

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Tuesday, January 5, 2010

7:00 p.m. at 105 Stanford, SE

### I. Preliminary Items

- A. Call to order – Sherry Smith called the meeting to order at 7:03 p.m.
- B. Introductions – Sherry Smith, Lanny Heinlen, Greg Gould, Joseph Aguirre, Augustine Grace, Marlene Brown, and Don Hancock.
- C. Approval of agenda – Approved.

II. Gilchrist House renovation – Jim Trump, Build New Mexico. Build New Mexico was ready to proceed with re-roofing, removing the fence, and rehabilitating the downstairs so it could be rented last summer. But didn't proceed because Councilor Benton wanted windows also done but couldn't get a tax credit and the state wanted the porches rebuilt. So he's now looking at other options for funding help, including using Workforce housing. He's looking for up to four grants: One grant for laundry room and bathroom for two-story house. One grant for energy efficiency windows on the other properties. One grant to build a new house on the property to the south. One grant for Gilchrist House (about \$150,000) – could do phasing of porches, renovate downstairs and do laundry room and bath in back porch; then extend and rebuild porches, leave upstairs pretty much as is). He wouldn't use the inside fireplaces. He'd prefer that UHA not do anything right now, but he will let us know after the January 13 hearing. SMPC architects – he's willing to show us the plans, but would like to have a quick turnaround time. He wants us to think about taking out the grass and do lower water use landscaping. He has lots of complaints about neighborhood people calling him and will refer people to us. He turned down a property trade.

### III. Additional preliminary items

- A. Next meeting – to be decided by new board
- B. Approval of minutes of November 3 meeting – approved.
- C. Financial Report – For 2009, Memberships/donations of \$170.29; History Handbook sales of \$120; Breaking Bad of \$200; Tree donations of \$1,075; Interest of \$1.01 (slightly more when get December bank statement). Unrestricted Balance is \$2,246.59, plus the \$1,075 in tree donations.
- D. Open forum – Marlene is co-starting a school (American Solar Energy Institute) teaching photovoltaics and other renewable/green jobs at 512 Yale, SE. Around Christmas, Joseph saw a special police unit and talked with Officer Joseph Garcia about citing speeders.

### IV. Action/followup items

- A. 2010 Annual Meeting – Sunday, January 31 from 2:30-4 at Outpost Performance Space. Ike confirmed that he'll attend; Gail Chasey can't come. Greg will invite Maggie to do a vision followup. Joseph will see if someone from the mayor's office can come and listen. People will bring food items.
- B. Annual Meeting flyer – Councilor Benton will attend; Lead/Coal plans.
- C. UNM Master Plan/Student housing – New housing proposed west of The Pit,

discussed at meeting on November 30 that Augustine and Don attended. Contractor also will add 1,300 units on the main campus. UHA should have people involved in those discussions with UNM during 2010.

D. Alley gardens – Nothing.

V. Committee reports

- A. Lead-Coal Task Force – Hoping to go to bid in early spring. Next meeting is January 26. Documents are to be posted on the Wilson website, Joseph will check again.
- B. Crime and Safe City Project – No meeting in December.
- C. Zoning – City subjected Historic Overlay Zone for Silver Hill. Public meeting held on December 16 that Edie Cherry and Don Hancock facilitated. Next steps are to the Landmarks and Urban Conservation Committee (LUCC) in January or February, then EPC, then City Council. If designation and boundaries are approved, detailed guidelines would be developed in 60 days and approved by LUCC, presumably in the fall. No direct changes to UHA or the Sector Plan zoning requirements. A UNM planning class project on form-based code in the University Heights area has been completed.

VI. Discussion items/followup/updates

- A. Website – Nina has put it up; there's a Blog and Twitter.

VII. Officers' reports

- A. President – not present
- B. Vice President – nothing further
- C. Secretary/Treasurer – nothing further

VIII. Adjournment at 8:48.

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Sunday, February 14, 2010  
5:00 p.m. at 105 Stanford, SE

### I. Preliminary Items

- A. Call to order – Sherry Smith called the meeting to order at 5:06 p.m.
- B. Introductions – Sherry Smith, Lanny Heinlen, Greg Gould, Joseph Aguirre, Ethan Brown, Jennifer Simpson, and Don Hancock.
- C. Approval of agenda – Approved.
- D. Approval of minutes of January 5 meeting. Approved.
- E. Next meetings – Sunday, March 7 at 5, April 4 at 5, May 2 at 5.
- F. Financial Report – Memberships and dues paid are \$62, interest of 23 cents. Balance of \$2,308.81, plus \$1,075 in tree donations.
- G. Open forum – New Mexico Media Literacy asks us to sign the Digital Inclusion Campaign; Agreed. Will start planning for the block party at the April meeting. Maggie Hart Stebbins, the county commissioner, sent a notice about the new health clinic, which Sherry will try to visit. The South Valley Food Festival at the Hubbell House will be June 6. Albuquerque Police Department is sending out the most wanted; will put the link on the UHA website.

