

Meeting Minutes 8 April 2010

Minutes taken by Greg Weirs

Board Members Attending:

Greg Weirs
Steve Elkins
Geoff Klise
Jeff Gittelman
Richard Worthen
Nancy Denker
Mary Beth Nelson
Chris Smith
Ash Achrekar
Erin Quinn

Zoning

10ZHE-80067 Project #1008218, 208 Bryn Mawr Dr SE, John Hood (Anthony Wegrzynek, agent) requests a variance of 5' to the 5' side yard setback to allow for an existing accessory living quarters in an R-1 zone.

Existing: The property is a double lot, twice as wide (north-south) as others in the area. The house faces west to Bryn Mawr. A detached two-car garage also faces west, located farther from the street than the house, and is in the north 5' side setback; this garage has existed in place since before 1959. A four-car garage and attached shop are under construction at the back of the lot, but as a separate project.

Planned changes: The house will be extended east towards the back of the lot. A part of this extension will connect to the (presently) detached garage, to form a single building. This garage will be used as an unheated art studio.

The key issue is that by connecting the house to the existing art studio/garage, the entire structure becomes non-complying because the combined structure encroaches into the 5' side yard setback. None of the actual construction on this project increases the amount of floor area in the side yard setback.

The board voted 9-1 to support the variance based on the plans as shown at the meeting, and in light of the following: exceptionality is based on the double lot; the extension of the house, while large in terms of area, does not significantly change the streetscape; no structures are actually being built in the side yard setback, and if any were to be built, an additional variance would be required – the current variance, if granted, would not apply to future structures.

10ZHE-80077 Project #1008229, 206 Amherst Dr SE, David Kimball requests a special exception for a conditional use to allow an existing accessory living quarters in an R-1 zone.

The accessory living quarters, formerly a garage, has existed as a living quarters since 1976. The board voted 8-0 to support the conditional use.

Lobo Development Corporation (LDC)

Kim Murphy Director of Real Estate for UNM. Amy ? representing ? Kim and Amy had a 20 minute presentation and significant discussion followed.

LDC is a nonprofit formed by the University of New Mexico to address real estate and development needs that the University would not otherwise be able to pursue. The client of LDC is Student Affairs at UNM.

LDC claims (citing Student Affairs) UNM has about 2400 students that live in on-campus housing, about 10-15% of the total enrollment; 60% freshman, 25% sophomores. They want to add more diverse housing options to attract upper level students to live on campus.

LDC selected American Campus Communities (ACC) as a private partner. ACC is the largest national developer of university housing. ACC is to build (pending UNM Regents approval) an 870-bed apartment-style building at south campus (by the Pit) with construction starting June and occupancy in Fall 2011. However, the main point of their meeting with us concerns a second project.

LDC and ACC are currently investigating options on the East part of main campus (Johnson field and north), to increase housing by about 1000 beds (ACC estimate). Construction would start in 2011 or 2012, lasting perhaps 5 years. It is unclear how tall new buildings would be, and unclear what the demand is for on-campus housing beyond the current capacity.

Residences would be more traditional dormitory style (as opposed to apartments.) The LDC-ACC partnership model was chosen so UNM bonds can be directed towards academic buildings. ACC raises the money to build student housing, and collects rent from the students that live in the residences. The university leases the land to ACC on a long-term (65 years) lease and also receives a fraction of the rent from the students. ACC owns and maintains the building.

It is not clear if some existing dormitories that would be replaced have historic value. For surrounding neighborhoods as well as students, parking would be an issue. It is unclear if any traffic study has assessed the impact of the proposed new housing. (Traffic plan coordinator Mary Kinney 277-0930.)

The rough timeline for the main campus housing project is: Identify candidate sites by ~September; Project conceptually defined ~November. It appears there is little flexibility in this timeline because of contractual obligations to ACC, and it is unclear if any substantive modifications to LDC and ACC plans would result from neighborhood association input. Most board members do not have an issue with additional new and diverse student housing per se, but are concerned with the potential impact to the neighborhood (esp. parking and quality of life) and the transparency of the process.

Re-Discover Nob Hill

Gary Eyster gave an update on the many activities of Re-Discover Nob Hill. They produce a brochure about Nob Hill historic residential architecture. They have guided walking tours (the next one is May 2) as well as descriptions of several popular routes. Last fall they produced a University Heights walk at the request of residents desiring getting surveyed for historic designation. (RDNH does not take a position on historic designation, but leaves that to residents and NHNA board.) Sign toppers – Bernalillo County Commissioner Hart-Stebbins was willing to produce the signs, and City Councilor Garduno was to get the city to install them. RDNH is producing a handbook on historically sensitive remodeling in Nob Hill. RDNH helps residents obtain plaques for contributing historic houses; the citation on the plaque is unique. They are helping Monte Vista school to get a plaque.

Mary Ellen Hennesey – sign toppers for Huning Highland

Main Street

Design Committee efforts: establishing a Community Garden across from Strell Designs (Morningside and Silver); street lighting; develop an art and culture walk, starting with a mural by Heart and Soul - some old installations, some new, maps provided by merchants. One goal is to eventually hold forums for landlords, developers, neighbors, etc. on historic character, how to work with the Sector Plan.

Events:

July 23 evening – street closed.

July 24 City Summerfest.

Traffic on Carlisle, switching streets.

Logo

Nancy has produced (with board input) a neighborhood logo. Actually there are two versions. The board decided to make stickers, and perhaps some t-shirts and hats, to sell as a fundraiser when we man a booth at events. First event – Earth Day behind Montanita Co-op on April 25th.

50 stickers, \$2 to produce, sell for \$3?

5 t-shirts speculative, gauge demand

Communications

New website is under development.

We need more yard signs. We only have a few that have not been distributed.

Newsletter

Nancy hopes to do layout this weekend. Advertising has been very successful. Distribution will start as soon as newsletters are printed, using volunteers to hand-deliver as much as possible.

Outreach

Next: developer forum, April 22nd.

Booth: April 25th Earth day, Montanita co-op

Booth: May 6th Nob Hill Nights Mother's Day

Safe City Program

The program is looking for block captains.

SHOW meeting

Mar Gardella

Federation of University Neighborhoods

This is composed of 8 neighborhood associations that deal with university (UNM) issues. Geoff Klise volunteered to represent NHNA there. The group meets every 3 months or so. Mayor Berry will attend the meeting on April 22nd at the Heights Community Center, 1-2pm. Come up with a one-pager of NHNA's concerns.