into this project was to improve the design and avoid a piece meal approach on this site. Improvements were made in architectural design, signage, limiting the drive thru uses, and trying to make it more pedestrian friendly.

A more recent issue was raised at the April EPC hearing when a proposal to extend Winterhaven to La Orilla was mentioned by the EPC. Residents living along Winterhaven were not happy about this proposal. They felt that this extension would make Winterhaven a bypass road for Coors bringing to much traffic to Winterhaven.

A facilitated meeting was held July 5th. A total of thirty people were there. Many of the participants were residents living along Winterhaven, Taylor Ranch, and Alban Hills. Councilor Cadigan was also there, including Jim Strozier from Consensus Planning, Mr. Schull the landowner, and Tony Loyd the Traffic Engineer for the city.

At the meeting, the biggest issue was the opposition to the extension of Winterhaven to La Orilla. During the meeting it was decided to instead support the connection between the two shopping centers of Riverside and Bosque Plaza. The second biggest issue was limiting the number of drive thru businesses to two. Other issues included signage, view preservation, cell tower restriction, architecture, lighting and connecting the buildings together, similar to Riverside shopping center to create a more pedestrian feel.

EPC voted to dismiss the Winterhaven connection. They did agree to an internal connection between Bosque Plaza and Riverside Plaza, and they agreed with the Planner's recommendations for signage for one main entry sign listing all future businesses, and one sign per business, and any mounted building signs are only 6% of the building facade. Cell phone Towers are restricted, and drive thru businesses are limited to only two drive thru restaurants (Dairy Queen which has already been approved and Panda Express waiting to be approved) and one financial institution. Bosque Plaza will use territorial architectural design for the buildings, and outside lighting similar to Riverside Plaza. Thanks to everyone's participation in various aspects of the project, a year's worth of work has paid off to

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**Panda Express:** According to Catalina Lehner, City Planner for both Bosque Plaza and Panda Express there is a good chance that Panda Express will be deferred to the EPC Hearing in September. Changes will need to be made so that Panda Express can comply with the Bosque Plaza Plan.

**Auto Body Shop:** A facilitated meeting was held June 26th. There were approximately 12 people in attendance. People from Quaker Heights, TRNA, and the NPS were there. Paul Huckabee from Consensus Planning, David Stallworth the City Planner was also there.

The property owner is asking for a zone change to include an auto body shop in the SU-1 Neighborhood Commercial zoning. The owner of the "Garage" is interested in expanding his business. The location is at Western Trails and Unser.

There were mixed reviews on the auto body shop. Some participants felt the owner of the Garage has worked well with neighbors in the past and has kept a clean auto repair shop with a decent looking building. People from Quaker Heights were opposed to any zone changes, especially to include an auto body shop. The NPS has no problem with current owner of the Garage, but would like to see nearby property used to a higher purpose, since this is the gateway to the National Monument. Most people felt a zone change would be too risky.

Paul Huckabee sent an e-mail saying that they are requesting a 90-day continuance for the project. Hearing date is set for Oct.19, 2006. They are preparing additional plans and information for the project, and will meet with us again.

**Albuquerque West:** A facilitated meeting was held July 6th. Approximately 10 people attended. Areas represented include: Rancho Serrano, Richland Hills, and Piedras Mercadas Neighborhoods, and TRNA. Jim Strozier from Consensus Planning and Kim Novar, the Realtor for the property, from Remax, was also there.

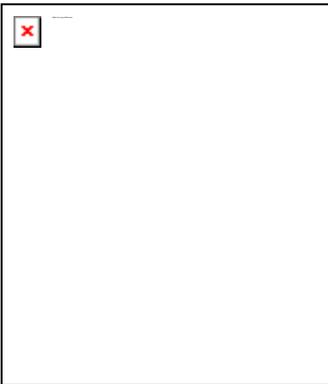
This is a mixed-use development that has already been approved. But due to recent City Council legislation they could not build residential in commercial zoning. They have to reapply to reintroduce the residential zoning.

The location is South of Paseo Del Norte, east of Eagle Ranch. Project will be 3 1/2 stories high. Commercial is on the 1st story, residential (condos) above and subterranean parking for tenets. It will not be gated. Mixed Use is being promoted around the City because it integrates residents with offices and shopping. This will be the first mixed use development for the west side.

Residents did like the concept and the design of the building. Some were unsure if they would want to see it set a precedent, especially for Fountain Hills. Others felt that if people like it, they might want to see more of this kind of development. The residential component of this project was approved at the July 20th EPC Hearing.

**Volcano Heights:** City Council and EPC held two joint hearings June 5th and 15th to review this plan. The plan was heard again by the EPC on July 20th. There will be another **EPC Hearing August 3rd at 4:00 pm**, at the Plaza Del Sol Hearing Room, lower level, 600 2nd street.