### II. Action/followup items

- A. Official city contacts – Sherry and Lanny will be the contacts to get information and registered mail. They'll forward information for the website to Ben.
- B. Followup to discussion at the Annual Meeting – Concerns about vagrants at Smith's; Sherry will meet with the manager and talk about our concerns. Discussion of the history of the Gilchrist House – Ethan, Don, Lanny will work on further planning to get the Mayor, Councilor Benton, Jim Trump, and some UHA people together to figure out how to move forward.
- C. Spring cleanup – May 22 or June 5 are preferred dates. Jennifer will check about working with Goodwill on donated goods.
- D. Newsletter – Wait until have more news.

### III. Committee reports

- A. Lead-Coal Task Force – Next meeting is February 23.
- B. Crime and Safe City Project – Next meeting is February 17 at 7 at Bank of America building. Sgt. Smith with Southeast Impact Team is working the San Mateo/Central area, moving toward Girard.
- C. Zoning – Silver Hill Historic Overlay Zone hearing before the Landmarks and Urban Conservation Committee (LUCC) on February 24, then EPC, then City Council.
- D. Federation of University Neighborhoods – Requested that the mayor tour the neighborhoods sometime during the last two weeks of April. Each neighborhood would provide a one-page summary of the neighborhood, have one location to stop in the neighborhood, and have a neighborhood rep. to accompany the tour.

IV. Discussion items/followup/updates

- A. Website – Nina has put it up. Ethan will set up a UHA Facebook page. Jennifer will do a DukeCityFix blogpost.
- B. UNM Master Plan/Student housing – Augustine and Don have been at previous meeting.
- C. Neighborhood Traffic task force – Joseph, Rene, Ethan, Lanny, and Don are interested.

V. Officers' reports

- A. President –nothing further.
- B. Vice President – nothing further.
- C. Secretary/Treasurer – nothing further.

VI. Adjournment at 6:28.

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Sunday, March 7, 2010

5:00 p.m. at 105 Stanford, SE

### I. Preliminary Items

- A. Call to order – Sherry Smith called the meeting to order at 5:05 p.m.
- B. Introductions – Sherry Smith (nurse at Albuquerque Public Schools), Lanny Heinlen (Presbyterian business office), Greg Gould (substance abuse councilor with Healthcare for the Homeless), Joseph Aguirre (pediatrician), Brian Stinar (software engineer), Jennifer Simpson (MFA graduate student and also works with a welding company), Marlene Brown (Sandia Lab solar engineer), and Don Hancock (Southwest Research and Information Center).
- C. Approval of agenda – Approved with addition of the Post Office as IV.F.
- D. Approval of minutes of February 14 meeting. Approved.
- E. Next meetings – Sunday, April 4 at 5, May 2 at 5.
- F. Financial Report – Interest of 10 cents. Balance of \$2,308.91, plus \$1,075 in tree donations from last year's tree plantings.
- G. Open forum –Nothing.

### II. Action/followup items

- A. Followup to discussion at the Annual Meeting – Sherry hasn't been to Smith's, but will do so. Sherry will delay work on homeownership until summer vacation.
- B. Spring cleanup – Saturday, May 22 from 8 to 12. Marlene agrees to be the on-site coordinator, if needed.

### III. Committee reports

- A. Lead-Coal Task Force – Meeting on February 23. Still same timeline, out to bid soon. Lamppost color remains to be chosen, Joseph likes green, so that's the choice.
- B. Crime and Safe City Project – Sherry got a call about 207 Stanford, which is vacant, and the property owner comes at night. At the last Safe City meeting, there was discussion about Neighborhood Watch block captains; existing ones are 300 Vassar, 400 Stanford, 200 Cornell, and 300 Harvard, to whom the police can contact. We'll put in the newsletter, website, and Facebook page to recruit block captains.
- C. Gilchrist House – Ethan, Lanny, Julie Ahern, and Don met on February 22 and discussed communication with Build New Mexico and the mayor's office. Also agreed that any workforce housing funds should go to renovate the Gilchrist House. Ethan contacted Joyce Pullen in the mayor's office. Joyce reports that an inspector has been to the property and Maryellen Hennessy of the LUCC has met with Jim Trump, who's agreed to do some initial work.
- D. Neighborhood traffic/transportation – Joseph is getting the group (Lanny, Don, Ethan, Rene Thompson, Mark Dalen) together via email to develop some goals to discuss at the April board meeting and then a meeting with Ike Benton.

#### IV. Discussion items/followup/updates

- A. Information from the City - Sherry wonders which things should be distributed and put on the Website. She'll meet with Patrick Montoya of the Office of Neighborhood Coordination to see whether we want to invite him to a future meeting. We'll also put a link to the monthly City neighborhood news.
- B. Website/Facebook – Nina has put it up. Ethan set up a UHA Facebook page.
- C. UNM Master Plan/Student housing – UNM is having facilitated weekly meetings on Thursday afternoons and evening. Last week there were representatives from the Federation, Sycamore, North Campus, Campus, and Don for UHA. The plan is to discuss many issues, have time in the summer for additional research, then have additional meetings in the fall. Concerns are safety, foreign students, green building (work with the Architecture School), and traffic.
- D. Federation of University Neighborhoods – No confirmation from the mayor's office yet. Possible locations are Bricklight or Gilchrist House. But we should work on our one-page summary.
- E. Bricklight outside patio – Possible new tenant Go Pita wants outside seating with its beer and wine license. In addition to two or three tables on the south side, they'd like to fence the area on the east side to have several more tables. Concerns are too much liquor and oppose the permanent fence on the east side.
- F. Post Office – Don has contacted Miguel Negrete in Rep. Heinrich's office about the fact that there's still no lease and that there is an excessive amount of towing. Larry Rainosek is following up.

