

Following are responses provided by Calvary Church to suggested solutions from the facilitated meeting of February 1, 2018.

- Calvary expressed agreement to a possible condition that there would be no parking on Winter Haven in perpetuity. (Agent stated agreement with this at the meeting.) There may be additional follow-up to define this.

Response: Calvary is dedicated to providing traffic control measures to assist in supporting the existing non-parking designation on Winter Haven. Measures could include signage, traffic cones, support personnel stationed at street and announcements to membership.

- The Calvary team will discuss the possibility of limiting the capacity at the site with the Calvary Executive Committee.

Response: Calvary's original planned sanctuary seating count was 1,000 seats in the sanctuary. This count has been reduced to a current design of a 745-seat sanctuary. Calvary's preference would be to not further reduce capacity at this time.

- The Calvary team will consider ways to address the traffic concerns about people coming in and out of the shopping center, with possibilities discussed in the meeting including drafting a plan for intended use with information about cars coming into and out of the parking lot, looking into Park & Ride to see if it is feasible, and looking into utilizing the City bus system.

Traffic Response: Calvary is dedicated to monitoring traffic flows and providing support as necessary. They are committed to working with the community, City and County agencies to mitigate traffic impacts as concerns arise.

Park & Ride Response: Calvary supports park and ride opportunities from neighboring City of Albuquerque park & ride locations utilizing the public transportation system. Park & Ride opportunities could be promoted by means of presentation and marketing to its membership through announcements, bulletins and marketing information.

- The Calvary team will look at how to protect pedestrian access, considering improvements such as signs, and will consider how to work with the neighbors and the City as necessary to accomplish this.

Response: Calvary is dedicated to pedestrian safety for both patrons of their facility as well as pedestrians within and around the subject site. Similar and related to traffic measures, Calvary will monitor and provide safety measures that could include re-striping existing pedestrian crosswalks that have not been maintained throughout the years, provide personnel on-site to assist with control, provide temporary or permanent signage to help control high traffic areas, install speed bumps or other traffic calming measures as allowable by codes and ordinances along with any other safety measures as deemed appropriate by Calvary's safety team.

- The Calvary team will look at how to work with neighbors to address concerns about outside broadcasts and keep noise at a reasonable level, including a proposal for an appropriate decibel level.

Response: Calvary's desire is to utilize the buildings existing outdoor patio for typical patio functions. During coffee shop hours Calvary would play background music at a level similar to that of a Starbucks or other coffee shop venue. Background music would be at an appropriate level to allow conversation and not be invasive to conversations within the patio.

We are aware that institutions in the area may be seen as "broadcasting" their sermons at a level heard beyond their respective property, Calvary has no intent for this situation to occur. The desire for the patio during service times is for patrons to have an option to sit outdoors on the patio and listen to the sermon within an alternate venue to the sanctuary. The intent as to the level of sound would be similar to the levels from the coffee shop with the intent to be able to sit and fellowship with the sermon playing in the background.

A neighbor recommended limiting the allowable decibel level to that stated in the zoning ordinance within a residential neighborhood. Calvary is willing to entertain a specified condition of this nature.

- The Calvary team will consider a position regarding other liquor-selling establishments that might locate in the shopping center, with the intent to not oppose uses that are supported by the neighborhood.

Response: Calvary has taken this request to their attorney for review. There is question as to whether this type of condition would be allowable by local and state agencies.

Calvary would like to clarify that they foresee very few situations where they would not support a liquor license establishment within the defined 300 feet of their subject site.

- Agent agreed to provide information about whether a daycare center / preschool on the site would affect the proximity requirements of liquor establishments.

Response: Agent has reviewed state liquor license establishment requirements and research indicates that church and school establishments follow the same guidelines. We find no further restriction for a school facility beyond requirements for a church.

- The Calvary team will look at whether it is feasible to change the routing of the coffee shop drive-thru.

Response: Neighbors voiced concern as to a potential bottleneck condition at the northeast drive entrance just north of the subject site and south of Keller's Store. Calvary proposes to ensure drive-thru traffic follows the queuing patterns shown in the 2003 approved site plan directing traffic to enter at the drive south of the subject building, queuing along the east drive of the building, then wrapping around to the north dedicated drive thru isle.

The east drive isle is currently a one-way drive with an exit only onto the north shopping center drive. Calvary could commit to permanent signage, pavement markings or other measure such as cones or other traffic control measures to assist in routing drive thru traffic at this location.

- Agent agreed to provide information on the occupancy of the entire site, including areas in addition to the sanctuary.

Response: An occupancy code analysis provides an allowable occupancy of 1,105. It is important to note that this figure is for code evaluation utilized for design of the building and does not necessarily provide an indication of a "true occupant load" for the facility.

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