

Singing Arrow Community Center Facilitated Public Meeting

February 7, 2017 6:00 – 7:30pm

Singing Arrow Community Center, 13001 Singing Arrow Ave SE,
Albuquerque, NM 87123

AGENDA

I. Bill Moyer – Facilitator

- Staff Introductions

Albuquerque City Councilor Don Harris

Dawn Marie Emillio, District 9 Policy Analyst

Tom Menicucci, City Council Policy Analyst

Jess Martinez, Division Manager, Family & Community Services

Cassandra Vigil, Community Center Supervisor

Claudia Rivera, Community Center Supervisor

Rey Cordova, Community Center Supervisor

Steve James, City Architect, Department of Municipal Development

Tina Reames, President, Cherry/See/Reames Architects,

Steve Mora, Associate Architect, Cherry/See/Reames Architects

- ***Purpose of the Meeting – to gather design input***
- ***Agenda – City Presentation and Questions and Answers, Meeting will end at 7:30pm***
- ***Ground Rules for Discussion***

II. Councilor Harris

- Project Introduction – Purpose and need for project, need demonstrated by 2013 Study. Great addition to the area with improved City Services available to adjacent neighborhoods. A lot of erroneous information being sent out, please listen with an open mind, ask questions. Full funding is available for project using Capital Bonds and State Grants.

III. Cherry/See/Reames Architects

- Presentation of six boards describing location, site analysis, programming needs, and design strategies, ask for input

IV. Facilitator

- Lead Question / Answer / Comment session
- Sixty-three (63) people signed in for attendance. Twelve (12) people signed up to speak.

- Notes following are a summary of design input to be addressed in design and presented at future meeting. A full summary of public comments and questions and responses collected from the meeting are available upon request.

Summarized Comments for Design Input

SITE DESIGN COMMENT

Piru BLVD is a main access point to the park and we need to consider how gating the parking lot on Wenonah AVE will affect pedestrian traffic at other access points.

The location of the building needs to be considered to make sure it does not impact where people/kids would play soccer.

Would like to see IP cameras in the parking lot and would prefer if they had the ability to be accessed remotely for surveillance.

Can we move the building site 50 to 75 feet to the west? (to the second sidewalk and west.)

If the parking lot is designated for the Community Center, where would the park and ride go?

The site choice is not strongly justified.

Concerned about parking on Rachel.

Make sure that the lighting is much better than Manzano Mesa and Baca. Many of the lights are broken, path lighting is broken and the parking is dark. They have to bring in auxiliary lights for events.

People currently park on Eugene and Rachel to walk their dogs. Can we include “no parking” signs along these streets to help reduce the parking?

If the parking lot off of Wenonah is gated and closed, this would cause increased traffic at all vehicular access points. This would primarily be a concern for families attending soccer on the weekends. What are the hours of operation on Saturday and Sunday?

Can the easement be abandoned?

COMMUNITY CENTER DESIGN COMMENT

Like the idea of the building having “no back”

Concerned that there is a “Gym” because that means that there will be showers and the homeless would use them.

A concern was mentioned in regards to points of access.

How can the new CC address security?

The inclusion of a “lifeguard” or “nurse” station that has a first aid kit and bandages would be beneficial.

The design response must address the transient issue.

Concerned about vagrants using the restrooms and wanted to know if we can include keypads on the restroom doors.

Possible activities could include Dancing, Zumba, and Aerobics.

OTHER COMMENTS TO BE CONSIDERED BY CITY

A request for enhanced security at the end of the bus line was made.

A request for a pool to be included in the scope was made.

SUMMARIZED RESPONSES from F&CS and COUNCILOR HARRIS

The existing facility will remain in operation as an Early Childhood Development Center for ages 2-5 and they are hoping to add classes to help serve the need. In his 20 years serving this division, he said that there are approximately 22 Community Centers in Albuquerque and overall he has seen a positive impact within the neighborhoods that the centers service. Family and Community Services communicate with the neighborhoods that they are a part of and they respond to issues that arise.

F&CS does have IP cameras and there will be cameras in the parking lot. The parking lot will be well lit while abiding by all ordinances. He stated that district 2 has approximately 60% of CC's and their location was based on need. He is aware that it is a public facility and understands the concerns. Anyone can come in and use the restrooms but they are not allowed to loiter or wander aimlessly. If F&CS has an issue they call APD. This is a positive thing because the park will "have eyes during operating hours". The operating hours depend on attendance but F&CS is trying to establish consistency between centers. He mentioned that the Community Center Staff is safety sensitive. He wanted to clarify that this Center will have a fitness center not a gym. They will provide universal and cardio machines but no free weights. Both the men's and women's restrooms will have 1 shower each but this is not for vagrants. They will do their best to minimize the negative use as best they can.

The points of access to the building will be minimized. The building will have one point of entry and anything else will be exit only that is locked from the outside. Cameras will be installed at all entry/exits.

