

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

Project #: 1007412

Property Description/Address: HARPER RD NE BETWEEN VENTURA RD NE AND RED SKY RD NE containing approximately 60.62, (s) B-1& B-2, tract(s) PORTION OF A, YORBE LINDA

Date submitted: August 28, 2008

Submitted by: Joan March, Facilitator

Meeting date/time: August 26, 2008, 6:00 p.m.

Meeting location: Cherry Hills Library
6901 Barstow, NE
Albuquerque, NM 87111

Facilitator: Joan March

Co-facilitator: Angelica Chacon

Planner: Catalina Lehner. 505-924-3935, clehner@cabq.gov

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

▪ **Neighborhood Associations:**

— Cherry Hills Civic Association, Sandra Richardson,
sprichardson@comcast.net;

— Tanoan Community Association of Residents, Bill Farmer,
wdfarmer@earthlink.net

▪ **Applicant/Agent:** Consensus Planning, Jackie Fishman, 505-764-9801,
fishman@consensusplanning.com

▪ **Applicant/Developer**

— Total Lifestyle Communities, Kelly Vandever; 805-283-4428,
kelly@thetotallifestyle.com

— McFarlin Group, Matt Johnson, 469-619-5386, matt@mcfarlin-group.com

▪ **Other residents:** (See list at end of report)

Background/Meeting Summary:

Developers Total Lifestyle Communities and the McFarlinGroup are requesting a zone change from SU-1 for church and related facilities to SU-1 for a continuing care retirement community to be located on Harper Road, NE between Ventura Road, NE and Red Sky Road, NE. The facility, known as Esperanza, would open in 2012, based on the developer's time line, and will accommodate a total of 237 residents in independent living, assisted living, skilled nursing, and Alzheimer's units.

The land is currently owned by the Hoffmantown Baptist Church, which decided to sell the property based on the needs of the community and the high quality of the plan presented to them by the developers. Varying in height from 1 to 4 stories, the planned building would conform to the contours of the current property and occupy 12.3 acres. Elevations will vary from 19.8 to 61 feet with a finished floor elevation that varies significantly from east to west. Situated more than 300 feet from the Western edge of the

church parking lot, the facility will be landscaped so as to enhance the grounds and provide natural buffers to their neighbors. Hoffmantown church is planning to develop 9.5 acres in the intervening area as a park open to the public.

Meeting attendees were from the Cherry Hills neighborhood and the Tanoan neighborhood bordering Ventura Road. Two elders from the Hoffmantown Church were also present. Neighbors were generally supportive of the project, agreeing with the need for such a facility in Albuquerque. Some liked the fact that it would be close to their neighborhood, particularly if residents' elderly parents chose to live there.

Two of the main concerns voiced by the neighbors were (1) traffic, particularly on Harper Road, and (2) the points of ingress to and egress from the facility. An initial traffic study had been done. The results did not meet the threshold to require a full traffic study, according to the developer. The city considers Harper to be a "minor arterial" and, additionally, would not consider a traffic light. The developer spoke of plans to mitigate excessive traffic once the project is complete such as providing transportation services for residents and encouraging right-turn only onto Harper from Esperanza. A few neighbors wanted to make sure that the developers understood that the traffic problem, which exists now, does not mean they are in opposition to the project and would like to work with the developer in bringing their safety concerns to the city. Some neighbors on Brandywine, in the Cherry Hills neighborhood, were concerned about possible headlights shining into their homes as cars exit onto Harper. The developers said they would work with those neighbors to mitigate the problem, should it arise.

Other concerns included making appropriate color selections that would fit in with the neighborhood and expressing to the city the desire to have evergreen trees bordering Harper Road to serve as a year-round natural boundary.

The church elders also expressed a concern about liquor sales within the facility, something that they hadn't previously known would be available on the premises.

Outcome:

Areas of Agreement

- A facility such as this Continuing Care Retirement Community is needed, given the area's senior population and waiting lists at current facilities.
- The high volume of traffic on Harper, as well as Ventura and Barstow, are of concern to the neighbors and should be raised again with the city.
- Evergreen trees lining Harper Road in front of the facility are desirable.
- The area where the property exists, along with the grounds of the Hoffmantown Church, is popular with walkers and joggers.

Unresolved Issues & Concerns:

- Given the ingress and egress points to the property, the possibility that headlights will be shining into homes opposite
- Liquor sales on the premises.

