

## MODEL FACILITATED MEETING REPORT

Facilitator: Tonya Covington  
Co- Facilitator: Diane Grover

### **Facilitated Meeting Held:**

Project Number: 1007313

Address/Property Description: Lot 3, Bosque Plaza – Bosque Lane NW between Coors  
NW and La Orilla NW containing approximately .5161 acre.

Date and Time: June 17, 2008 at 6:00pm

Location: Taylor Ranch Community Center

Between:

Dr. Charles and Martha Pace

AND

Alban Hills Neighborhood Association  
Coors Trail Neighborhood Association  
Taylor Ranch Neighborhood Association

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

### **Background/Meeting Summary:**

Dr. Pace shared the blueprints and plans for the one story doctor's office proposed for Bosque Plaza. All neighborhood associations were in agreement that the project was acceptable with questions on a few details of the plan.

### **Outcome:**

#### **Areas of Agreement:**

The size, style and shape of the building. Neighbors expressed appreciation for Dr. Pace following the Bosque Plaza plan and bringing in a medical practice. It was also noted that it is nice that the Pace's live in the Taylor Ranch community.

#### **Unresolved Issues and Concerns:**

1. No windows on back of building – Back of building will be patient exam rooms and procedural room, so there will be no windows for patient privacy and climate control. Some neighbors worried about it being a graffiti magnet.

2. Windowless back wall – it was suggested that faux, low maintenance, windows (similar to Hastings-façade with trellis look) be added to avoid graffiti.
3. Sign – (unresolved) monument style sign proposed at 6 feet high – Neighborhood Association believes that 4 feet high is the standard. Applicant will look into this and comply with all requirements.
4. Plants along back side of wall – Neighborhood Association suggested that the plants could be changed so that there could be both low and high plants staggered along the wall.
5. Colors – no colors have been picked.

**Key Points:**

Neighbors made numerous subtle suggestions during the meeting, and applicant was amenable to modifying accordingly wherever possible

**Meeting Specifics:**

- 1) Plans
  - a) One story doctor's office
    - i) 5000 square feet
      - (1) Approximately 3000 square feet for Pain Management Center
      - (2) 1800 square feet to be leased to other medical professionals
  - b) Courtyard
    - i) Will allow for drivers waiting outside for patients during procedures if desired
    - ii) Will accommodate smokers
    - iii) Gated with building entrances on each side
  - c) Building design
    - i) Similar to Riverside Plaza to the South
    - ii) Will face almost directly East
      - (1) Patients will have view of the mountains
  - d) Location
    - i) South of the church, near Village Inn and Panda Express.
  - e) Use of Brick along top of building, all 4 sides
    - i) Real Brick will be used with metal overlay
    - ii) Similar to nearby buildings
  - f) Colors
    - i) Have not yet been chosen
    - ii) Neighbors request that applicant try to match Riverside Plaza
    - iii) Applicant is amenable, wanted darker earth tones
- 2) Nature of business
  - a) Pain Management
    - i) Injections, consultations, procedures/surgeries
  - b) Referral based
- 3) Signage
  - a) Plan for monument sign, 6' high
    - i) Neighbors suggest 6' high might exceed requirements

- ii) Applicant agreed to research and comply
  - b) Purpose of sign is for ease in locating building, not advertisement or attracting new patients
- 4) Hours
  - a) 8:00 – 4:30 Monday through Thursday
  - b) 8:00 – noon on Fridays
- 5) Dumpsters
  - a) Will be located on NE corner of lot
  - b) Will be same design as building
  - c) Will be shielded to protect from illegal dumping
  - d) Meet City requirements
- 6) Drainage
  - a) City specified ponding area
- 7) Lighting
  - a) Neighbors requested low wattage and shield
  - b) Applicant was amenable

**Action Plan:**

Shannon Watson will contact city planner Catalina Lehner and find out the city's requirements for signage at the sight.

**Action Items:**

Shannon Watson will relay the answer concerning the signage to all meeting attendees.

**Application Hearing Details**

1. Hearing scheduled for Thursday, 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](http://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 July 3, 2008, and may be sent to:

Catalina Lehner, Staff Planner  
 600 2<sup>nd</sup> Street NW, Third Floor  
 Albuquerque, NM 87102  
[clehner@cablq.gov](mailto:clehner@cablq.gov)

(505) 924-3935

OR

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

**Names and Addresses of Attendees:**

Charles Pace	Applicant
Martha Pace	Applicant
Janet Laros –	Coors Trail NA
Cindi Caruso-Mapel	Alban Hills NA
René Horvath	Taylor Ranch NA
Jolene Wolfley	Taylor Ranch NA
Roger Martinez	Taylor Ranch NA

**City Planner:**

Catalina Lehner – [clehner@cabq.gov](mailto:clehner@cabq.gov) – 924-3935