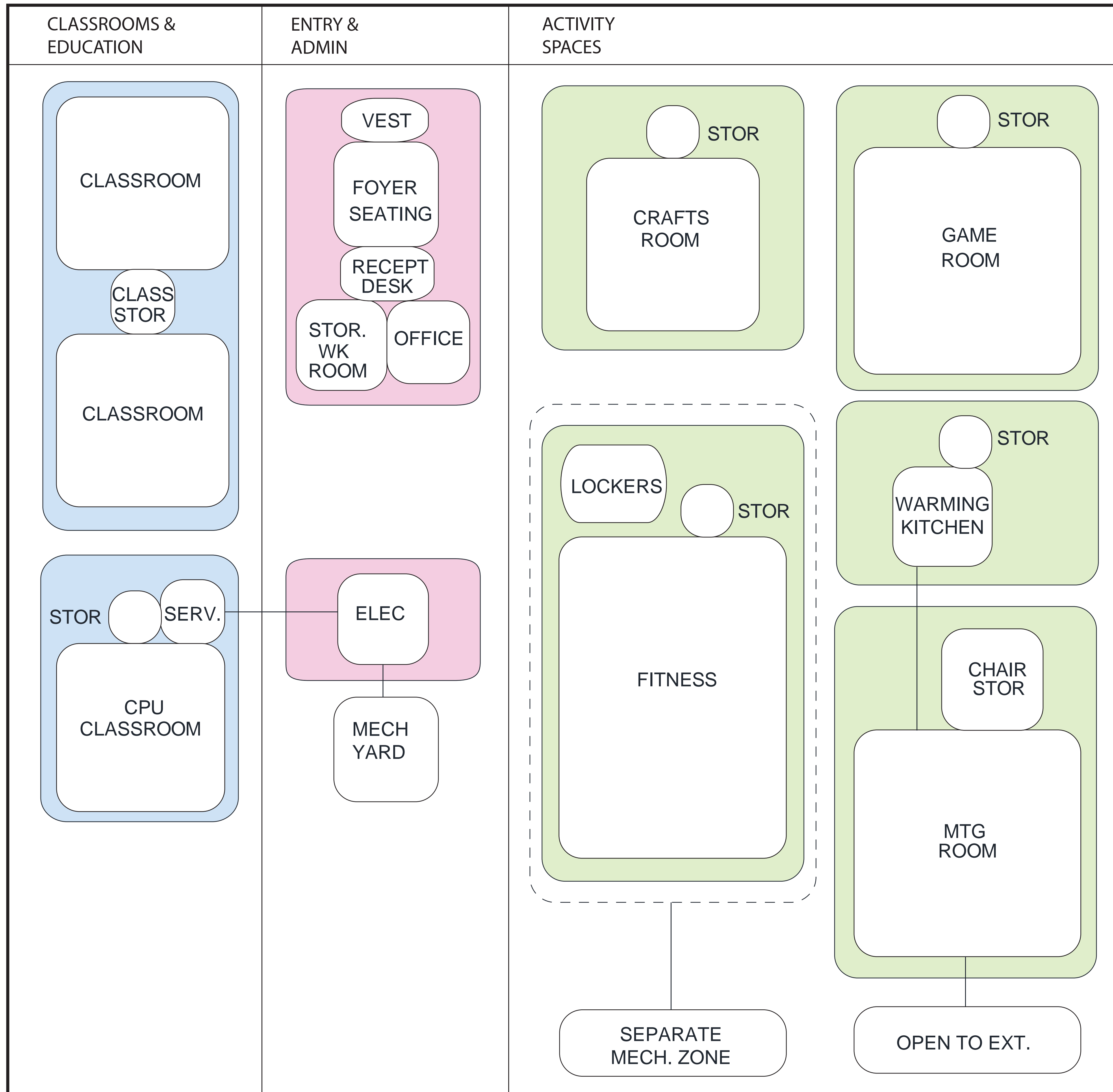
F&CS clarified that the existing center will be used for 2-5 Early Childhood Development and that the new Center, like other Community Centers are intended for 5 year olds through seniors. Possible hours for the center could be 7:30am -8pm. The 2013 Needs Assessment identifies 18-64 as the large user group in need.

Councilor Harris understands people's concerns about being notified and feels that the City went above and beyond in sending out letters for this meeting. He also wanted to put this into perspective by mentioning that APS doesn't consult the neighborhoods when they build or add on to a school, the State of New Mexico doesn't consult the neighborhood when they build a facility, but the City of Albuquerque does.



SITE PLAN

SCALE: 1/64" = 1'-0"



SPACE USE & RELATIONSHIP DIAGRAM

Square Footages by Activity Singing Arrow Community Center

	Assignable Area	Net Square Footage
BASE BID		
1.0	Entry and Administration	
1.1	Entry Vestibule 1	100
1.2	Foyer Seating Area	310
1.3	Reception Desk	150
1.4	Office #1	200
1.5	Storage/Work Room for Recep.	200
2.0	Activity Spaces	
2.1	Meeting Room	1500
2.2	Chair & Table Storage for Mtg Rm	300
2.3	Crafts Room	850
2.4	Storage for Crafts	80
2.5	Fitness/Weights	2000
2.6	Storage for Fitness	50
2.7	Lockers	150
2.8	Game Room	1500
2.9	Storage for Game Room	30
2.10	Kitchen	290
2.11	Storage for Kitchen	50
3.0	Classrooms/Education	
3.1	Computer Classroom	800
3.2	Storage for Computer Classroom	50
3.3	Server Room	120
3.4	Classroom 1	825
3.5	Classroom 2	825
3.6	Storage for Classrooms 1 & 2	120
	Total Net Assignable Square Footage	10,500
	TARE @ 30%	4,500
	Gross Square Footage	15,000





DESIGN CONSIDERATIONS:

The building shall activate the site with a positive presence.

