

Meeting Minutes

Date: 11.07.07

Attendees: Community Residents/Business Owners, Strata Design, Planning Staff:
Maggie Gould, Chris Hyer, Zoning staff: Carl Garcia and Kim Rodarte,
MRA staff: Richard Aesnab, Ralph Mimms, Loma Linda Community Center:
Maggie Silva, UNM representatives: UNM Planning Director, Steve Borbas
and UNM Architect, Roger Lujan.

Subject: Follow up to the Visioning Workshop - South Yale Sector Plan

Created By: Strata Design

General Description:

The purpose of the meeting was to provide follow up to the all day design workshop held September 22, 2007 and solicit community feedback and input on the regulatory recommendations of the draft plan. The following items were covered.

1. Maggie Gould, Planner and Project Manager, City of Albuquerque Planning Department welcomed the community members and thanked them for coming and introduced members of Strata Design, planning consultants for the project.
2. Strata Design presented a brief summary of the workshop results. Strata explained the static display area containing the results of the Workshop and reminded participants that the City website also has the workshop information posted. Strata explained that we used the results of the workshop to develop the vision statements, goals and objectives for the plan.
3. Strata Design communicated the various vision statements and related issues developed from the Design Workshop:

Goal/Vision from the Retail/Commercial Focus Group: Make South Yale a destination with local identity and serving local needs.

Design Objectives/ Issues

- Encourage more density
- Mixed use – commercial priority
- Unique area
- Maintain some views
- Promote Park once
- Pedestrian Friendly

Goal/Vision from the Entertainment/Hospitality Focus Groups: Create an enjoyable environment where people feel comfortable.

A. Inviting and easy to use environment for tourists and sports enthusiasts

Design Objectives/ Issues

- Signage/Wayfinding
- Office of Tourism/amenities for visitors-Easy to use transportation
- Pedestrian Friendly
- Parking

B. Enjoyable environment for residents

Design Objectives/ Issues

- Lots of people in neighborhood
- Pedestrian friendly
- Places for people to be (café, gym, dog park, memorials, cultural center)
- Regulated event parking/traffic in neighborhoods

Goal/Vision from the Healthy Neighborhoods Focus Groups: Make South Yale neighborhoods safe, clean, and walkable with a vibrant mixed use economic area that promotes community ownership.

Design Objectives/ Issues

- Mixed use – no single use apartments in Yale corridor
- Encourage community ownership/pride
- Pedestrian Friendly, sidewalks/streetscape/landscaping
- Parking
- Traffic speeds/congestion
- Easy to use transportation system

Goal/Vision from the Public Realm Focus Groups: Create a public environment that reflects New Mexico, is family friendly, easy and attractive place to conduct business for all populations.

Design Objectives/ Issues

- Pedestrian Friendly
- Easy to use transit
- Variety in building shapes and sizes
- Reduce conflict between pedestrian and vehicle
- Area articulation - gateway, public art, signage
- Welcoming to all ages and socioeconomic backgrounds

4. Strata Design discussed how the visioning was translated into goals or recommendations for generating regulation and policy. Strata provided a brief summary of the overall policy goals and recommendations that will be made by the draft plan. Strata then highlighted key regulatory issues of height, parking, setbacks and uses. (See attached handouts)
5. Strata distributed handouts of the key regulatory issues, explained the plan's recommendations for and facilitated a community discussion of the following items:
 - Heights: Minimum height of two stories (26') along Yale with retail/commercial uses at street level and residential/office/commercial above. Maximum height of four stories (54'). Require certain percentage of the block to be 2 stories (26' max), 3 stories (40' max) and 4 stories (54' max) in order to encourage a variation of building heights along Yale.
 - Setbacks: Buildings at street. Permit zero front yard setback with allowances for recessed patios, entries, signage, architectural features. Limit curb cuts along Yale.
 - Parking: Reduce parking requirements for uses along Yale. Limit curb cuts along Yale. Require access and drainage easements with landscape buffer for

parking in rear of lot. Allow on-street parking on Yale. Designate Park and Ride area at Loma Linda CC. Facilitate permit parking for residential areas.