Meeting Specifics

A: Presentation by Applicant/Agent

- 1) Developers are proposing a Continuing Care Retirement Community—resort style
 - a) 237 total residents: 110 units for assisted living, skilled nursing and Alzheimer’s care independent; balance for independent living--a majority to come from within a five mile radius
 - b) Similar to La Vida Llena
 - c) There hasn’t been a new facility of this type built in the community for 20 years.
 - d) Will be on a 12.3 acre site
 - e) Complimentary use for the community
 - f) Seniors can age “in place” as healthcare needs go up
 - g) Met with Hoffmantown elders in February to discuss.
 - h) No impact to existing schools.
 - i) Local consultants managing the project, hiring locally and seeking to be good neighbors; manage for safety during construction
 - j) Common amenities such as dining facilities and lounge
 - k) 231 parking spaces—less than 1 to 1 (residents to parking spaces); some covered on the West end and to the back
 - l) Trying to be good stewards of energy
 - i) Seeking LEED Certification (utilization of materials)
 - ii) Promoting xeriscaping
 - m) Penetration studies showed there was a need and this local was appropriate because of the number of seniors living in the area
- 2) Application Requests Requiring EPC approval
 - a) Zone Map amendment to SU-1 for continuing care and related facilities
 - i) Common areas
 - ii) Limited retail
 - iii) Liquor sales on premises—not to the outside
 - b) Site Plan for Subdivision (create zone boundaries)
 - c) Site plan for building permit [includes landscape, drainage plan, grading, utility plan (water, sewage) and building elevations]
- 3) Developers backgrounds
 - a) Have done 20 other projects around the country
 - b) Love the industry, committed to doing a good project
 - c) Dedicated to dialogue throughout the process with neighbors
- 4) Penetration studies
 - a) Determined there a need
 - b) Albuquerque/NE Heights is an appropriate area based on large number of seniors

B: Neighbors’ Concerns

- 1) Points of ingress and egress and how far from Old Orchard
 - a) Facilities
 - i) West entrance will be across the street from Red Sky—for the Independent living portion.
 - ii) East Entrance will have a roundabout to healthcare section.

- iii) Ingress is off of Harper. Approximately 600 feet from Old Orchard
 - b) Possibility of restricting vehicular entrances on East and South sides instead of Harper?
 - i) Primary entrances are off of Harper.
 - ii) Back of building shouldn't face Harper; would not work site-wise
 - iii) Service entrances will be on the south side facing the arroyo
- 2) Traffic
 - a) Initial traffic study was done
 - i) 1/3 volume for the same number of units for an apartment building
 - ii) Did not meet threshold to require a full traffic study
 - b) Traffic safety on Barstow is an issue. Need to lower traffic speed on Harper. Need to work with city re: speed. Get the statutory limits lowered by the city.
 - c) Speed monitors, such as the ones they have on Academy, seem to help people to slow down; can see their speed.
 - d) Traffic on Harper—exiting out and turning West (Red Sky East—already a lot of traffic); Harper is a dangerous street; resident coming West almost never gets into her driveway. Mirrors? City requests have fallen on deaf ears.
 - e) Tanoan neighborhood has 671 households—Ventura traffic is as bad as Harper; city has not responded to that traffic problem
 - f) Perhaps city would consider a traffic light?
 - i) Developers did take to city re: light, but city said “no,”—not enough traffic generated to warrant a light
 - ii) Harper is considered, by the city, as a “minor arterial”
 - g) Kevin Broderick is the city person who deals with traffic issues.
 - h) Mitigation options
 - i) Facility will provide transportation services to residents to reduce traffic/cars.
 - ii) Possible to encourage residents/staff to NOT turn left at this point.
 - i) Cherry Hills board may talk to city about traffic on Harper; traffic already bad; the new facility is not the problem
 - j) NOTE: Traffic concerns on Harper that were raised at the meeting should not be seen as opposition to this project; neighbors just wanted to make developers aware of the problem.
- 3) Height/Elevations
 - a) Developers plans
 - i) Will take advantage of the existing contours
 - ii) Steps down from East to West; 1 and 2 stories to 4 story elevation (with 1 and 2 bedroom units
 - iii) 4 story building will be at the lowest point
 - iv) Finished floor—26 feet from East to West (going down)
 - v) Hoffmantown is 33 feet in height
 - vi) Finished floor elevation of the church is 5, 540, 47 feet above Esparanza's finished floor on the west side of the building, 5,493.
 - vii) Esparanza's elevation varies from 19.8 to 61 feet.
 - b) Headlights shining into neighborhood
 - i) A car heading north will shine its lights into homes on Brandywine.

- ii) Small retaining wall; maximum elevation is 6% grade change or slightly lower; Retaining wall will handle grade change.
- iii) Street side of project will have a 4-8 foot retaining wall and lots of landscaping. Headlights would be above the homes.
- iv) Perhaps increase the number of evergreen trees
- v) Employee parking is in another area
- vi) Believe the issue is minimized based on the age of the residents who most likely won't be driving much after dark
- vii) Developers will be making changes/revisions to the site plan as they get input.
- viii) Developer offered to follow up with Mr. Nemeth whose house is on Brandywine
- c) In relation to Hoffmantown Church
 - i) Building will drop down naturally
 - ii) Church is retaining 11 acres, a gap between the sites; property line from the church parking lot is ~340 feet.
- 4) Color and dimensions of the facility
 - a) Red Sky will be looking at the building which looks massive, but there are trees and a retaining wall.
 - b) Color makes a difference.
 - c) Not 4 stories over the entire building.
 - d) Can still see campus, mountains and open space.
 - e) Style/concept will fit in with the neighborhood
- 5) Sidewalks and landscaping
 - a) Landscaping
 - (1) Trees on Harper
 - (2) Will be richly landscaped
 - (3) Have a mix of evergreen and deciduous trees, which give a better look
 - b) City requires a 6 foot sidewalk;
 - c) Project will be an open campus with lots of walking and trails;
 - d) Some runners prefer dirt and would prefer not to have a sudden 6 foot sidewalk;
 - e) There is a sidewalk at other parts of Hoffmantown
 - f) Palette of plants—xeriscape; strongly recommend evergreens along Harper—would mitigate car lights shining into homes
- 6) Liquor sales within the facility is of some concern to the church elders present.