We recognize that the building can be seen from all angles and has "no back to it". The appearance and presence of the building needs to be carefully designed.

The building design should complement the neighborhood and enhance the area.

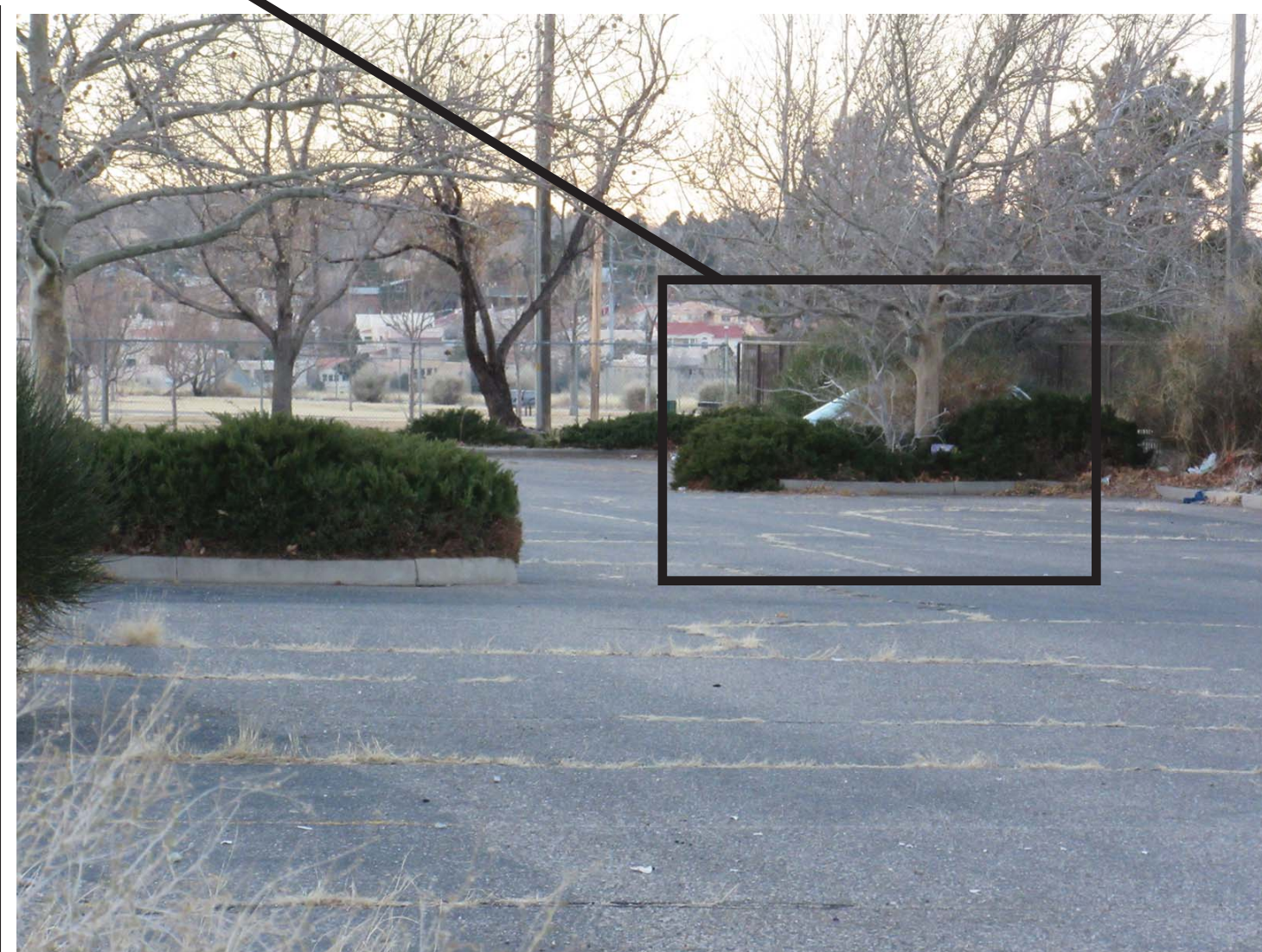
There shall be no access to the roof by anyone other than F&CS staff

The building shall have a modest roof line.

Selection of appropriate materials and colors is critical to the contextual sensitivity of the project.