#### V. Officers' reports

- A. President –nothing further.
- B. Vice President – nothing further.
- C. Secretary/Treasurer – nothing further.

#### VI. Adjournment at 6:46.

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Sunday, April 4, 2010

5:00 p.m. at 105 Stanford, SE

### I. Preliminary Items

- A. Call to order – Sherry Smith called the meeting to order at 5:03 p.m.
- B. Introductions – Sherry Smith (has a new haircut, and everyone says she looks younger!), Lanny Heinlen, Greg Gould, Joseph Aguirre, Jennifer Simpson, Ethan Brown, and Don Hancock.
- C. Approval of agenda – Approved
- D. Approval of minutes of March 7 meeting. Approved with one grammatical correction.
- E. Next meetings – Sunday, May 2 at 5; Tuesday, June 1 at 7.
- F. Financial Report – Received \$50 from The Bookcase for sale of History Handbooks. Balance of \$2,358.91, plus \$1,075 in tree donations from last year's tree plantings.
- G. Open forum – Crime Prevention conference on April 30 – Greg will go and UHA will pay his \$20 registration. April 22 is the citywide cleanup. One of Sherry's dogs may have been poisoned, let her know if anyone else has heard of other similar problems.

### II. Action/followup items

- A. Spring cleanup – Saturday, May 22 from 8 to 12. Lanny and Sherry walked the neighborhood yesterday to look for trash problems, and Sherry will call the city weed and litter about a few places that are problems.
- B. Meeting with the mayor – April 22 from 1 to 2 – UHA one-pager was discussed and approved.
- C. Smith's – Sherry talked with Lorraine Martinez, the manager, who said that they had trimmed the bushes. They are willing to make other changes. Sherry will talk with her about moving the boulders on the northeast corner. Fernando, the night manager, picks up grocery carts once a week. The store number is 266-0201; ask for Lorraine or Paul if there's a specific problem. We can put something in the next newsletter about shopping carts, after talking with Lorraine. They'll also donate some pastries for a meeting or block party.
- D. Block Party – Saturday, September 11 is preferred date, do on the 100 block of Stanford, from 3 to 6. Jennifer says that she could have some 3-minute open mike presentations in addition to the band, which Greg will again volunteer. Ethan is involved with CoolBiz, to promote energy conservation, and will see if there are businesses in the area, which could be another group at the block party. We'll ask in the newsletter for arts and crafts people and other performers. Another possibility is face painting or other children's activities.

### III. Committee reports

- A. Lead-Coal Task Force – Meeting on March 23; the project still hasn't been out to bid. Construction will likely start in May or June. Lamppoles will be fur green and stop bars will be put in on the north/south streets. Next meeting is on May 11.

- B. Crime and Safe City Project – Last meeting didn't determine what to do with the Target \$100,000 grant. The next three meetings will be at the Frontier on the third Wednesdays of the month – April 21 at 7 is the next meeting. Sherry said that the sergeant at the meeting said that speed bumps don't really slow traffic that much. Also discussion again about Neighborhood Watch; Ethan is willing to be a captain on his block. Boy Scouts will pass out neighborhood watch flyers in the neighborhood. Sgt. Michael Smith from SE Substation is working on neighborhood crime issues, let him know about any problems – [michaelsmith@cabq.gov](mailto:michaelsmith@cabq.gov)
- C. Gilchrist House – Ethan will get back to Joyce Pullen in the mayor's office, since nothing has happened yet. Greg also recently saw the Breaking Bad show that included the house as a crack house.
- D. Neighborhood traffic/transportation – Joseph facilitated an online discussion about transportation issues and solutions. Three basic problems – North/South streets traffic speed and volume; Silver Bike Boulevard 18 mph speed limit; sidewalks blocked by illegally parked vehicles. Joseph will set up a meeting with Councillor Benton and the committee to bring these issues up and work on solutions.

#### IV. Discussion items/followup/updates

- A. Website/Facebook – UHA has 12 fans on Facebook. Newsletter items should be brought to the next meeting - Lead/Coal, Block Party, President's report, Facebook/website, Smith's, UNM student housing are some possible articles - Jennifer will do the layout by May 6.
- B. UNM Master Plan/Student housing – weekly meetings have continued.
- C. Bricklight outside patio – Our decision to not have a permanent fence was passed on, and new tenant, Go Pita, is moving forward with the lease and beer and wine license.

#### V. Officers' reports

- A. President – nothing further.
- B. Vice President – nothing further.
- C. Secretary/Treasurer – nothing further.