This plan incorporates 3500 acres, on the northern half of the mesa top, from Montañño to Paradise Hills Blvd. The plan is a Town Center concept, which is an urban design that includes 12,000 residential units, and 18,000 jobs. The



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center of Town is at the juncture of Paseo del Norte and Unser with mixed-use, which can include 5 to 7 story buildings. Most of the people in attendance are property owners who are concerned about property rights and restrictions placed on them on the way they develop. They are concerned about open space. They want fair market value for their land if it is designated as open space and to be paid in a timely fashion. Many still need water service. Sage Council has brought up concerns about sensitive development and protection of sacred sites. The NPS is concerned about Monument protection, quality of the visitor experience, the need for more land for buffer areas especially along the escarpment to protect the petroglyphs, protection of archeological resources, and keeping the arroyos natural and enough buffer for wildlife corridors. The NPS also had a concern about Bus Rapid Transit lanes (BRT lanes), which will add two lanes onto the existing roadways of Unser and Paseo, to allow for bus travel only. How will it affect the 4-lane parkway designation for Unser? How will it affect the landscape and bike path that are already in place, and how will it affect the petroglyphs near the roadway? How does it tie into the rest of the transportation system?

TRNA has concerns about traffic impacts to the community especially along Montañito. They also share the same concerns about the BRT lanes and how it will affect the 4-lane Parkway status along Unser, which TRNA helped create in the late 1980's. Another concern is the possibility of the BRT lanes being converted to general-purpose lanes, which could make Unser 6 lanes, and Paseo 8 lanes of general traffic. While the concept of bus only lanes is a good one, there are concerns.

Other comments include whether there is a market for such an intensive Town Center and can the city support it along with other town centers such as downtown Albuquerque, and the town center being proposed at Mesa Del Sol. How will views be preserved with tall buildings, the difficulty of building on top of lava rock, sensitive development to the landscape, the need for more open space land to protect resources and more open space funding for land acquisition. Will the plan have teeth to make the good ideas work?

The plan has been under a moratorium for almost two years. Several of the participants at the last hearing wanted the moratorium to be extended to allow more time to work on the plan. Others wanted the moratorium to end and the plan deferred. But it was brought up that the purpose of the moratorium was to avoid the piecemeal development that was starting to happen on the mesa top and that a sector development plan was necessary.

The moratorium ends August 7th. City Council will hear

this plan after the EPC hears the plan. **The City Council meeting is scheduled for August 7th.**

**Supermarket at Coors and La Orilla:** Tierra West has plans to build a 40,000 sq.ft. supermarket at the SW corner of Coors and La Orilla. The plans include 26 houses, a drive thru bank, and other commercial buildings. This site is in the county. The concern is that too many grocery stores exist already, Raley's and another one being planned at Andalucia, south of Montañito. Last month a newspaper article in the West-side Journal inquired whether this was to be a Wal-Mart. Mr. Bohannon said there are no tenants for the supermarket yet.

TRNA sent a letter out to Tierra West, the County, and Cadigan, expressing concern over having another grocery store in the area, and wanting to have this parcel annexed to the city, and to apply the design standards from across the street to this project.

Sandy Fish from the County replied that the site has a special use permit which was approved in 1994. One of the conditions that had to be met was that the neighborhoods nearby, be consulted. This site allows for C 1 uses, such as a grocery store. They would prefer this site to remain in the County, and that the design standards be controlled through the review of the site plan. We are planning to meet with Mr. Bohannon from Tierra West, and we will keep you informed.

**National Park Service Trails meeting:** The meeting was held in the evening of July 20th, at the Taylor Ranch Community Center. A good turn out of people came to give input on the trail system for Petroglyph National Monument. I would guess approximately 50 people were there. There were two major questions that people were asked. What do you wish for in a trail system, and what kinds of concerns do you have in a trail system? It was obvious that conflicts would arise from intensive uses such as mountain biking; to resource protection and what the main purpose of the Monument is intended for. This was going to be an issue the National Park Service was going to have to sort out.

**Coors Corridor Plan Update:** There has been no word on when the next meeting for the Coors Corridor Plan Update will be. Jon Messier, City Planner for this project had hoped that another open house meeting could be set up before it goes to EPC. One of the concerns at the last meeting was that the update plan did not do enough to protect views. I will let people know if I hear anything new. If someone wants to know when the next meeting is and I don't have your number, give me a call. 898-2114 or land@trna.org As you see, July has been an extremely busy month. ®