EXISTING CONCERNS: VANDALISM AROUND THE SITE AND THE BEAUTY WE SEE





Parking Requirement
Singing Arrow Community Center

Off-Street Parking Requirements	Area	Occ. Load Factor	Parking Factor	Zoning Code Reference	Spaces Req'd	Base Bid
Admin Office & B Occupancies	550	100	1/200 sf	14-16-3-1 A 21	2.8	
Kitchen	290	200	1/4 occupants	14-16-3-1 A 22	0.4	
Meeting Room	1500	15	1/4 occupants	14-16-3-1 A 22	25.0	
Computer Classroom	800	20	1/4 occupants	14-16-3-1 A 22	10.0	
Classroom 1	825	20	1/4 occupants	14-16-3-1 A 22	10.3	
Classroom 2	825	20	1/4 occupants	14-16-3-1 A 22	10.3	
Crafts	850	50	1/4 occupants	14-16-3-1 A 22	4.3	
Games	1500	20	1/4 occupants	14-16-3-1 A 22	18.8	
Fitness	2000	50	1/4 occupants	14-16-3-1 A 22	10.0	
					Rounded to	
Total Parking for Base Bid					91.7	92 spaces

Of the above spaces there must be Disabled Parking in the amount of 4 spaces
Total Parking including Handicap Spaces 96 spaces

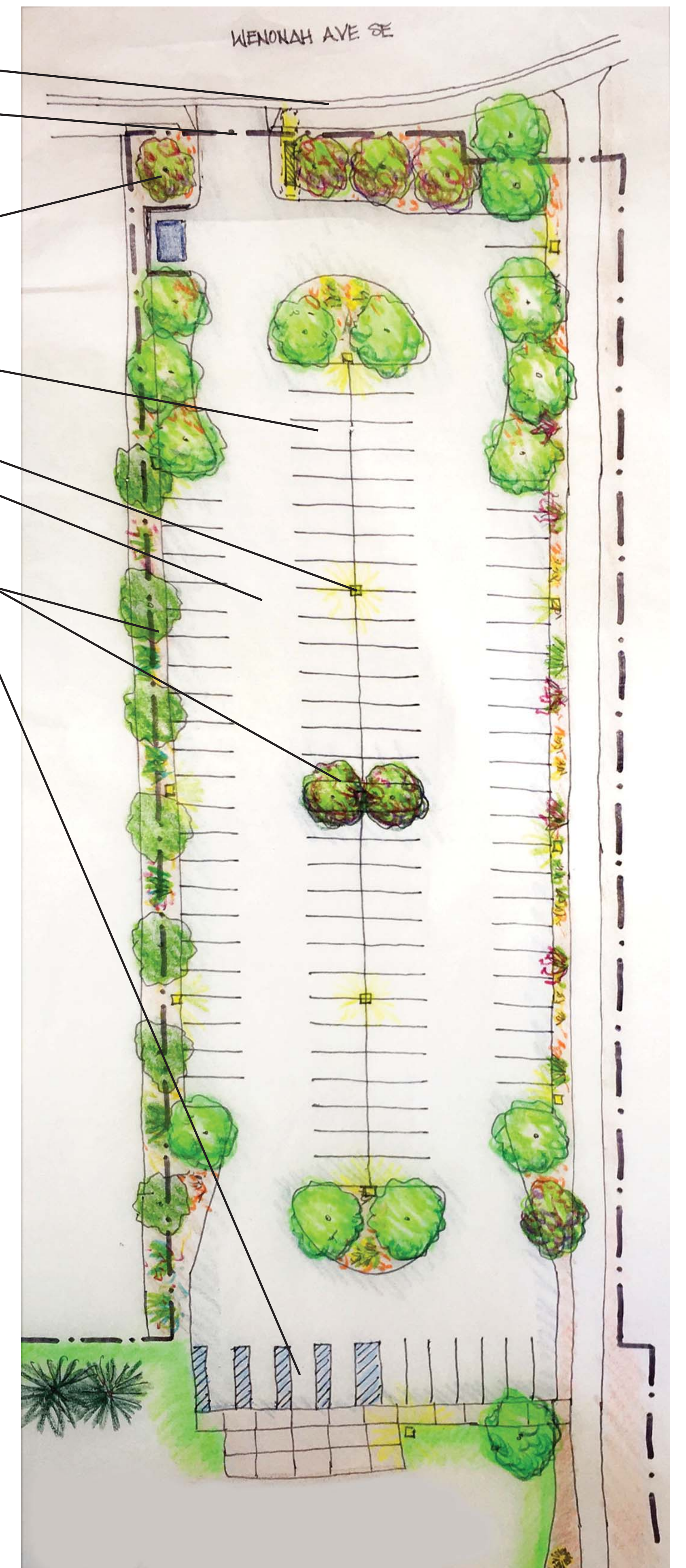
Parking Reductions - reduced 10% because site is within 300 feet of a regular Albuquerque Transit System route.

Of the above spaces there must be Motorcycle spaces in the amount of 3 Motorcycle spaces

Bicycles	1/20 spaces	4.32	Rounded to	5 Bicycle spaces
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Note: The building is not designed - we are working from programming numbers at this time.

- COMMUNITY CENTER ADDRESS WILL BE OFF WENONAH AVE
- MONUMENT SIGN FOR THE CENTER
- GATED PARKING LOT THAT CLOSSES WHEN THE CENTER IS CLOSED
- TREES WILL BE PROVIDED PER CITY STREET-TREE ORDINANCE
- RE-PAVING OF LOT
- NEW LED LIGHTING
- DRIVE AISLES WILL ACCOMMODATE FIRE ACCESS
- LARGE SHRUBS WILL BE REMOVED FOR SECURITY. TREES AND LOW GROUND COVER INSTALLED
- ADA ACCESS WILL BE PROVIDED FOR THE COMMUNITY CENTER