#### VI. Adjournment at 6:42 p.m.

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Sunday, May 2, 2010

5:00 p.m. at 105 Stanford, SE

### I. Preliminary Items

- A. Call to order – Sherry Smith called the meeting to order at 5:05 p.m.
- B. Introductions – Sherry Smith, Lanny Heinlen, Brian Stinar, Jennifer Simpson, Greg Gould, Joseph Aguirre, Ethan Brown, Augustine Grace, and Don Hancock. Marsha Garcia from Rep. Heinrich's office.

II. Rep. Heinrich's office – The *2010 Consumer Action Handbook was distributed*. The Representative's office can help with advocacy with other federal agencies. May 14 from 1 to 2:30 is the next meeting with the congressman; there are 5 minute slots to discuss any issue; they request RSVPs. May 10 is a job fair at West Mesa High School from 4-7.

### III. Additional preliminary items

- A. Approval of agenda – Approved.
- B. Approval of minutes of April 4 meeting. Approved.
- C. Next meeting - Tuesday, June 1 at 7.
- D. Financial Report – Lanny donated \$25 for Crime Prevention Conference, \$2 for History Handbook, interest of 11 cents. Paid \$20 for Greg Gould to attend the Crime Prevention Conference. Balance of \$2,366.02, plus \$1,075 in tree donations.
- E. Open forum – Nothing.

### IV. Action/followup items

- A. Spring cleanup – Saturday, May 22 from 8 to 12. Sherry talked with zoning about some problem properties and is waiting to hear back.
- B. Newsletter – Articles on Lead/Coal-Joseph, Sherry has various things on the Block Party, Crime/Safety cities, Cleanup, Smith's, Facebook/website article; UNM Student Housing-Don. Email to Jennifer by Friday, so she can do it over the weekend.
- C. Diamond Shamrock conditional use/variance request – The store wants to add a cooler, which would eliminate the pumps on the east side of the building. They need a conditional use for the gas station and variances for not having a landscape buffer between parking and sidewalk and from design regulations for windows on the cooler. A front setback variance also should be required; awaiting a reply from Zoning Enforcement. Agreed to support the conditional use, as it's not detrimental to the neighborhood. To address the blank walls on the east and south, we'd suggest security cameras. We'd like to have the pay phones taken out. We'd like to have some trees along the right of ways, if there can't be more landscaping along Central.
- D. Smith's gas station – Smith's corporate representative from Salt Lake City will be at Sherry's at 6 on May 5 to discuss a gas station on the southeast corner of Coal and Yale. Some opposition to gas station while some think it would be better than the empty lot. Concerns about traffic congestion and that it doesn't fit well with the new Lead/Coal vision.

- E. Block Party – Saturday, September 11 is preferred date, do on the 100 block of Stanford, from 3 to 6. Because of city budget cuts, they won't pay the required overtime for a Saturday. We'll try to get the city to provide people, even if we have to pay some of the overtime.
- F. Neighborhood traffic – Joseph, Lanny, and Ethan met with Councilor Benton. University and Silver bike lane is still being looked at. Ike will do a meeting with Bike ABQ and others with UHA soon to discuss future plans. North/South traffic study on residential streets will be deferred until after the Lead/Coal project is done. Ike will send parking enforcement a thank-you for they've done and ask to extend the parking enforcement beyond the 100 blocks. Suggestion to study speedhumps on 200 and 300 blocks of Columbia and 300 and 400 blocks of Stanford because of the stop lights. Suggestion to do three-way stop signs on Garfield at Cornell and Columbia.

#### V. Committee reports

- A. Lead-Coal Task Force – Meeting on May 11; the project still hasn't been out to bid. Councilor Benton will attend the May 11 meeting.
- B. Crime and Safe City Project – Greg attended the Crime Prevention Conference on April 30; mostly there were older people from neighborhood associations. New Mexico is #6 in the nation for identity theft. The UHA area is part of a pilot website study in which neighborhood watch people will report information. Car theft is frequently while cars are warming up, so people are encouraged to not do that. Except for May, the last Saturday of the month is VIN etching at the Target on Eubank. Last week was Safe City meeting, Sgt. Solis is the new night sergeant. Sandy Pino at SE Substation coordinates neighborhood watch programs – 256-2050. For Target's \$100,000 grant, additional lighting in this area might be a possibility. Capt. Conrad said that they will be doing an intensive enforcement on Silver. Sherry will ask for the sign that shows vehicle speeds on Silver for westbound traffic.
- C. Gilchrist House – Joyce Pullen of the mayor's office has a picture of the house on her desk. Tito Madrid from the mayor's office has agreed to convene a meeting with Build New Mexico and the neighborhood.
- D. Neighborhood traffic/transportation – already discussed.

#### VI. Discussion items/followup/updates

- A. Website/Facebook – UHA now has 14 fans on Facebook.
- B. Mayor meeting on April 22 – Sherry and Don and representatives of six other neighborhoods met with Mayor Berry at the Heights Community Center for one hour. Major issues were UNM and the traffic study. We also raised the Gilchrist House.

#### VII. Officers' reports

- A. President – nothing further.
- B. Vice President – Beer and wine license request for Pita Place is later this month. Cheba Hut is putting big tables on the sidewalk, and we'll object to that.
- C. Secretary/Treasurer – nothing further.