# Taylor Ranch Neighborhood Association Membership Registration

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail address: \_\_\_\_\_

- I'm interested in the following:
- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Active Participation     | <input type="checkbox"/> Sustaining Member (Newsletter Only) |  |   |
| <input type="checkbox"/> Beautification           | <input type="checkbox"/> Board of Directors                  | <input type="checkbox"/> Calling           | <input type="checkbox"/> Community Center |
| <input type="checkbox"/> Crime Prevention         | <input type="checkbox"/> Education                           | <input type="checkbox"/> Environment       | <input type="checkbox"/> Membership       |
| <input type="checkbox"/> Newsletter               | <input type="checkbox"/> Parks & Recreation                  | <input type="checkbox"/> Social Activities | <input type="checkbox"/> Traffic          |
| <input type="checkbox"/> Land Use/ Transportation | <input type="checkbox"/> Zoning                              | <input type="checkbox"/> Youth Committee   | <input type="checkbox"/> Other _____      |

Enclose a check made out to TRNA in the amount of:

- |  |  |   |
|--|--|---|
| Resident: <input type="checkbox"/> \$9.00 (Thru Dec 2006)  | <input type="checkbox"/> \$25.00 (Thru Dec 2007) | <input type="checkbox"/> \$39.00 (Thru Dec 2008)  |
| Business: <input type="checkbox"/> \$25.00 (Thru Dec 2006) | <input type="checkbox"/> \$65.00 (Thru Dec 2007) | <input type="checkbox"/> \$100.00 (Thru Dec 2008) |

Our mission is to Promote, Preserve, and Improve the quality of life in Taylor Ranch.

Please pass this form on to a neighbor!

Call Susan at 897-4684 if you have questions or need more information.

Aug 2006

## TRNA Board of Directors and Other TRNA Contacts

President:	<i>Brett Lopez</i> .....839-4805	president@trna.org
Vice-President:	<i>Don MacCornack</i> ..... 897-1593	vicepresident@trna.org
Secretary:	<i>Ceil van Berkel</i> ..... 899-2738	secretary@trna.org
Treasurer:	<i>Hanna Sorrells</i> ..... 294-7042	treasurer@trna.org
Director/ Zoning, Social:	<i>Brett Lopez</i> ..... 839-4805	zoning@trna.org
Director:	<i>vacant</i>	
Director/Gov Affairs:	<i>Don Newton</i> ..... 898-2185	government@trna.org
Director//Land Use:	<i>René Horvath</i> .....898-2114	land@trna.org
Director/WSC:	<i>Walter Sala</i> : ..... 890-7035	wscn@trna.org
Director/Education:	<i>David Freeman</i> .....899-7681	education@trna.org
Director:	<i>Theresa Hicks</i> .....241-9988	theresanewmexico@comcast.net
Director:	<i>vacant</i>	
Historian:	<i>Fred van Berkel</i> ..... 899-2738	historian@trna.org
Membership Chair:	<i>Susan Sisson</i> ..... 897-4684	membership@trna.org
Web Site:	<i>vacant</i> .....	webmaster@trna.org
Newsletter: editor:	<i>vacant</i> .....	editor@trna.org

## A Few Phone Numbers

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Fire (Non-Emergency)	833-7390
Crime Stoppers	843-7867
ABQ Citizen Information	311
Councilor Cadigan	830-2076
TR Community Center	768-6006
TR Library	897-8816
YMCA 4701 Montano Rd	899-8417
Abandoned Cars Hotline	311
Meth Alert Tip Hotline	764-6384
Zoning Violations	924-3850

## Shawn McWethy Memorial Substation—Westside Area Command

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(505) 831-4705

Commander: Captain Conrad Candelaria ccandelaria@cabq.gov

### Watch Lieutenants

- Lieutenant T. Delgado
- Lieutenant E. Garcia
- Lieutenant R. Gomez

- Sergeant A. Acosta
- Sergeant R. Baca
- Sergeant M. Miller
- Sergeant D. Camacho
- Sergeant D. Chavez
- Sergeant G. Marez

### Sector Sergeants

- Sergeant R. Sandoval
- Sergeant H. Medina
- Sergeant F. Baca
- Sergeant G. Callaghan

### Impact Sergeant

- Sergeant A. Gallegos



Newsletter Email Address: editor@trna.org

Web Site http://trna.org/

Send your items of community interest to the Mesa Messenger! Submissions must be received by the 22<sup>nd</sup> of the month. Digital media preferred (email) / Please include author and phone number / Include SASE for photo returns. TRNA reserves the right to edit or reject submissions. Copyrighted material requires written permission.

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Mariposa Park Cleanup  
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***Westside Coalition Report  
Land Use Update  
Westside Command Personnel***

**A Few Useful Numbers**

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**Mariposa Basin Park Cleanup:** Saturday, August 19th, 8:30 am Come Help!

Garbage bags provided. A great family project for a Saturday morning. (see page 1 for details)



***Remember, watering systems may only operate 3 times a week!  
Even addresses on Sun, Tue, Thurs; Odd addresses on Mon, Wed, Sat***