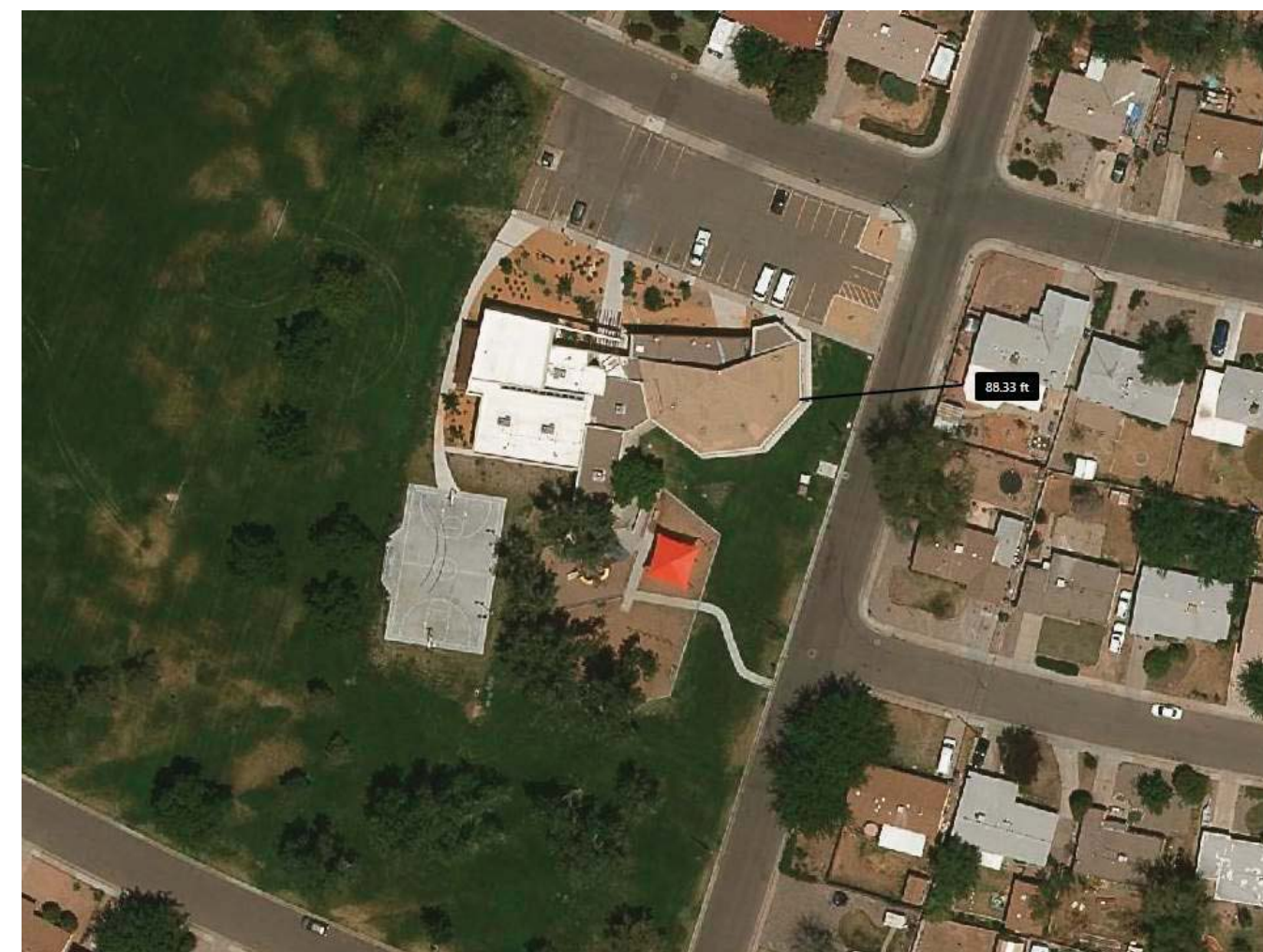


EXISTING CONCERNS: PARKING LOT CONDITION AND LOITERING AND WHAT IT COULD BE





HOLIDAY PARK COMMUNITY CENTER HP
DISTANCE TO THE NEAREST RESIDENCE: 87 FEET



JEANNE BELLAMAH COMMUNITY CENTER JB
DISTANCE TO THE NEAREST RESIDENCE: 88 FEET