#### VIII. Adjournment at 6:48 p.m.

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Tuesday, June 1, 2010

7:00 p.m. at 105 Stanford, SE

### I. Preliminary Items

- A. Call to order – Lanny Heinlen called the meeting to order at 7:05 p.m.
- B. Introductions – Lanny Heinlen, Brian Stinar, Jennifer Simpson, Greg Gould, Joseph Aguirre, Augustine Grace, and Don Hancock.
- C. Approval of agenda – Approved.
- D. Approval of minutes of May 2 meeting. Approved with correction to include that the comprehensive North/South traffic study would be deferred until after the Lead/Coal project.
- E. Next meeting - Tuesday, August 3 (no meeting in July).
- F. Financial Report – Received \$10 donation from the coupon in the newsletter; interest of 12 cents. Balance of \$2,376.14, plus \$1,075 in tree donations.
- G. Open forum – Jennifer is concerned about whether the new sign at Saffron complies with the sign ordinance; Lanny will check to see if it's permitted, then we'll decide what to do. Augustine owns the houses at 201 and 203 Harvard, SE and got a notice from the city that the parking lot violates the zoning ordinance. He's applied for a zone change to P zoning; the hearing will be in August.

### IV. Action/followup items

- A. Spring cleanup – Saturday, May 22 from 8 to 12. Jennifer showed up when there was no one there, so we need to keep someone there during the time.
- B. Newsletter – Thanks to Jennifer for doing it. She suggests some graphics for next time, and she will be willing to do the next one; perhaps before the block party.
- C. Smith's gas station – Smith's people met with Sherry on May 5 and said that they had a contract to buy the property; that they wouldn't consider a pharmacy or anything other than the gas station for the property; and that they didn't think that traffic and congestion were a problem. They had a similar conversation with Gordon Reiselt with Silver Hill. The impression is that they'll likely proceed with the project. Joseph talked with Councilor Benton, who was concerned about it and the similar project being constructed by Summit Park; he may contact Smith's. There was a discussion about whether a sector plan amendment would be advisable. The next step was agreed to be to have Sherry contact Smith's and see if we can discuss with them their plans to make it more appealing aesthetically and work on the traffic plans - Joseph, Jennifer, and Don are willing to work on it.
- D. Block Party – Saturday, September 11 is preferred date, on the 100 block of Stanford, from 3 to 6. Still don't have agreement from the city about having the parking permits, but we're still hoping that it happens. Brian said that he knows a DJ who could bring music. Jennifer is talking to artist friends. Brian says that some people at the UNM art school who would be interested in selling. Joseph is talking about street theatre; Greg knows people who are learning about clowns. Joseph will talk with Tamarind about hosting something.

- E. Neighborhood traffic – Joseph has a draft letter to Councilor Benton, which incorporates the board’s concerns. The board approves Joseph sending the letter.

V. Committee reports

- A. Lead-Coal Task Force – Meeting on May 11 that announced that the request for bids was going out, with bid opening on June 15. Construction could begin in August.
- B. Crime and Safe City Project – No report.
- C. Gilchrist House – No report.
- D. Neighborhood traffic/transportation – already discussed.

VI. Discussion items/followup/updates

- A. Website/Facebook – UHA now has 14 fans on Facebook. Newsletter will put on the website; and Facebook will send out the link.

VII. Officers’ reports

- A. President – not present.
- B. Vice President – Lanny reported on the city goals meeting will be on Saturday, July10.
- C. Secretary/Treasurer – Silver Hill Historic Overlay Zone is moving through the approval process.

VIII. Adjournment at 8:35 p.m.

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Tuesday, August 3, 2010

7:00 p.m. at 105 Stanford, SE

### I. Preliminary Items

- A. Call to order – Sherry Smith called the meeting to order at 7:05 p.m.
- B. Introductions – Sherry Smith, Lanny Heinlen, Marlene Brown, Greg Gould, Joseph Aguirre, Augustine Grace, and Don Hancock.

II. Gilchrist House – Jim Trump and Erin Stewart of Build New Mexico, Glenn Fellows of SMPC, and Sujay Thakur, developer, discussed options for the House. Build New Mexico received the affordable housing designation from the city, but the house now has been “condemned” (declared substandard) and can be torn down. Jim and Erin met with Maryellen Hennessy last week to confirm that the house can be torn down, but they haven’t decided to do that yet. The houses on two south lots are doing well, are easy to rent with most tenants being students at UNM or CNM. Sujay Thakur has a storage building and child care center (Kid’s World-Shannon Brown, Director) on Coor’s near Sequoia and St. Joseph’s. He looked at Ron’s Camino Real as a possible child care center, but since it’s sold, he noticed the Gilchrist House and contacted Build New Mexico. Jim says that the idea would be a new building that looks like a Gilchrist-type house, but the use would be child care for children from 6 weeks and 5 years. Marlene asks if they’ll recycle things in the house, and Jim and Erin said that they would, though Glenn thinks only adobes may be able to be used in a fence. Sherry asks about other options. Jim suggests multi-family housing is a possibility. Sujay’s current facility has 12 employees, and he says that he expects that most employees at the Gilchrist site would be UNM students. He’d like to have a capacity of 90-102 children, the structure would be 6,000 square feet, plus a second story of about 1,500 square feet, with the outside being a playground area on the Cornell side. He’d also need a fence. Jim said that they might want to vacate lots lines and make it one parcel for the child care center and the existing housings. The proposed zoning change would be to add child care to the existing SU-1 zoning. Contact [erin@buildnewmexico.org](mailto:erin@buildnewmexico.org) at 268-1200. Glenn’s contact information: [g.fellows@smpcarchitects.com](mailto:g.fellows@smpcarchitects.com) and 255-8668. We’ll discuss what other people think and get back to them.

