

**Silver Hill Design Guidelines
 Neighborhood Meeting Notes
 Saturday, January 20, 2007**

Meeting participants split into three groups of 5-6 people. Each table was given discussion materials and comment sheets. The groups discussed each of the questions below, listing their ideas on flip charts and adding their own personal input on the comment sheets. The discussion questions and participants' responses from both the flipcharts and comment sheets are outline below.

➤ Special Places

Each table discussed special places in the Silver Hill neighborhood and generated lists on flip charts. Participants were also able to note special places on individual comment sheets. The combined list of special places is below. The number of times a place was mentioned on comment sheets (CS) and flip charts (FC) is noted.

Special Place	CS	FC
Tree-lined Medians	6	1
Tingley House	5	1
Buena Vista and Coal (northeast corner)	2	
Buena Vista as pedestrian access between Central and TVI	2	
Neo-Gothic church at Yale and Silver		1
Roosevelt Park	1	
Buena Vista Community Center	1	
Houses elevated above street, especially West Gold		1
Lead – Terrace and Mesa	1	
Northeast corner Silver and Mesa	1	
Apartments at Mesa and Gold, northeast corner	1	
At risk houses we love, but that are hurting (1505 Silver, 1424 Silver)		1
Bungalow at 1502 Silver	1	
Bungalow at 1908 Silver	1	
The house I was conceived in	1	1
Cute Houses		1
Proximity to UNM, downtown, Nob Hill, parks, restaurants, bus line		1
The hills	1	

➤ Important Features to Regulate

Each table was asked to identify the most important features of buildings in Silver Hill that they want the City to protect through zoning. The list of important features to regulate is below. Features given more than once are noted by the numbers in parentheses.

- Setbacks (6)
- Front porches (5)
- Rhythm of masses and voids (3)
- Interesting architecture with personal touches (3)
- Off street parking (not on front yards) (3)
- Continuity of levels (retaining walls) (2)
- Landscaping in front yards (2)
- Parkways (2)
- Building heights (2)
- Main entrance on principal façade (2)
- Historic Character
- Front windows
- Alleys
- Roofline
- On-site homeowners with small, controlled rentals on property
- Investment in properties

➤ Overlay Zones

Each table was given a chart describing the general purpose, criteria, controls, and process for establishing four overlay zones. An overlay zone is a tool to create special regulations for a specific area while maintaining the underlying zoning. As City of Albuquerque Historic Preservation Planner Ed Boles explained to the group, none of the existing zones or regulations in Silver Hill provides legal protection for the preservation of historic character and architectural features. If the neighborhood does decide that it wants to have protection for these resources, the community can consider creating an overlay zone.

The small groups reviewed the four overlay zones and listed the pros and cons of each. The groups were asked to consider the impact that each overlay zone would have on their property as well as the neighborhood as a whole. The list of pros and cons for each overlay zone is below. Answers given more than once are noted by the numbers in parentheses.

1. Historic Overlay Zone

General Purpose: Areas that are suitable for preservation and that have historical, architectural or cultural significance

Main Points: -Any construction, alteration or demolition affecting exterior appearance must be approved by LUCC on a case by case basis or delegated to City Staff for approval

PLEASE NOTE: Unfortunately, there was a mistake on the handout that explained the overlay zones. It incorrectly stated that the establishment of a Historic Overlay Zone requires 51% of property owner approval. The responses below reflect this error.

Pros	Cons
<ul style="list-style-type: none"> • 51% of property owner consent will give buy in (4) • Rules with strong enforcement (2) • Fits general purpose (Areas that are suitable for preservation and that have historical, architectural or cultural significance) • Need LUCC approval • Would have to go through Ed Boles • Slows things down • Keeps apartments from being built • Helps tie new construction into existing buildings • Maintains quality of neighborhood • Stops demolition and bad project development 	<ul style="list-style-type: none"> • 51% of property owner consent will be a challenge (3) • Permit Process takes too long (2) • Too much interference in façades • Stunts change and restricts long-term evolution

2. Urban Conservation Overlay Zone

General Purpose: Areas that have distinctive characteristics that are worthy of conservation but that lack sufficient historical, architectural or cultural significance

Main Points: -Must be initiated by 51% of property owners and approved by City Council
 -Any construction, alteration or demolition affecting exterior appearance must be approved by LUCC on a case by case basis or delegated to City Staff for approval