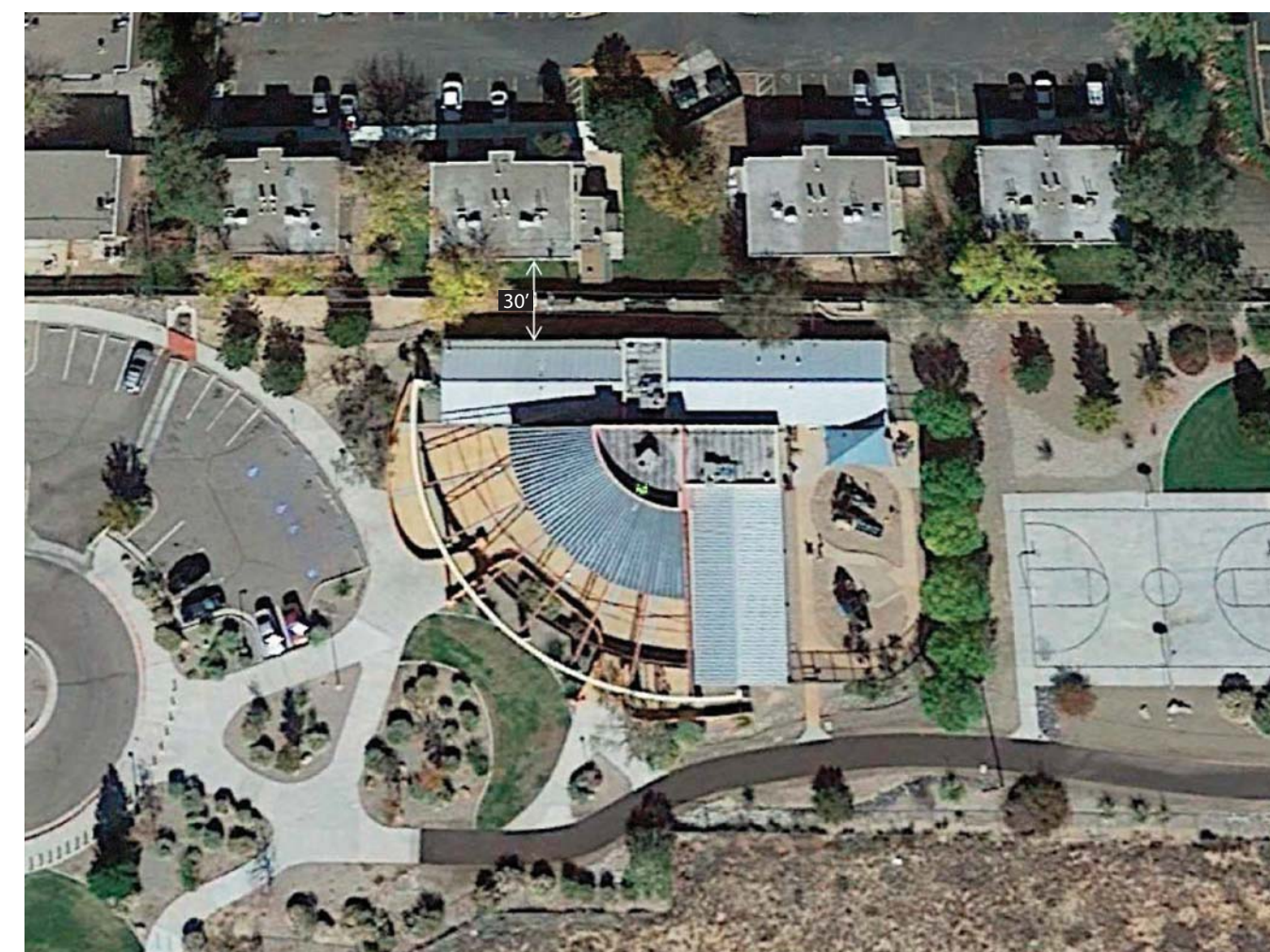
PAT HURLEY COMMUNITY CENTER PH
DISTANCE TO THE NEAREST RESIDENCE: 126 FEET



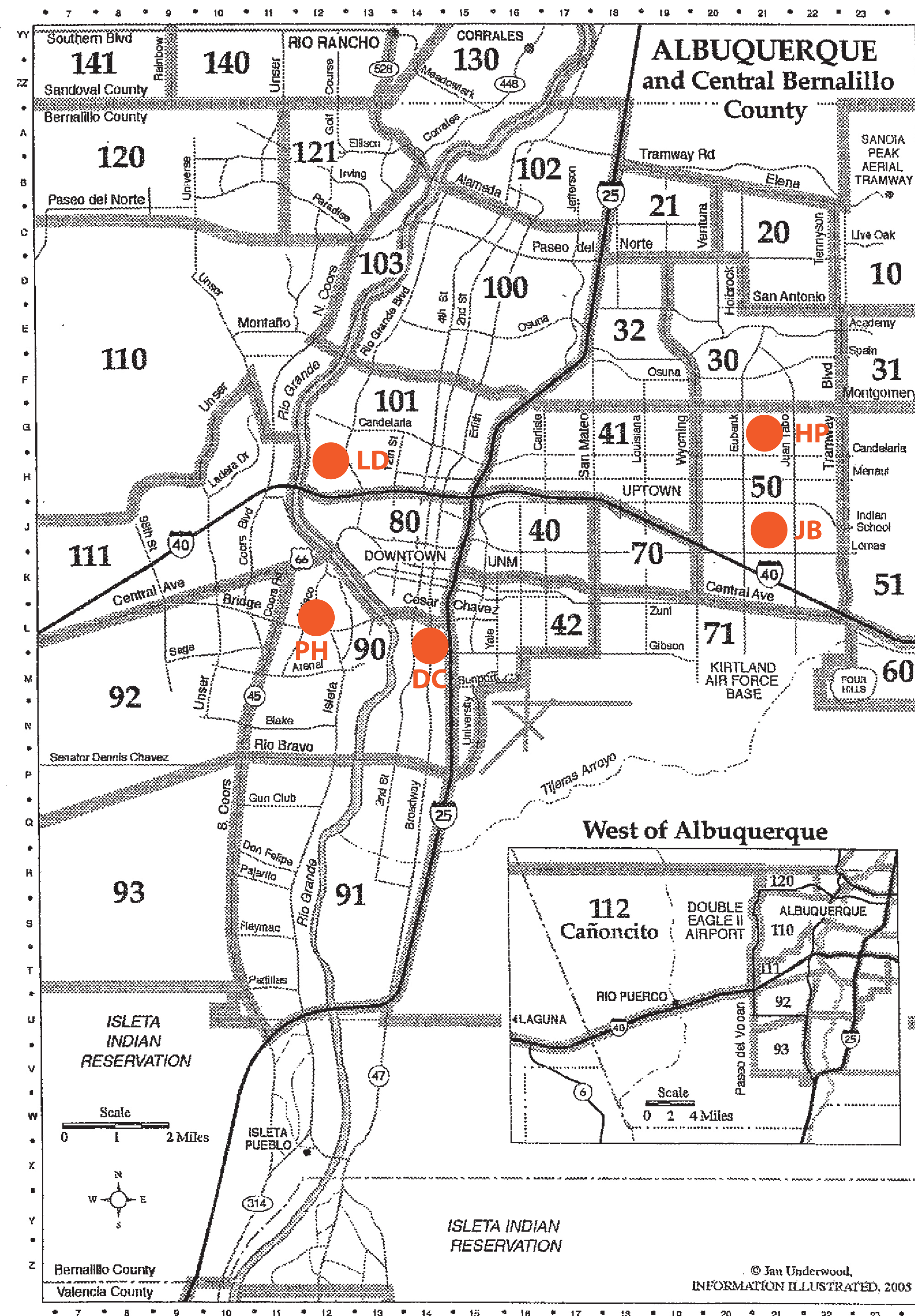
DENNIS CHAVEZ COMMUNITY CENTER DC
DISTANCE TO THE NEAREST RESIDENCE: 52 FEET



LOS DURANES COMMUNITY CENTER LD
DISTANCE TO THE NEAREST RESIDENCE: 71 FEET



EXISTING SINGING ARROW CENTER
DISTANCE TO THE NEAREST RESIDENCE: 30 FEET



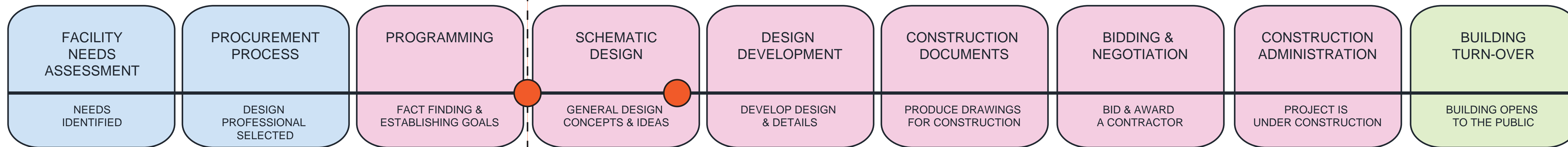
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Housing Activity Report by Area
Class R1 - Existing Single-Family Detached by Area