### III. Additional preliminary items

- A. Approval of agenda – Approved.
- B. Approval of minutes of June 1 meeting. Approved with two typo corrections.
- C. Financial Report – Received \$2 donation from the coupon in the newsletter; interest of 23 cents. Balance of \$2,378.14, plus \$1,075 in tree donations.
- D. Open forum – Marlene’s first class is the last weeks of August at 504 Yale. Someone poisoned a couple of the neighborhood roadrunners on the 400 block of Stanford; we’ll have an article in the next newsletter. Lanny says that there’s also been activity in the old part of the cemetery, so they might have used poison.

### IV. Action/followup items

- A. Block Party – Saturday, September 18 on 100 block of Stanford from 3 to 6. Mayor’s

office is still working on whether parking permits will be available. Greg's band can't play because one of the members is having a baby. Joseph said that the street theatre people are interested, and he'll check with Brian and Jennifer.

- B. Newsletter – Need copy to Jennifer by August 25. Articles will be on the block party, Gilchrist House, Marlene's business, roadrunners, Lead/Coal, president's report.
- C. Zone change request to P (parking) for portion of 201 and 203 Harvard. Augustine Grace owns the property and explained that he wants to change the existing parking lot to a commercial parking lot. Augustine says that he's agreed to put in some landscaping along Silver and have a fence and landscaping on the south property line. After Augustine left, the board agreed to support the zone change request.
- D. Saffron sign – Lanny contacted the city, as did Sherry, and Kim in Zoning Enforcement thought there was no permit, but one of the restaurant people said that they did have the permits. Sherry will check again.
- E. Bricklight fence for Go Pita – One of the partners approved the fence in order to get the space rented. They'd like us to wait and see how the fence works, once the place is open by the end of August and then see if changes are necessary. General agreement to oppose the fence and ask the city to force its removal.

#### V. Committee reports

- A. Lead-Coal Task Force – The bids were fewer and higher than expected, and over budget, plus contingency. The neighborhoods have contacted Councilors Benton and Garduño about getting the additional funding. Next meeting is August 10 at 6.
- B. Crime and Safe City Project – Gus owns the property on Gold and Pine and there's been a lot of prostitution right there. He's been calling the police, but there's not a quick response. Laundromat at Lead and Silver have locked up their restroom. One of Marlene's neighbors says that there's been some drug traffic on her block recently.
- C. Gilchrist House – Already discussed.
- D. Neighborhood traffic/transportation – Ike Benton's assistant reports that a city consultant is preparing cost estimates for traffic studies on 100 – 400 blocks of Stanford and 200-300 blocks of Columbia. Traffic Engineering opposes stop signs on Garfield, but a consultant will prepare cost studies for additional speed studies that might result in consideration of other traffic calming measures; Marlene mentions that there are stop signs every two blocks on Garfield east of Girard. Ike soon will set up a meeting with UHA and BikeABQ people about the Silver Bike Boulevard.

#### VI. Discussion items/followup/updates

- A. Website/Facebook – Nothing.

#### VII. Officers' reports

- A. President – Southeast Area Police Office Appreciation Day is September ?, and we'll give them a \$50 gift certificate from the Coop.
- B. Vice President – Nothing further.
- C. Secretary/Treasurer – Nothing further.

#### VIII. Adjournment at 8:50 p.m.

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Tuesday, September 7, 2010

7:00 p.m. at 105 Stanford, SE

### I. Preliminary Items

- A. Call to order – Sherry Smith called the meeting to order at 7:05 p.m.
- B. Introductions – Sherry Smith, Lanny Heinlen, Marlene Brown, Greg Gould, Jennifer Simpson, Brian Stinar, Augustine Grace, and Don Hancock.
- C. Approval of agenda – Approved.
- D. Approval of minutes of August 3 meeting – Approved with one correction.
- E. Next meeting – Tuesday, October 5 at 7 pm.
- F. Financial Report – Received \$2 donation from the coupon in the newsletter; interest of 46 cents. Balance of \$2,380.60, plus \$1,075 in tree donations. No donation was made for Police Appreciation because Don thought it was in September, so missed the date. We'll check with them to see if there's something else we can do.
- G. Open forum – Nothing.

