

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

Project #: 1007367

Property Description/Address: Riverside Church of Christ, 3100 La Orilla Rd NW

Date Submitted: July 22, 2008

Submitted By: Tonya Covington

Meeting Date/Time: July 21, 2008, 6:30 pm

Meeting Location: Taylor Ranch Community Center, 4900 Kachina Rd NW

Facilitator: Tonya Covington

Co-facilitator: Diane Grover

Parties: Individual names & addresses are located at the end of the report.

- **Applicant/Agent: Tierra West LLC (represented by Sara Lavy)**
- **Neighborhood Associations/Interested Parties: Alban Hills, Coors Trail, Taylor Ranch**

Background/Meeting Summary:

Sara Lavy of Tierra West, LLC, agents for Riverside Church of Christ gave a presentation on the applicant's plan to expand the church building. The expansion will be in two phases, an expansion of the chapel as well as adding a new classroom building at a later, undetermined date. Only the chapel expansion has been designed at this point, however, at the EPC hearing, the applicant will be asking for approval for both stages. The Neighborhood Associations in attendance expressed concerns over traffic, the building appearance, the parking lot surface material, and had questions about expanding usage of the church for services or day care/educational purposes. It was mentioned that it was appreciated that Tierra West did comply with the Coors corridor plan. The use of natural plant landscaping in the buffer zone was also appreciated and the colors on the display boards were preferred over the colors shown on the architectural drawings.

Outcome:

Areas of Agreement:

- There were no clear areas of agreement. There were no representatives present from the architectural firm or the Church. Tierra West representative, Sara Lavy agreed to find answers to the questions raised by the Neighborhood Associations. This information has already been relayed via e-mail.

Unresolved Issues & Concerns:

- There is a concern that if the classroom building is used for, a school, day care center, or Sunday school, that traffic will increase.

- The Neighborhood Associations are concerned that an expansion of services would add to increased traffic.
- Parking plan shows encroachment into the buffer zone.
- It was recommended that the existing building be painted to better blend in with the new addition.
- The Neighborhood Associations are concerned that the proposed “white metal” roof create a the glare problem.
- The Neighborhood Associations are concerned that views may be impeded by the proposed height of the new roofs.
- Currently there is a ponding/mud problem in the parking lot of the church and it is uncertain whether the planned aggregate base/recycled asphalt millings for the parking lot will resolve the problem.
- People may be tempted to park in the buffer zone if the parking lot is not asphalt paved.
- An increase and/or obstruction at the La Orilla intersection is a major concern since it is the only egress route for the Alban Hills homeowners to access northbound Coors.

Meeting Specifics:

- 1) Traffic
 - a) La Orilla is the only egress route for the Alban Hills homeowners to access northbound Coors.
 - b) The corner/intersection at La Orilla and Coors is viewed as a “failed corner” and it is believed that a building there will make matters worse.
- 2) Sight Line/Views
 - a) Neighbors would like the height of the proposed new buildings lowered so that views are not interrupted.
- 3) Classroom/building usage
 - a) Neighbors are concerned ABOUT ANY EXPANSION OF BUILDING USAGE SUCH AS (that certain usage of the) USING buildings FOR A day care center) WHICH MIGHT increase the traffic flow.
- 4) Ponding/drainage
 - a) Neighbors are concerned that if the entire parking lot is not covered in asphalt it will increase the current ponding problems.
- 5) Esthetics
 - a) Neighbors would like the colors on all three buildings to harmonize, and they are concerned that a white metal roof would not only make the building stand out more but may cause a ‘glare’ problem.

Next Steps: Sara Lavy will find answers to the points listed in “Unresolved Issues & Concerns” above and relay the answers to the three neighborhood associations.

Application Hearing Details:

1. Hearing scheduled for Thursday, August 21, 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:
Written comments must be received by August 12, 2008, at 5:00 pm and may be sent to:

Carol Toffaleti, Staff Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87102
clehner@cabq.gov
(505) 924-3935; fax (505) 924-3339

OR

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

Comments:

Neighbors feel strongly that this addition (especially the classroom section) may further adversely add to the "failed corner" problems on La Orilla.

Names of Attendees:

Marsha Lichtenstein	Observer
Janet Laros	Coors Trail Neighborhood Association
Cindi Caruso-Mapel	Alban Hills Neighborhood Association
René Horvath	Taylor Ranch Neighborhood Association
Patsy Nelson	Alban Hills Neighborhood Association
Sara Lavy	Agent/Applicant – Tierra West, LLC