	2013		2014		2015		2016			
	Sales	AVG Sale Price	Sales	AVG Sale Price	Sales	AVG Sale Price	Sales	AVG Sale Price		
10	Sandia Heights	75	\$394,493	81	\$420,498	82	\$419,291	82	\$470,003	
20	North Albuquerque Acres	119	\$547,183	116	\$560,936	114	\$553,326	124	\$582,422	
21	Albuquerque Acres West	202	\$349,240	170	\$347,169	227	\$372,602	220	\$364,670	
30	Far NE Heights	460	\$289,954	441	\$296,994	464	\$291,340	515	\$299,527	
31	Foothills North	104	\$544,024	113	\$504,203	130	\$516,676	117	\$547,350	
32	Academy West	153	\$201,689	154	\$213,673	184	\$231,255	182	\$236,937	
40	UNM	198	\$259,856	185	\$275,410	224	\$267,524	226	\$279,063	
41	Uptown	304	\$162,985	282	\$162,388	290	\$167,753	382	\$171,329	
42	UNM South	167	\$213,804	141	\$242,651	166	\$222,855	197	\$224,808	
2	50	NE Heights	607	\$157,303	646	\$160,313	788	\$163,025	767	\$168,905
51	Foothills South	143	\$280,427	148	\$266,475	154	\$294,726	207	\$306,885	
60	Four Hills	65	\$297,649	68	\$292,915	90	\$320,345	94	\$321,221	
70	Fairgrounds	126	\$138,849	96	\$140,337	116	\$144,305	139	\$157,774	
71	Southeast Heights	163	\$186,282	187	\$178,517	182	\$196,317	218	\$184,163	
72	Mesa Del Sol	5	\$247,783	11	\$266,989	13	\$278,995	13	\$261,524	
80	Downtown	133	\$211,424	130	\$220,810	136	\$220,118	135	\$230,938	
2	90	Near South Valley	141	\$96,567	128	\$115,288	133	\$119,519	147	\$123,924
91	Valley Farms	72	\$187,677	78	\$171,825	87	\$182,471	99	\$195,673	
92	Southwest Heights	697	\$110,980	626	\$115,040	761	\$124,401	750	\$132,199	
93	Pajarito	15	\$129,598	20	\$127,818	18	\$142,741	24	\$148,648	
100	North Valley	166	\$352,682	171	\$309,986	186	\$301,740	191	\$347,851	
1	101	Near North Valley	179	\$257,436	234	\$235,601	242	\$246,716	234	\$240,425
102	Far North Valley	13	\$216,546	26	\$304,318	28	\$240,706	22	\$299,244	
103	West River Valley	20	\$375,939	23	\$426,608	41	\$418,244	24	\$339,746	
110	Northwest Heights	461	\$215,499	464	\$217,305	554	\$229,286	654	\$240,632	
111	Ladera Heights	379	\$149,406	353	\$150,393	426	\$153,992	458	\$164,379	
112	Canoncito	1	\$250,000	0	N/A	0	N/A	1	\$99,000	
120	Paradise West	464	\$177,595	439	\$176,997	550	\$182,004	588	\$192,143	
121	Paradise East	340	\$211,665	326	\$211,081	368	\$214,885	443	\$217,795	
130	Corrales	113	\$516,943	133	\$463,881	117	\$433,447	133	\$429,403	
140	Rio Rancho South	273	\$210,791	212	\$212,524	265	\$218,403	272	\$233,865	
141	Rio Rancho Southwest	7	\$108,600	3	\$187,833	5	\$137,300	5	\$90,510	
150	Rio Rancho Mid	561	\$170,324	594	\$171,265	656	\$176,894	693	\$192,745	
151	Rio Rancho Mid-North	225	\$233,081	204	\$226,983	224	\$229,087	309	\$223,253	
152	Rio Rancho Mid-West	52	\$105,903	34	\$150,815	91	\$145,436	83	\$139,738	
160	Rio Rancho North	199	\$194,973	192	\$201,941	215	\$198,764	301	\$223,488	
161	Rio Rancho Central	372	\$136,334	278	\$131,321	347	\$136,562	383	\$149,156	
162	Rio Rancho Northwest	1	\$81,383	0	N/A	0	N/A	1	\$317,000	
170	Bernalillo/Algodones	90	\$244,028	82	\$241,638	117	\$255,214	104	\$227,929	
180	Placitas	83	\$410,793	103	\$355,630	81	\$381,213	108	\$402,650	
210-293	East Mountain Area	377	\$231,272	427	\$224,374	491	\$231,826	478	\$197,666	
690-760	Valencia County	539	\$140,638	526	\$138,566	603	\$148,724	612	\$155,802	

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Based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

EXISTING COMMUNITY CENTERS WITHIN NEIGHBORHOODS



DESIGN AND CONSTRUCTION PROCESS PUBLIC INPUT MEETING

Crime Prevention Through Environmental Design ("CPTED") is the design, maintenance, and use of the built environment in order to enhance quality of life and to reduce both the incidence and fear of crime. CPTED involves the balanced application of these five principles:

Natural Surveillance

The presence of community users and F&CS staff will **activate the site**.
 The Community Center will be **staffed** during hours of operation
 The added occupancy will aid in providing more **"eyes on the park"**
 Through the building and site design, we will work hard to prevent possible problematic spaces such as dark niches or alleys.
 The reception desk will be located strategically to provide the maximum amount of **visual access** to all areas of the building, the site and parking lot.
 The parking lot will be **well lit** to help **reduce loitering**
 The building is visible from all sides and should be carefully designed to be viewed this way.

Territoriality

F&CS taking ownership of parking lot
 F&CS creating a **positive presence on site** (both the park and the parking lot)
 The building design should **complement the neighborhood** and **enhance the area**.

Access Control

The parking lot will be **well lit and gated** to eliminate the possibility of people parking and sleeping here
 There shall be no access to the roof by anyone other than F&CS staff

Activity Support

Activities at the Community Center will promote the presence of responsible pedestrian users in the area, while discouraging actions by would-be offenders who desire anonymity for their actions.

Active Examples: scheduled events to **attract appropriate users**

Passive examples: design elements that make an area appealing to appropriate pedestrian use, such as attractive landscaping, and safety from car traffic.

Management and Maintenance

Proper maintenance of landscaping, lighting and other features is vital to ensuring that CPTED elements serve their intended purpose.

Material selection and ongoing maintenance will reduce the amount of vandalism that remains on site.

DESIGN STRATEGIES FOR SINGING ARROW COMMUNITY CENTER

Public Input:

Coming into back of bldg from arroyo. CONCERN

Increase traffic at all vehicular access points

Hours - open Sat & Sun?

Does it address security? Will it improve the area?

Will it impact the soccer area? A lot of effort to build what is here.

Move center to west (of sidewalk) trees will hide building.

Live webcam Concerned about homeless - taking over computers

IP Cameras know what's happening in parking lot

Computer Center opens the world for you

Change the Energy by infrastructure upgrade

I shower in each bathroom? 1 point of access into the building. text only & camera

Park and Ride parking?

Drug problem in area. Buildings don't stop crime.

Lifeguard/nurse facility. Pool! Swimming

Extension of the education/technology-

Magnet for - collection point for transients. Cost in the future. maintenance personnel utilities

Safety at night?

Easement - could it be abandoned.

Dancing, Zumba Aerobics??

Parking - on Rachel & Eugene

Enhanced security End of the line

Sando Vista Park