### II. Action/followup items

- A. No Block Party – Since the parking permits and band weren't available, the block party was cancelled. Discussion about what other kind of event we might do. Sherry will talk with Nob Hill about what they've learned about their merchant street fairs. Augustine and Brian are willing to talk with merchants on the 100 block of Harvard about an event, perhaps on April 16.
- B. Newsletter – Jennifer has developed a draft, which will go out this weekend.
- C. Zone change request to P (parking) for portion of 201 and 203 Harvard. Augustine Grace reported on the September 2 study session was supportive, so it is the first agenda item on the September 9 hearing, as the other items have been deferred.
- D. Saffron sign – Lanny contacted Kim in Zoning Enforcement who said that they're supposed to either take down the big sign or apply for a permit by September 17. The smaller electronic sign is not legal.
- E. Bricklight fences – Pita fence up though there was no permit. Cheba Hut also has extended their fence to the east side. City has been asked to enforce. Agreed that we'll ask the city enforcement to take care of those two items and the Saffron sign.
- F. Blood Plasma Center – Facilitated meeting last week to talk about expanding office and storage into the adjoining building (now Silver Skateboard). We made clear that we still opposed the idea, which has been denied on two other occasions. They probably won't apply for it, though are still pursuing renewing their 5 year lease with another 5 year option for the present site at 122 Yale, SE.
- G. City Cleanup – Citywide cleanup is September 25. Sherry hasn't heard back about our usual fall neighborhood cleanup, the timing of which is better because it's near the end of the semester. We'll try to do our own fall cleanup later in the year.

### III. Committee reports

- A. Lead-Coal Task Force – Albuquerque Underground was the low qualified bidder.

- Next meeting is Tuesday, September 14 and will discuss schedule and whether only part of the project will be done.
- B. Crime and Safe City Project – At the last meeting, Sherry mentioned the prostitution problem. Gus also has been calling 311 regularly, and police officers have been coming by, so the problem has lessened.
  - C. Gilchrist House – Meeting at Build New Mexico on Monday, September 13 at 7 to discuss their conceptual plans for a child care center.
  - D. Neighborhood traffic/transportation – Lanny discussed the illegal parking in the alleys with parking enforcement, which will now patrol the alleys.

IV. Discussion items/followup/updates

- A. Website/Facebook – Website is down, but hopefully will be up soon.

V. Officers' reports

- A. President – Nothing further.
- B. Vice President – Nothing further.
- C. Secretary/Treasurer – Nothing further.

VI. Adjournment at 8:05 p.m.

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Tuesday, October 5, 2010

7:00 p.m. at 105 Stanford, SE

### I. Preliminary Items

- A. Call to order – Sherry Smith called the meeting to order at 7:05 p.m.
- B. Introductions – Sherry Smith, Lanny Heinlen, Greg Gould, Jennifer Simpson, Brian Stinar, Joseph Aguirre, and Don Hancock.

II. UNM New Student Housing – Kim Murphy of Director of UNM Real Estate, Amy Coburn (Lobo Development Consultant), and Julian Coburn (Amy's son) presented the new Student Housing Project. The UNM housing goal is to add 2,000 beds, to get up to 4,500 beds, because students that live on campus have better academic performance and higher graduation rate. About 8% of students live in UNM housing, over time they want to go to 15%, which is more similar to other universities. Lobo Development Corporation is partnering with American Campus Communities to do the new housing development over a period of years, starting with the new facility near the Pit. Lobodevelopment.com is the website for more information about the planning process that has been ongoing since last spring. Three current options for the first phase new housing (about 800 beds) would be around Campus and the parking near La Posada to try to minimize impacts on existing campus activities. They hope to start construction next summer for occupancy in the fall of 2012. Girard entrances and traffic also are under discussion with the possibility of making it two lanes and more bicycle and pedestrian access. None of the new central campus housing will have kitchens, so they will also be putting in new food service near the new housing. Concerns about traffic entrances off Central were expressed. The idea of working with off-campus restaurants for food was suggested.

### III. Additional preliminary items

- A. Approval of agenda – Approved.
- B. Approval of minutes of September 7 meeting – Approved
- C. Next meeting – Tuesday, November 2 at 7 pm.
- D. Financial Report – The only change from last month is \$20 from Sherry's neighbors. The balance of \$2,400.60, plus \$1,075 in tree donations.
- E. Open forum – Albuquerque Produce Exchange is not policing their parking, so students are parking there.

### IV. Action/followup items

- A. Alternative event to the Block Party – Augustine and Brian are planning to talk with merchants on the 100 block of Harvard about an event, perhaps on April 16.
- B. Neighborhood cleanup – Sherry will talk with solid waste about December 11 or 18.
- C. Gilchrist House – The request to demolish the house will go to the Landmarks and Urban Conservation Commission hearing on November 10. The zone change request for the child care center is mostly likely to be heard in January. Suggestion to have a neighborhood meeting on both issues, on Monday, October 18 at 7 at Peace Center. We'll do flyers on the blocks that we can on Stanford, Cornell, and Harvard.

