

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

**Project #:** 2020013; Pre-application

**Property Description/Address:** Wintergreen Apartments at northeast corner of Golf Course Rd. and Benton Ave. NW

**Date Submitted:** May 26, 2020

**Submitted By:** Philip Crump and Jocelyn M. Torres

**Meeting Date/Time:** May 21, 2020, 4:00-5:30 PM

**Meeting Location:** Tierra West LLC and Online GoToMeeting

**Facilitator:** Philip Crump

**Co-facilitator:** Jocelyn M. Torres

**Applicant:** Calabac Illas Group c/o Donald Harville (owners)

**Agent** – Tierra West LLC (TW), Ronald Bohannon, President and Richard Stevenson, Engineer

**Neighborhood Associations/Interested Parties** - Seven Bar North Homeowners Association (HOA), West Side Coalition of Neighborhood Associations, Neighbors

**Background/Meeting Summary:** The gated community site location is an undeveloped tract just east of Golf Course Rd. and north of the Black Arroyo. This is a pre-application meeting. The property is approximately eight acres and is zoned MXM. The developer plans four apartment buildings with 52 units, totaling 208 units. There will be 24 units per acre. Each unit will house studio, one and two-bedroom apartments. The main single point access is off Golf Course Road near the northwest corner of the property, which is intended to be shared as a common driveway once the currently vacant northern tract is developed. There is also an emergency exit onto Golf Course.

The entrance will have a covered porch and clubhouse. The residents' gated entryways will be on each side of the entrance. There is extensive landscape, with open space between the apartment buildings, which includes a pool, spa, conference and meeting rooms, barbeque and lounge areas. Total square footage is 59,500 ft. with a maximum building height of 45 feet in elevation. One space for each apartment will include covered parking. There are 379 parking spaces including the stalls, with handicap spaces and access.

The Developer canceled the prior setback variance request. Setbacks for the apartments are: Front 5-feet, Side 0-feet (Table 2-4-5 on page 27 ID), and Rear 50-ft landscape buffer (IDO Section 14-16-5-9(F) on page 287). The buildings themselves will be significantly farther from the property lines, as they are surrounded by parking. The eastern buildings will be approximately 150 feet from the eastern property line. This site does not meet the traffic impact threshold for a traffic study. The prior meeting was conducted April 7, 2020.

### **Outcomes:**

- *Areas of Agreement:*
  - The Meeting Facilitator will contact the City Planner, Russell Brito, regarding pertinent meeting questions.
  - The parties hope to resume the meeting within 30 days.
  - The parties hope to meet in person if the Governor's June 1, 2020 Covid-19 directive allows.
- *Unresolved Issues & Concerns:*

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- Several issues remain unresolved.
- Several meeting participants were concerned about the inability to meet in person.
- The meeting was therefore concluded and will be resumed at a future date.
  
- *Key Points:*
  
- Neighbors have strong concerns regarding the apartment location, height, privacy, traffic, crime and schools.

### Meeting Specifics:

#### 1) Introduction.

Facilitator: Philip Crump: phcrumpsf@gmail.com. Everyone is encouraged to join a Neighborhood Association, which is your best advocate. Please email your name and affiliation to receive a meeting report. Philip Crump and Jocelyn M. Torres are neutral facilitators. We are here to help you hear what you need to hear and ask questions. We'll try to organize questions by topic. TW Engineer Richard Stevenson and President Ron Bohannon are in attendance. City Planner Russell Brito and HOA President Scott Templeton are attending online. The meeting is being conducted online due to NM's Covid-19 meeting restrictions.

#### 2) Apartment Owner, Location, Neighborhood and Property Values.

- a) TW - This complex will be built by Calabac Illas Group. Richard Bennett & Associates is the local architectural firm. TW is the Developer. Russell Brito is the City Planner.
- b) TW - The land purchase is contingent on the six-member Development Review Board's (DRB) site plan approval.
- c) TW - The upscale apartments will have a market price of approximately \$1,500.00 per month for studio apartments; larger units would be more.
- d) TW - We will follow up on the meeting request to evaluate the current mix of studio, one and two-bedroom apartments. (*See Action Item*).
- e) TW - The apartments will have access to transportation, retail services and schools.
- f) TW - The current MXM zone allows for this development.
- g) Neighbors expressed concerns regarding property values.
  - i) TW - From experience, appraisal standards do not diminish a property's market price due to apartment location.

