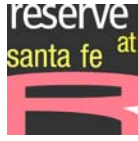


ATTACHMENT 6



941 Calle Mejia Santa Fe, NM 87501 505.988.1919 (voice) 505.989.7585 (fax)

November 20, 2015

Via email psinnott@do-designoffice.com

via email: lnpacheco@santafenm.gov

Patrick Sinnott
Design Office
1300 Luisa Street
Santa Fe, NM 87505

Leroy Pacheco
Public Works
200 Lincoln Avenue
Santa Fe, NM 87501

Re: Cañada Rincon Trail

Dear Mr. Sinnott and Mr. Pacheco

The purpose of this letter is to provide additional information to you and to suggest other alternatives to the planned trail as described during the early neighborhood notification meeting held on November 12, 2015 at Zocalo Community Room. As you know, the owners of the homes within The Reserve at Santa Fe, a Condominium will be materially and adversely impacted by the location of the proposed trail through portions of the condominium property. The Reserve at Santa Fe Condominium Association, on behalf of these owners voiced the owners' collective opposition to the location of the trail within The Reserve. In fact, the meeting was attended by 20 or so owners, tenants, as well as owners who are also members of the board of directors of the Association. Representatives of the Association, along with our Association legal counsel would like to arrange a meeting with you both to discuss further the legal issues related to the proposed trail.

As for the concerns and suggestions that the Association and owners would like considered:

1. In order to connect Calle Mejia to the "Avenida Rincon Connection", the trail will run over The Reserve property. The Association and owners request that you provide an outline of the proposed procedure to condemn the trail and the eminent domain action that is contemplated along with the proposed compensation to the owners of The Reserve. If any appraisals have been made, please provide copies to the Association.

2. The Association desires some information as to the driving forces behind this proposal and thus be given an opportunity to meet with such persons. The Reserve has been established as a residential community since the mid-1980s, first as Shadow Ridge Apartments and then as The Reserve. Many owners and tenants have lived here since its inception and are proud to call it home. Again, these owners are looking for some explanation and are puzzled why this would be a priority

issue for the City given the expense of the trail and also the costs to acquire easements for the trail over private property.

3. It was mentioned at the meeting that some Zocalo and Las Estrellas residents have been waiting for a promised trail for 13 to 15 years. As The Reserve (Shadow Ridge) has been in place for 30 years, which predates anything built to the north of The Reserve including Highway 599, it seems wrong to risk the quiet enjoyment of 260 residents to accommodate a request from a few residents of the newly built subdivisions and condominiums to the north.

4. Many people live at The Reserve because the location at the end of Calle Mejia provides a sense of security and establishes a gated community. The northern developments have never had a “sanctioned” path to Calle Mejia through The Reserve common elements, but we have never restricted them using our property as a bypass.

5. Calle Mejia is certainly in no shape to accommodate any extra traffic. There are no street lights (for the same reason there are no street lights at Las Estrellas, the owners appreciate the night sky), there are no dividing lines, no bike lanes, and the street has some of the most treacherous turns and hills in all of Santa Fe. The Association has received numerous reports of bikers and walkers almost being hit because of the lack of marked lanes on Calle Mejia on regular basis.

6. The eastern proposed trail comes extremely close to the buildings and barbeque grills. The trail would invite security issues into The Reserve and eliminate the benefit of the gated community. Property values could decrease and the loss of privacy would negatively affect residents of The Reserve, some of whom have lived here 30 years.

7. The Association has installed signs and landscaping hindrances to prevent a motorcyclist from using The Reserve as a throughway to the north. The Santa Fe Police Department refuses to aid in his capture. It was stated at the meeting that the trail will be “city property,” it will be easier to catch him. This is patently untrue. Representatives of The Reserve met with the SFPD two years ago, showed the officers video footage of the motorcyclist, and asked for additional patrols. We were stunned to hear that as a policy, the police will not give chase to a motorcyclist because of the liability the city could have should the chase result in an accident.

8. As mentioned previously, the northwestern trail also has a number of homeless camps and vagrants scattered throughout it. When the police department is called in monitor this, they enforce little as it is a “public” trail. This would introduce the same element to the proposed trails next to The Reserve.

9. There have been a number of people trying to get into vehicles on our premises. Since it is private property, the police have offered little help. With these “break-ins,” our residents are on high alert. That number would be sure to grow if there were a public trail along our property line.

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10. The arroyo is very much in use. It has looked like a powerful river multiple times this year. We have video to support this and would not mind showing this to the committee.

11. There are a number of alternatives that appear not to have been considered, for example:

-- Another alternative would to extend Ridgetop Road above The Reserve to the south through City owned land (behind the other apartments and condominiums), and extend the road down between the Spa and the Hotel...where the park and ride lot is. That is all City land.

-- A trail already exists to the northwest that connects to Ridgetop Road's southern dead end. Why is this not sufficient to connect to the trails on Alameda? There is less traffic to and from Alameda using this trail. Most importantly, when asked by an attendee at the meeting why this wasn't an option, the answer was "we didn't study that." This issue should be studied.

-- The area directly south of the Zocalo property as a trail option. The area on the eastern side of the eastern arroyo would be ideal. It would travel directly from Calle Mejia and into the Zocalo and northern community.

On behalf of the owners at The Reserve, I formally request a meeting between The Reserve residents and you to discuss the proposal with more detail. Because this trail does not negatively affect the Zocalo and Las Estrellas communities and has a big impact on The Reserve, we ask that you meet with us and discuss the suggested alternatives, as well. I have taken the liberty of forwarding a copy of this letter to Councilor Lindell and Councilor Bushee.



Nick Stofocik
General Manager
The Reserve at Santa Fe Condominium Association

cc: Signe Lindell, via email, silindell@santafenm.gov
Patti Bushee, via email, pjbush@antafenm.gov
Board of Directors, via email
Janice M. Ahern, counsel for the Association, via email