

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1000032 Meeting #4

Property Description/Address: All or a portion of Tract 3, Coors Village located on Coors Blvd NW between Western Trails NW and Milne Rd. NW

Date Submitted: 7/5/08

Submitted By: Diane Grover

Meeting Date/Time: July 3, 2008, 6:30 PM

Meeting Location: Bosque School

Facilitator: Diane Grover

Co-facilitator: Angelica Chacon

Parties:

Joel Hernandez, Tierra West LLC
Ron Bohannon, Tierra West LLC, agents for applicant
Jerry Kavan, Cameron General Contractors (limited participation by cell phone)
La Luz Landowners Association (LUZ)
Taylor Ranch NA (TRNA)
Rancho Encantado H. O. A. (REH)
Rancho Sereno NA (RSNA)
Oxbow North (ON)

Invited but not in attendance:

La Luz del Sol NA (LDS)
Quaker Heights NA (QHNA)
Oxbow Village HOA (OV)

Note: Individual names and affiliations can be found at the end of this report.

Background/Meeting Summary:

A facilitated meeting was requested by Taylor Ranch NA to discuss changes to the Site Development Plan previously discussed at facilitated meetings on February 18, 2008, February 20, 2008 and March 26, 2008. Applicant Univest/Coors Rd LLC, requests a Site Development Plan for Subdivision and Building Permit. This request was deferred from an earlier EPC hearing date due to a proposed change in ownership of the commercial site, which led to changes to the Site Development Plan. Applicant originally planned to purchase entire site and later sell off the commercial space. Now the applicant will buy the Independent Living site and Scott Whittington will purchase and develop the commercial site. Ron Bohannon and Joel Hernandez from Tierra West LLC presented the changes to the Site Development Plan. Jerry Kavan of Cameron General Contractors was available by telephone during the meeting to have questions relayed to him and to relay answers through Ron and Joel.

Proposed changes include moving the commercial portion of the project closer to Coors, with parking behind it, to be positioned close to the Independent Living parking in front of that facility. This would place all parking between the two segments of the project. The applicant indicated that moving the commercial closer to Coors was preferred by the City of Albuquerque. The Independent Living Facility will look similar to what was originally presented, with a change in orientation. The entrance that was to have faced Coors will now face Quaker Heights and the building will have more angles. There are some changes to open spaces and landscaping, but not a reduction in the amount of open space and landscaping. Elevations remain unchanged.

Neighbors were extremely impressed with original plans for a village appeal throughout the entire site, pedestrian friendliness and connectivity, and a commercial area that would serve current residents and future independent living residents. They trusted the applicant with prior plans to buy the entire site and eventually sell the commercial sites, with some input into commercial inhabitants and design. They now have concerns about the segregation of the two projects and the effect it might have on overall cohesiveness. They do not want to lose the “village” appeal originally presented and feel the area is inundated with strip malls. They have lost some trust in the applicant in light of these changes, and want for the applicant and the commercial developer to work together on design guidelines.

Outcome:

Areas of Agreement:

- Agent will check with applicant and commercial developer to see if they would be willing to collaborate on design guidelines for the entire site to include the commercial property, for cohesiveness and linkage and to maintain some of the original appeal of the project.

Unresolved Issues, Interests and Concerns:

- Neighbors want a village appeal to the project rather than a strip mall appearance
- Walkability within the development and between the development and surrounding neighborhoods is of paramount importance to neighbors

Key Points:

It was the consensus of all neighborhood associations in attendance that they would oppose any plans for a “strip mall” appearance to the commercial portion of this project. They strongly suggest that the applicant and the commercial developer collaborate on design guidelines for the entire project to create linkage. Neighbors also wanted to know if agent would be involved in both the commercial segment and the Independent Living Facility. Agent is in discussion with commercial developer and will let neighbors know if this is accomplished.

Meeting Specifics:

- 1) Changes made to Site Development Plan
 - a) Commercial buildings are being pushed up closer to Coors with parking behind
 - i) Agent states City encourages buildings closer to Coors
 - ii) Commercial buildings will buffer housing behind