Pros	Cons
<ul style="list-style-type: none"> • 51% of property owner consent will give buy in (2) • Public hearing (2) • Need LUCC approval • Raises property values for historic house owners • More flexibility than with Historic Overlay Zone • Maintains quality of neighborhood • Stops demolition and bad project development 	<ul style="list-style-type: none"> • 51% of property owner consent will be a challenge (2) • Doesn't fit general purpose, so forget it (Areas that have distinctive characteristics that are worthy of conservation but that lack sufficient historical, architectural or cultural significance) • If there is no historic aspect, no one should judge the aesthetics, they are personal

3. Design Overlay Zone

General Purpose: Areas that deserve special design guidance but do not require complete design control of development

Main Points: -Initiated by the City with formal review from community and approved by City Council

- Any construction or alteration affecting exterior appearance must be consistent with adopted regulations. Building demolition is not regulated
- Regulated by Planning Director

Pros	Cons
<ul style="list-style-type: none"> • Protects neighborhood if zoning does its job (This has not happened in the past) • No control for neighborhood • City and community approval to adopt regulations 	<ul style="list-style-type: none"> • Does not control demolition (2) • Easier for the City to get it done • Planning has let us down in the recent past • Control by the City • Initiated by the City • Does not fit general purpose, so forget it (Areas that deserve special design guidance but do not require complete design control of development)

4. Wall Overlay Zone

General Purpose: Any residential zone where high walls or fences are reasonable and proper even in the front yard.

- Main Points:
- Created through rezoning process
 - Planning Commission sets maximum front yard wall and fence heights
 - Regulated through zoning

Pros	Cons
<ul style="list-style-type: none"> • Could help in conjunction with historic overlay • Good zoning is needed 	<ul style="list-style-type: none"> • Created and regulated by City/Zoning • Hate it! – walls are easy to tear down and change when property changes hands • We have one in Silver Hill but it is not being enforced

➤ Hopes

The small groups discussed the ways in which developing design guidelines for Silver Hill could positively impact the neighborhood. Participants were asked to list their hopes for what can come out of this process. These hopes are listed below. Answers given more than once are noted by the numbers in parentheses.

- Encourage resident ownership (4)
- Maintain historical character (4)
- Encourage people who would like to buy and improve property. (2)

- Commercial properties and apartments will have landscape requirements (2)
- More home ownership from Presbyterian, UNM, TVI employees to encourage integration of neighborhood with existing institutions
- Stop development only intended to make a quick buck for the developer
- The neighborhood won't change drastically.
- Control over absentee landlords and renters
- Address vacant/abandoned homes
- Oversight of numerous rentals on Gold
- No more apartment buildings
- Decreasing substandard housing will hopefully decrease crime
- Density control
- Better building design and practice
- Avoid making anymore rules and increase democracy
- Facilitate neighborhood dialogue

➤ Fears

The small groups were also asked to discuss any concerns related to the creation of design guidelines in Silver Hill. Participants listed their fears about the process, which are below. Answers given more than once are noted by the numbers in parentheses.

- Unenforced regulations (2)
- Bringing in citywide zoning flaws and headaches
- Nitpicking and resurrecting minor, longstanding, grand-fathered-in zoning "violations"
- Adding bureaucracy and red tape that complicate basic home repair, design, etc.
- Being controlled
- Having someone else's aesthetic control my life
- Fear of design restrictions hindering construction
- People won't like being restricted in building
- It will be difficult to improve property
- More apartment buildings
- No buy in because of closed-mindedness – "libertarian position about home ownership", me versus community/neighborhood
- People will not be willing to give this a chance
- Change may tend to cause polarization between neighbors
- Too big of time commitment

➤ 3 Main Issues/Topics of Discussion from Each Table

Finally, each table was asked to summarize their discussion by listing the 3 main issues or topics they covered.

Table 1

- Implementing the Historic Overlay Zone
- Importance of maintaining and enhancing the residential “look and feel” and history of neighborhood
- Hope that this process will build neighborhood cohesion

Table 2

- Zoning enforcement of existing rules, including process, variances, and community involvement/notification
- Maintaining architectural integrity
- Neighborhood demographics – encouraging more college students and better quality rentals

Table 3

- Notification to residents & property owners of building changes/demolition throughout neighborhood
- Maintain historic character
- Encourage resident ownership