



**CLNA's Questions for the Google Meet on October 21, 2024 from 5:30-7:30 pm**  
Relating to Modulus Architects & Land Use Planning, Inc. and Vientecillo LLC's  
proposed 3-Story Apartment Bldg. (the "Project") & site plan  
relating to an undeveloped 5.1785 acre parcel within Cibola Loop

- How many apartment units vs. homes already exist within the confines of Cibola Loop?
- How will the Project affect property values in the surrounding area?
- Will there be a point of contact for the community to raise concerns, and what is your commitment to resolving them?
- How will you ensure ongoing communication and transparency with residents within the boundaries of CLNA?
- How do you plan to integrate the Project with the existing community to ensure harmony?
- What is the projected timeline for the Project, from breaking ground to completion?
- What is the difference between affordable housing and low-income housing?
- Is the proposed Project being funded with city, state and/or federal funds for affordable housing?
- How many apartment units are proposed and how many vehicle parking spaces are being allotted per apartment unit?
- How does the Project align with the community's interests and adhere to local regulations and sustainability standards?
- What kind of traffic congestion do you anticipate, and what are your plans to address it?
- Are you aware of the already heavy traffic, congestion and safety concerns present during the school year directly related to Cibola High School student drop off and pick up each day?
- How will the Project impact local traffic flow and parking availability?

- Have traffic studies been conducted, reviewed and considered to assess the potential impact on congestion, and what solutions are proposed?
- Will the Project increase local flooding risk or impact natural drainage patterns?
- Are there any other zoning changes or variances required for the Project to proceed?
- Have all necessary permits been obtained, and are there any pending legal issues related to the Project?
- Is the apartment build in Rio Rancho, NM, involving the same parties here, complete? If not, why not?
- Is it true that the apartment build in Rio Rancho, NM, was not approved as affordable housing?
- How will the Project impact local ecosystems, wildlife, and green spaces?
- What steps are being taken to minimize environmental damage (e.g., water runoff, soil erosion)?
- How do you plan to incorporate sustainable building practices and materials into the Project?
- How will the Project affect local air and water quality, and what mitigation measures are planned?
- How will the Project strain existing infrastructure (roads, utilities, waste management)?
- Are there plans to upgrade or expand infrastructure to accommodate the increased demand?
- Will the current sewage and water systems be able to handle the new capacity, or will new systems be installed?
- Will this project lead to displacement or gentrification in the neighborhood?
- How do you plan to manage the potential increase in noise, pollution, and construction disruption during the build?
- What provisions have been made for green spaces, parks, or public amenities for the community?
- How does the Project align with local zoning laws and the neighborhood's master plan?
- How will emergency services (fire, police, medical) be affected by the Project?
- What steps are being taken to ensure the safety of workers and residents during and after construction?
- Are there any risks related to hazardous materials, and how will these be managed?
- What is your plan for long-term maintenance of shared infrastructure, roads, and community spaces?
- Who will be responsible for the upkeep of any public or shared amenities?

- What is the anticipated effect on local businesses? Will there be space for small or local businesses in the Project?
- How will you minimize disruptions such as noise, dust, and road closures during the construction phase?
- How do you plan to address complaints or concerns from the community during the construction process?