C. Information provided by Church elder

- 1) Property line for new structure is 340 feet east from the end of the church parking lot (4 foot drop)
- 2) Moon street—does not think it will ever extend through this property—not on the plan; instead will landscape
- 3) Planning to build soccer fields, skate park, walking trails
- 4) 9.5 acres for kids, families
- 5) Possible amphitheater, not to be used at night—blend whole community
- 6) Have had many previous offers, but said no—even originally to this project, but it fits in with the community and church—adds to the community and church; Average age

of congregation is 65; higher level of quality of project influenced the decision to sell property to these developers

- 7) Before Hoffmantown builds playing fields, they will meet with Cherry Hills and Tanoan neighborhood associations for input

D. General Comments and Answers to Questions posed by neighbors

- 1) Input from Albuquerque Academy? Met with them 3 times; they have submission copies and are fully informed; developers want to be good neighbors; want an opportunity to interface with students.
- 2) Likelihood of any deferrals on 9/18? No, don't see any reason for deferrals. New commissioners; however, which makes the hearing process slow
- 3) Zone Change—is there a time limit? City regulations are for 6 months and can ask for a 6 month extension. Will have 1 year to subdivide the property from the church's. Zone code regulates changes; have 7 years to build once the change is granted
- 4) One neighbor's mother is looking at lifetime care; local facilities are at capacity; this facility is needed in the neighborhood
- 5) Buy-in fee?
 - a) Yes, then monthly service fees to cover transportation, food, health care services
 - b) Resident doesn't actually own the unit; offsets costs of moving to assisted healthcare services later on
 - c) Entrance fee is only for independent living; assisted living/nursing pay market rate.
- 6) Marketing process and Time Line?
 - a) Marketing: Will begin in early 2009; this is a 20 month process. Need to achieve 70% independent living pre-sales in order to get financing. Owned/operated by non-profit; this status requires the pre-sales.
 - b) Construction –to begin latter part of 2010
 - c) Opening 2012—2 years to fill

Action Items:

1. Neighbors can contact Catalina Lehner through close of business, September 8 with any additional inputs.
2. Cherry Hills Civic Association would like to work with the developer and Tanoan Community Association of Residents, if they're interested, on the traffic issues on Harper and Ventura.

Application Hearing Details:

1. EPC Hearing scheduled for September 18, 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
3. Hearing Process:

- a. Comments from facilitated meetings will go into a report which goes to the City Planner. Report is available on the Web <http://cabq.gov/legal/ADR>
- b. City Planner includes facilitator report in recommendations.
- c. City Planner's report available one week ahead of hearing.
- d. EPC holds a Study Session one week ahead of hearing that is open to all.
- e. 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 **5:00 p.m., September 8, 2008**, to be included in the Planner's report. Questions regarding submission of comments after this date should be directed to Catalina Lehner, staff planner. **The latest comments can be received is September 15, but won't be attached to the staff report. These should be sent to the planner AND copied to amcandelaria@cabq.gov.** Mail or email comments to:

Catalina Lehner
600 2nd St. NW
Albuquerque, NM 87102
(505) 924- 3935
clehner@cabq.gov

OR

Laurie Moye, EPC Chair
C/o Planning Department
600 2nd St, NW, Third Floor

5. Hearing Location: Plaza del Sol Basement Hearing room, 600 Second Street, NW. Can check web site prior to meeting, to confirm agenda.
<http://www.cabq.gov/planning/examiner/agenda.html>

Names & Affiliations of Attendees:

Name	Affiliation
Matt Johnson	McFarlin Group
Dustin Pridmore	McFarlin Group
Matt Wilson	Total Lifestyle Communities
Sandra P. Richardson	Cherry Hills Civic Association (CHCA)
Cliff Richardson	CHCA
Susan Dulaney	Cherry Hills homeowner
Kelly Vandever	Total Lifestyle Communities
James B. Myers	CHCA
Bill Hooten	Hoffmantown Church
Dave Cauwels	Hoffmantown Church
Bobbie L. McGill	Cherry Hills
Bill McGill	Cherry Hills
Bill Farmer	Tanoan Community Association of Residents (TNC)
Paul Skojec	TNC
Jackie Fishman	Consensus Planning
Justin Montgomery	Consensus Planning
Eldon Johnson	Cherry Hills
Vern Akes	Cherry Hills
Chrissy Akes	Cherry Hills
C.L. Nemeth	Cherry Hills
Gloria E. Nemeth	Cherry Hills
Marge Ulrich	Cherry Hills
Marsha Lichtenstein	LUF Program
Shannon Watson	COA/ADR

Bolded names requested report.