

SAMPLE FACILITATED MEETING REPORT

Facilitator names were removed

Facilitated Meeting Held:

Project Number: 1000965

Address/Property Description: Coors Blvd between Montano Rd and Namaste Rd

Date and Time: October 25, 2006 at 6:30 PM

Location: Taylor Ranch Comm. Center, 4900 Kachina NW, Albuquerque, NM

Between:

Jackie Fishman, Consensus Planning, agent for
ASW Realty Partners and Andalucia Development Corp

AND

Taylor Ranch Neighborhood Association (TRNA)

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

Background/Meeting Summary:

Jackie Fishman of Consensus Planning, agent for ASW Realty Partners and Andalucia Development Corp, gave a presentation on applicant's site development plans. This is the 4th and final phase of the Andalucia project.

Phase IV will include 59 one and two-story dwellings at 3.84 du/ac. All homes closest to Coors will be one-story, with two-story homes further back at lower elevations. Exact placement of two-story homes has not been determined. There will be varied placement of garages to avoid "garage-scapes", with some facing the street and some "J" drives leading to garages facing up or down streets.

Applicant maintains they are fully committed to preservation of views as required by the Coors Corridor Plan (CCP). While they acknowledge neighbors' concerns that the CCP lends itself to interpretation, they are working closely with the City to achieve full compliance. Landscaping will consist of fewer strategically placed large trees such as cottonwoods and many smaller desert friendly trees and shrubs. Placement of single-story and two-story homes will take views of potential homeowners, existing homeowners, pedestrians and vehicular traffic into consideration.

Current plans are for a gated community with 2 gates. Jackie stated that La Luz Landowner's Association (LLA) specifically requested the gates. She acknowledged TRNA concerns about gates and suggested that community connectivity will be achieved through trails and open space areas within and amongst developments.

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Brett Lopez, TRNA President, expressed respect and appreciation for what he's seen of Scott Patrick's buildings so far and felt confident that Scott would continue to uphold his own standards. He also expressed the intention of TRNA to support the needs of LLLA.

Of greatest importance to TRNA is preservation of views. While the applicant feels they have worked hard and are totally committed to full compliance with the CCP with regards to preservation of views, TRNA remains concerned that not only the words of the plan, but the spirit of the plan be adhered to. The applicant states that while even City staff varies in interpretations of the CCP, they are working closely with the City to assure full compliance. Members of TRNA feel that the intent of the CCP was to maintain a consistent vertical line of sight, rather than to provide for view "corridors" or view "windows". It is maintenance of the consistent vertical line of sight that remains of utmost importance to TRNA.

TRNA members varied in their reaction to a gated community, with some members opposed to a gated community, and some understanding and respecting the desire for the gates. Brett Lopez indicated that TRNA would urge the applicant to revisit the issue of gates, which are discouraged in the Westside Strategic Plan (WSSP)

Outcome:

Areas of Agreement:

- Neighbors and Applicant's agree that view preservation is a high priority
- Neighbors and Applicant's agent are committed to achieving full compliance with the CCP
- Neighbors and Applicant agree that the CCP is unclear in many respects and leads to conflicting interpretations and frustrations for all.

Unresolved Issues, Interests, Concerns:

- Some members of TRNA were unhappy with plans for the new development to be gated and wanted this revisited.
- TRNA remains concerned that applicant's interpretation of compliance with CCP view preservation standards may not fully mirror their own interpretation.

Areas of Disagreement:

- There were no significant areas of disagreement

Key Points:

Three Neighborhood Associations were invited to this meeting. La Luz Landowners Association has been working closely with the applicant and its agent on numerous issues. They have found these meetings to be a productive, healthy communication venue, and declined participation in this facilitated meeting. While one member did attend the facilitated meeting, she specified that she was not attending in any official capacity. La Luz del Sol NA also declined the invitation to participate in a facilitated meeting.

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Meeting Specifics:

- 1) Density
 - a) Original plan was for 10 du/ac throughout all four phases
 - b) Current plan brings the overall totals to less than 5 du/ac
 - c) Current request before the EPC for Phase IV is for 59 units, translating to 3.84 du/ac.
- 2) Open Space/Trail Systems
 - a) Applicant will be providing numerous trails through Andalucia and through La Luz open space to Learning St.
 - b) Providing trail connections through Oxbow North through Andalucia
 - c) All trails will lead to the public park
 - d) Trail System will provide for community connectivity
- 3) Home Owners Association (HOA)
 - a) Agent for Applicant assured neighbors that intent was for strong HOA
 - i) In the process of developing clear guidelines for maintaining property, landscapes, open spaces.
 - (1) 8' public sidewalk (trail) area along Coors
 - (2) Public access trail along 35' buffer leading to public park
 - (3) Public access trail through La Luz
 - ii) Strong HOA is preferable to potential homeowners
- 4) Preservation of Views
 - a) Jackie Fishman maintains that preservation of views and compliance with the CCP has been an extremely high priority in all planning activities.
 - b) Neighbors specifically request maintenance of the consistent vertical line of sight per the intent of the CCP.
 - c) Neighbors questioned views from dwelling units, and from vehicular and pedestrian vantage points
 - i) Jackie stated that these were considered in design.
 - ii) 35' right of way plus 35' buffer combined with 8' setback places single-story homes 78' from Coors
 - iii) Garage design alternated between street facing and "J" Drives (garage on the side) to prevent "garage scapes"
- 5) Landscaping
 - a) Neighbors want assurance that trees, at maturity, will not encroach on vertical view plane
 - b) Agent assures compliance with CCP
 - i) few large trees strategically placed
 - ii) focus on shorter trees such as desert willows, vitex, New Mexico olives
 - iii) shrubs
- 6) Dwelling Elevations
 - a) Single-story houses closest to Coors
 - b) Two-story houses back further at lower elevated land
 - i) Neighbors request developer considers clustering two-story homes in lower elevation to enhance view preservation and for the benefit of neighbors and potential homeowners in the new development.
 - (1) Agent will advise applicant of request

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- ii) One neighbor expressed strong preference for all single-story homes for view maintenance
 - (1) Agent suggested two-story homes may not affect views since they will be placed further back from Coors where land is at lower elevation.
 - c) One neighbor requested excavation to lower houses
 - i) Prohibited by physical constraints
 - (1) Drainage through arroyos
 - (2) Adherence to fixed grades of roads to arroyos
 - (3) Tie in to the bridge
 - 7) Architecture
 - a) Neighbors expressed satisfaction with architecture in prior phases
 - b) Agent for applicant assured architecture will be consistent with demonstrated product
 - 8) Traffic
 - a) Applicant will provide a new light at Sevilla and Coors (with left hand turn arrows)
 - b) La Luz will be accessed from Coors to Sevilla, with a left turn onto Street B
 - 9) Gated Community
 - a) Plans are for 2 gates
 - i) Some neighbors do not support gates
 - (1) Gates are discouraged in the Westside Strategic Plan (WSS)
 - (2) Gates provide a false sense of security
 - (3) Impedes sense of the larger community
 - (4) Preference for open communities
 - (5) Preference for open pedestrian neighborhood to neighborhood access
 - ii) Some support gates
 - (1) People need privacy near commercial areas and Coors
 - (2) Discourages commercial customers wandering through neighborhood
 - (3) Discourages criminal activity from commercial area
- Note: Agent states that La Luz Landowners Association requested gates, and that all of the trail connectivity allows for community connectivity.*
- 10) Walls
 - a) Limited to 6' tall
 - b) Limited to 8' in elevation from grade at Eastern edge of pavement on Coors
 - 11) Power Lines
 - a) Existing power lines will go underground at applicant's expense
 - b) Won't cross Coors above ground

Action Plan:

Applicant continues to work with La Luz Landowner's Association

Action Items:

- TRNA will contact LLLA for clarity on their needs
- TRNA will submit written opinion prior to EPC Hearing

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Application Hearing Details:

- 1) Hearing scheduled for Thursday, November 16, 2006.
- 2) Hearing Time:
 - a) The Commission will begin Hearing applications at 8:30 AM.
 - 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 meeting will go into a report, which goes to City Planner.
 - b) City Planner includes facilitator report in his 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 no later than 5 PM, July 10, 2006.
Please submit comments to: Carmen Marrone, Staff Planner
600 2nd Street, Third Floor
Albuquerque NM 87102
cmarrone@cabq.gov

Comments:

Brett Lopez, President of TRNA stated that "TRNA is generally OK with the project, however, all must be done to maintain the Coors Corridor Plan. Additionally I would encourage a second look at the gated issue. The TRNA Board will provide an official view by letter after reviewing the issue"

Neighbors want the City to know that the CCP needs to be clarified for neighborhood associations, City staff and Applicants, so that everyone fully understands the requirements.

Names and Addresses of Attendees:

David de Steiguer	dsteiger@mindspring.com	TRNA
Charles Young	cyoung@swcp.com	Mesa Verde Development
Sharon Sharrett	sharet@aol.com	TRNA
Kevin Patton	kpatton@bhinc.com	Bohannon Huston
Yolanda Padilla	ypadilla@bhinc.com	Bohannon Huston
Rene Horvath	aboard10@juno.com	TRNA
Brett Lopez	blopez401k@aol.com	TRNA
Jim Geriasci	swissjg@aol.com	TRNA

NAMES OF ATTENDEES WHO DID NOT REQUEST A COPY OF THE REPORT ARE HIGHLIGHTED IN YELLOW.