- iii) Will need to come before EPC with separate Site Development Plan
- b) Independent Living Facility will be in back with parking in front
- c) Parking for both will be in the center
- d) Change in orientation of Independent Living Facility
 - i) Building was rotated and flattened out with more angles
 - ii) Some change to shape of building
 - iii) Entrance faced Coors; now faces Quaker Heights
 - iv) Creates same footprint as original
 - v) Remains 3 stories
 - vi) Same elevations as originally presented
 - vii) Facades will still have Southwestern design
- 2) Parking Variance
 - a) Application is being made to Zoning Hearing Examiner (ZHE) to reduce parking from 237 spaces to 200 for Independent Living Facility
 - i) City of Albuquerque does not have specific Senior Facility parking requirements
 - ii) Since none exist, they use apartment requirement of 1.5 cars per dwelling unit
 - iii) Applicant requests variance to 1.24 spaces per unit
 - (1) Seniors require less parking
 - (a) Depend more on busses (readily available at this site)
 - (b) Depend on facility shuttle
 - (2) Demographics and historical indications per agent and applicant
 - (a) 60% of seniors drive cars when moving into facility
 - (b) Reduces to 30% after 2 or 3 years of occupancy
 - (c) Average age of residents is initially 77 and becomes 83 over time
 - (i) Neighbor raised concern that younger residents in their 50's require vehicles
 - (3) Applicant suggests that reduced parking prohibits any future use of facility as apartments

Note: Neighbors noted that the current sign states that parking variance is for increase of spaces from 200 to 237. Agent states this should read from 237 to 200 and he will check into having that corrected.

- 3) Commercial portion of property
 - a) Will be separate application – not expected earlier than 6 months
 - b) Will be purchased separately – presumably by Scott Whittington
 - i) Originally Uninvest/Coors Rd LLC planned to purchase whole site and sell front commercial portion
 - ii) Change came about through negotiations between the commercial developer and the independent living developer
- 4) Neighborhood concerns
 - a) Neighbors state they will oppose any “strip mall” development plan for the commercial portion of this project
 - b) Neighbors strongly favor the village appeal previously presented
 - i) Was thoughtful and neighborhood-friendly

- ii) Pedestrian friendliness and walkability for all surrounding neighbors is of paramount importance to neighbors
 - (1) Want neighbors and others to move easily throughout development
- iii) Neighbors view current plans as just another strip mall
 - (1) Neighbors feel inundated with strip malls
- c) Want cohesiveness between Independent Living Facility and Commercial area
 - i) Want commercial section to serve and enhance quality of living of current residents and future Independent Living residents
- d) Perceived loss of landscaping from previous plans
 - i) Agent states there is no loss of landscaping, although some is moved from original placements
- e) Neighbors want low impact on surrounding neighbors
 - i) Non intrusive lighting
 - ii) Connectivity
 - iii) Value added on quality of life
- f) Parking
 - i) Concern for Independent Living employees taking up the reduced parking spaces
 - (1) Applicant states there are 33 employees; 1/3 are part time
- g) Traffic flow in and out of commercial area

Next Steps:

- EPC Hearing on July 17, 2008
- Sector Plan legislation should be introduced to City Counsel in August
- Will submit Site Plan within 6 months of Sector Plan approval

Action Plan:

Agent will discuss collaboration on design guidelines with applicant and commercial developer

Action Items:

- Agent will update neighbors with results of discussion with applicant and commercial developer by email with “reply all” to everyone on the distribution list for this report.
- Agent will get sign concerning parking variance corrected to read from 237 spaces to 200 spaces.

Application Hearing Details:

1. Hearing scheduled for July 17, 2008
2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant’s position on the Commission’s schedule
 - c. The agenda is posted on www.cabq.gov/planning/epc/index on the Friday immediately prior to the EPC Hearing
3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.

- b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:
- a. Written comments must be received by 9:00 AM July 8th to be included in the planner's report. Comments received by 9:00 AM on July 10th will be included as an addendum to the file. Comments may be sent to:

Russell Brito, Staff Planner
 600 2nd Street NW, Third Floor
 Albuquerque, NM 87102
rbrito@cabq.gov
 (505) 924-3337

OR

Laurie Moye, EPC Chair
 % Planning Department
 600 2nd St, NW, Third Floor
 Albuquerque, NM 87102

Names & Addresses of Attendees:

Attached Sign-in Sheet or list all attendee's names & addresses from the Sign-in Sheet so they may receive a copy of the report. If not attaching the Sign-in Sheet, use highlighting or bold-face type to distinguish between participants that requested a copy of the report and those that did not.

Ronald Bohannon	Tierra West LLC
Joel Hernandez	Tierra West LLC
Rae Perls	LUZ
Steve Perls	LUZ
T. K. OGeary	Land Use Facilitation Program
Alan Schwartz	RSNA
John Hanson	LUZ
Colin Semper	REH
Chuck Crawley	REH
Angie Dawson	ON
Dick Wilson	ON
Elaine Wilson	ON
Robert Peters	ON
Rene Horvath	TRNA
Brett Lopez	TRNA