- Uses:
 - Permit mixed use development along the Yale corridor which requires the grade level to be commercial/retail/office use, and prohibits any residential uses on grade level. Stories above the first level would be permitted to be residential, commercial, or office use.
 - Restrict automobile oriented uses. Drive-thrus will not be permitted except for pharmacy use.
 - Allow package liquor sales to be allowed only in specialty shops and full-service grocery stores. Beer, wine, and liquor to be allowed to be served only on-site at restaurant and bar locations.
 - Create local artisan friendly zoning which defines and permits small scale on site industries such as baking, ceramics, sewing, jewelry making, and crafts which support the film industry.
- Residential Regulations: The sector plan provides an opportunity to address issues in the residential areas within the plan boundaries. Some neighborhoods do not wish to make any changes to the standard residential zoning. Strata Design explained that the sector plan is the opportunity to address any residential property related issues and recommended the community form a subcommittee to explore the needs of the community. Strata Design identified some possible issues which other neighborhoods have considered in their sector plans:
 - Accessory units
 - New development – garage/front door/gates/fences/apartment complexes/solar access/heights
 - Parking
 - Allowable residential uses – daycares, home businesses, etc.

Community Discussion Items:

1. How will it be decided what properties or what percentage of the block becomes 2,3 or 4 stories? *Strata discuss that this concept is still in development with City Planning and Councilor Benton. A preliminary idea includes providing height allowances based on a first come, first serve basis.*
2. Community member expressed liking the variation in height proposed, however being concerned about actually having a 4-story structure behind her house. *Strata discussed possible options for mitigating the obtrusiveness of taller structures to include, stepping back the building on the residential side, an alley/parking/landscape buffer in the rear yard, opaque walls and the topography conditions which can be developed to ease the transition between the commercial and residential areas.*
3. Community member commented that a park and ride facility at Loma Linda CC would bring huge problems, such as crime. *Strata and Maggie Silva discussed how the land at the center is*

currently underutilized and that by increasing the programming on the site, more activity and more people would be around making vandalism and crime less desirable. One community member stated that the eastern portion of the site has some pollution issues and a parking lot would provide containment of the soil.

4. A community member asked about the corners and sides of buildings which would be visible from side streets. *Strata discussed the reintroduction of allowing buildings to meet the corner and that guidelines would be included so that facades on side streets would have visual interest.*
 5. A question came from a community member regarding conditional uses, allowable uses and whether or not the C-2 zoning would be changed. *Strata explained that the sector plan allows for a change to the zoning and that there is the option to both create a new zoning or to tailor the existing C-2 zoning. The sector plan allows the tailoring of uses to be specific to the needs of the area outlined in the sector plan. A community member also asked what happens to buildings that are non-conforming. A representative from zoning explained that if the use is existing it is considered a non conforming use. A community member added that he does not wish to see Tattoo shops, adult shops, and Hookah shops in the area.*
 6. A community member mentioned the need to reduce speed on Girard, suggesting narrowing the lane and adding a bike lane. *Strata will take a closer look at this issue.*
 7. A community member asked about landscaping enforcement, stating that Beazer is not following thru. *Strata explained that this a zoning enforcement issue.*
6. Strata Design invited the UNM representatives to speak and answer questions about the University's south campus masterplan. Roger Lujan, the UNM architect, gave a brief update of the South Campus Master plan available on line at:
<http://frem.unm.edu/Docs/MASTER%20PLANS/Athletics/Master-Plan-Final-Doc.pdf>
7. Strata Design outlined the next steps in developing the sector plan, that the community's recommendations from the visioning workshop and community concerns collected to date would be translated into regulation where possible and incorporated into the plan and, that a draft would be prepared for public review in February 2008. The following schedule was communicated:
- February: Community Draft, 6 week Public Comment Period
 - Mid March: Next Community Meeting
 - Summer 2008: Environmental Planning Commission Public Hearing
 - Fall 2008: City Council Public Hearing

