

## Proposal for Long-Term Land Planning

### C Johnson Development Company LLC: Sandia Park Town Center Opportunity

C Johnson Development Company LLC is seeking an experienced architect and/or land planner to collaborate on a comprehensive site plan for the proposed Sandia Park Town Center. This plan will serve as the foundation for engaging with local residents, Bernalillo County planners, and for marketing purposes.

#### PROJECT OVERVIEW

The Sandia Park Town Center is envisioned as a vibrant, mixed-use commercial village catering to East Mountain residents and visitors traveling the Turquoise Trail. The development will include much-needed restaurants, smaller retail options such as a local organic food co-op, and galleries. The architectural theme will reflect Northern New Mexico style, with an emphasis on pedestrian-friendly environments and a park-like setting where visitors can enjoy stunning views of the Sandia Mountains.

#### PROJECT SCOPE AND DETAILS

The project encompasses approximately 13 acres and is planned to be developed in two phases:

- Phase 1 (2026-2028): Establishment of core infrastructure and commercial spaces, including initial restaurants and retail outlets.
- Phase 2 : Expansion with additional retail outlets, galleries, and community amenities.

Unique features of the site include its strategic location at the intersection of N Hwy 14 and Sandia Crest Road—the main route to the Sandia Crest—and its position within the central commercial node designated by the North 14 Sector Plan. Key considerations for the project include maximizing scenic mountain views, integrating sustainable design elements, and addressing any topographical challenges presented by the site.

#### WHAT WE ARE SEEKING

We invite architects and land planners who are passionate about creating a commercial center that will attract both tourists and city residents to the Turquoise Trail. The ideal partner will bring creativity, expertise in mixed-use developments, and an appreciation for the local context and environment.

#### HOW TO RESPOND

If you are an architect or land planner interested in partnering on this exciting opportunity, please contact Curtis Johnson at C Johnson Development Company LLC by phone at 505-263-1410 or by email at [holacurt@gmail.com](mailto:holacurt@gmail.com).