#### 3) Apartment Height, Privacy, Views, Noise and Construction.

- a) Several adjacent neighbors expressed privacy concerns due to the height and design of the apartment buildings.
  - i) They believe a person standing on a fourth floor balcony on the east side of the proposed eastern buildings would be able to see into their back yards or windows.

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- (1) TW – We tried to set the grading at or below existing elevations due to privacy concerns of adjacent families. The attachments show sightlines from third and fourth story balconies. Residential privacy is also depicted.
- (2) TW- The Owner may consider removing some eastside balconies that face the neighborhood (*See* Action Item.)
- b) Neighbors are concerned about losing sunset, and other views, and displacing wildlife.
- c) Neighbors are concerned about construction vehicle routes and vibration from construction and construction traffic.
  - i) TW – All traffic access is via Golf /course Road, at the northwest corner of the property and will not approach on the east side of the property near the adjacent neighbors.
- d) Neighbors are concerned about apartment noise.
- e) Neighbors - Can apartments be lowered to two stories? (TW- No).

#### **4) Landscaping.**

- a) TW - There are several lush landscape areas which will extend to the property line. Evergreen trees provide privacy. The property will have water fountains and local artwork. There will be a six-foot-high opaque fence between the existing block wall on the east and property line.
- b) TW - The lighting complies with the NM Night Sky Protection Act and IDO Section 5.8.
- c) TW - Light poles will be a maximum height of 16 feet. Renderings are provided with the report.
- d) TW - The Owner and Developer have looked at the essence and quality of these apartments.
- e) TW - The clubhouse and pool are internal to the property.
- f) TW- The property has typical side and front elevations.
- g) TW - The property design allows for water remediation prior to entering the arroyo or the Rio Grande (RG) per the EPA Clean Water Act. This allows for the collection of trash, oil, and sediment before the water runoff enters the RG. The first flush pond holds the first portion and the excess runoff goes into the arroyo.

#### **5) Schools, Traffic and Crime.**

- a) A neighboring School teacher expressed concerns about APS school overcrowding, with additional children coming from this complex.
- b) Has TW researched the schools?
  - i) TW - Does not expect school overcrowding.
- c) Has a Traffic Impact Study been conducted?
  - i) TW – The anticipated transportation levels do not require a traffic study and are not expected to be problematic.
- d) Adjacent neighbors are concerned about a potential increase in crime with the arrival of so many people.
  - i) TW - There is no indication that crime would increase with an upscale gated apartment building.

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- ii) TW - Many other allowable dwellings for MXM zoning would be much more detrimental in this location.
- e) Neighbors - Foot traffic is another concern.

### **6) Meeting Notice.**

Several concerns were raised regarding meeting notice. The Facilitator asked that participants email their names and affiliations directly to him. The HOA will also provide notice of the next meeting date.

### **Next Steps and Action Plan:**

- Facilitator will consult with City Planner and schedule follow-up meeting.
- Identified meeting participants will be notified by the Facilitator and HOA.

### **Action Items:**

- TW will ask the owner to consider removing some eastside apartment balconies facing the neighborhood.
- TW will follow-up regarding the current mix of studio, one and two-bedroom apartments.

### **Application Hearing Details:**

- The anticipated May 29, 2020 Site Plan Application, with an intended June 24, 2020 DRB Hearing date, is postponed pending a follow-up meeting.

### **Meeting Adjourned.**

### **Names & Affiliations of Attendees:**

Ron Bohannon	Tierrra West
Richard Stevenson	Tierrra West
Sherry Maples	7 Bar North HOA
Gary & Barb Hirsch	7 Bar North HOA
Randy Kearney	7 Bar North HOA
Stephen Arguelles	7 Bar North HOA VP
Amy Garcia	7 Bar North HOA
Megan Fitzpatrick	7 Bar North homeowner
Larry Sandoval	7 Bar North HOA
Rick Sanchez	7 Bar North HOA
Mariella Porter	Rancho Encantado HOA board
Kathleen Adams	West Side Coalition Pres
Russell Brito	City Planning Dept