- D. Other zoning issues – Zoning Enforcement still hasn't address the Saffron sign or Bricklight fences. Ben McIntosh is the new inspector who now has the cases, since Kim Wolf is on maternity leave. The zone change request at 201-203 Harvard was approved. Allen Lewis, one of the Bricklight partners, who owns parking lots on Yale, is considering developing a housing plan to do infill on some of his lots. Don suggested that he needs to adhere to the Sector Plan requirements, rather than requesting zone changes for higher density or reduced parking requirements. Blood Plasma Center – The new lease is being negotiated as the Bricklight Partners want to keep the high rent tenant. They will consider some limits in the lease to limiting business to Monday-Friday. They'll also try to get their security to not allow loitering and littering at the property.

#### V. Committee reports

- A. Lead-Coal Task Force – Albuquerque Underground was the low qualified bidder. Public information meeting is Wednesday, October 13 from 11 to 1 and 3 to 6 at Immanuel Presbyterian Church at Carlisle and Silver. Construction is to start on October 25, major road work will start around mid-November. First locations will be starting at Coal and Oak and Coal and University; and Lead will be turned into two-way street during the Coal construction, and then two-way Coal while Lead construction is done. Cooney, Watson and Associates is the PR firm, will have the website – leadandcoal.com and an email list.
- B. Crime and Safe City Project – Next Safe City meeting is next week. Sherry's neighbor has video of people taking newspapers. There was an attempted burglary at Joseph's house last Saturday.
- C. Neighborhood traffic/transportation – There was a Silver Bike Boulevard meeting on September 29 at Heights Community Center, but no one from UHA attended.

#### VI. Discussion items/followup/updates

- A. Website/Facebook – Website is up and the problem seems to be solved.

#### VIII. Officers' reports

- A. President – Sherry would like someone else to be president next year.
- B. Vice President – Transportation across the river meeting is on October 7.
- C. Secretary/Treasurer – KUNM Radio board elections will be happening early next year. A neighborhood person would be welcome.

#### VIII. Adjournment at 8:40 p.m.

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Tuesday, November 2, 2010

7:00 p.m. at 105 Stanford, SE

### I. Preliminary Items

- A. Call to order – Sherry Smith called the meeting to order at 7:01 p.m.
- B. Introductions – Sherry Smith, Lanny Heinlen, Jennifer Simpson, Joseph Aguirre, Marlene Brown, Augustine Grace, and Don Hancock.
- C. Approval of agenda – Approved.
- D. Approval of minutes of October 5 meeting – approved with one correction.
- E. Next meeting – Tuesday, December 7 at 6 is holiday party at Sherry’s house. Marlene and Sherry will make latkes, apple sauce and sour cream, desserts, chile. The final board meeting will be on Tuesday, January 4, 2011.
- F. Financial Report – Sherry’s neighbors contributed another \$10, plus 12 cents interest. The balance is \$2,410.72, plus \$1,075 in tree donations.
- G. Open forum – Marlene’s American Solar Energy Institute isn’t going to form, but she will continue to teach classes. There wasn’t notice about the Race to the Top, which severely affected neighborhood traffic.

### II. Action/followup items

- A. Alternative event to the Block Party – Augustine and Brian haven’t gotten together yet.
- B. Neighborhood cleanup – City has confirmed for December 11 from 8-12 to do large item pickup on the streets, but we won’t have a truck at Farmer’s Market.
- C. Annual meeting – Sunday, January 30, 2011, hopefully at Outpost Performance at 2 to 4. Agenda possibilities – Lead and Coal, Crime, Mayor’s office, Ike Benton, Gail Chasey and we’ll have potluck food and drink.
- D. Gilchrist House – The request to demolish the house has still not been filed. The earliest hearing date is January 12, 2011. The timing of the zone change request for the child care center also is unknown. Augustine has asked the owners for a list price for the two lots and house and for the four lots and then for 30 days to make an offer, and he is awaiting response. Augustine would be doing a renovation for about residential, office, and coffee shop operation, which would require a zone change for the coffee shop. The neighborhood meeting was held on October 18 at the Peace and Justice Center. Five board members, six people from Build New Mexico, and 8 neighbors were present. There continues to be a lot of concern about leaving things as they are. No justification has been provided for the child care center, which also isn’t defined in the zoning ordinance, so it will presumably be a “day care center” which is permissive in C-1 or O-1 zones. Jennifer moves to oppose the current plans for demolition and a zone change for a child care/day care center, seconded by Marlene, and approved unanimously, with Augustine abstaining.
- E. Other zoning issues – Zoning Enforcement has again cited the Saffron signs that don’t have permits, and on Thursday they will be a court case filed. Ben McIntosh is the new inspector who is still working on Bricklight fences. Jennifer moves to oppose

the Blood Plasma Center request for an expansion of the non-conforming use, which passes unanimously.

III. Committee reports

- A. Lead-Coal Task Force – The Task Force next meeting is on November 16. On November 8, Lead will be switched to two-way. Send inquiries to [www.leadandcoal.com](http://www.leadandcoal.com)
- B. Crime and Safe City Project – Safe City hasn't met.
- C. Neighborhood traffic/transportation – Nothing more.

IV. Discussion items/followup/updates

- A. Website/Facebook – Website is up.

V. Officers' reports

- A. President – nothing further.
- B. Vice President – nothing further.
- C. Secretary/Treasurer – nothing further.

VI. Adjournment at 8:15 p.m.