

UNIVERSITY HEIGHTS ASSOCIATION

Minutes

Thursday, February 9, 2012

7:00 p.m. at 120 Vassar, SE

I. Preliminary Items

- A. Call to order – Jennifer Simpson called the meeting to order at 7:05 p.m.
- B. Introductions – Jennifer Simpson, Sherry Smith, Greg Gould, Joseph Aguirre, Marlene Brown, Augustine Grace, Brian Stinar, Gregory Hartman, and Don Hancock.
- C. Approval of agenda – approved.
- D. Approval of minutes of December 6, 2011 meeting – approved with corrections.
- E. Approval of minutes of annual meeting – approved.
- F. Next meetings – Thursday, March 8; Thursday, April 12 – may be moved to April 5.
- G. Financial report – At the annual meeting, donations and memberships of \$104; other memberships paid of \$5; Interest of 12 cents. Expenses: Appeal at 501 Girard, SE was \$50. Balance is \$2,527.29, plus \$1,075 for trees.
- H. Open forum – Sherry was called by Spencer from the Safe City Project wondering whether Steve Capra lives in UHA because his recent OpEd in the *Albuquerque Journal* was highly critical of continuing break-ins in his neighborhood (south of UHA). She and Don attended the neighborhood meeting with city officials regarding problems at the Smith's gas station at Carlisle and Constitution. There is a public meeting on February 27 at 5000 Marble, NE about the air quality permit. The Air Quality Division reported no complaints about the gas station at Yale and Coal.

II. Action/followup items

- A. Official city contacts – Greg and Don will be the official contacts.
- B. City Council re-districting – Final vote is scheduled for February 22 and apparently will be a party-line vote to move district 3 to the West Side. UHA would then be in District 6. Approved to write a letter to the mayor and city council in support of a charter amendment to allow additional districts and to support Plan V which maintains neighborhood values.
- C. Neighborhood Patrol – Marlene and Jennifer have done some foot patrols, and they will host a meeting with those interested people and develop a schedule.
- D. Followup to discussion at the annual meeting – Concerns were reviewed. Joseph will follow up with Councilor Benton on the traffic study after Lead/Coal construction is completed and additional streetlighting on Silver. We'll continue to work on permit parking. Regarding the fences at the Bricklight, there is less intensity of concern.
- E. Spring cleanup – Preferred date is Saturday, May 19, alternative is Saturday, June 2.

III. Committees

- A. Lead-Coal Task Force – Sherry called about the trash cans not being emptied and appreciation that landscaping is trimmed. The next Task Force meeting is Tuesday, February 21.
- B. Crime and Safe City Project – At Sherry's request, police reports for the Yale/Coal area were brought. In the last 3 months, there were 13 incidents, 8 of which were car accidents. This afternoon two police cars were catching speeders on Garfield.

- C. Zoning – 501 Girard, SE appeal will be heard by the Land Use Hearing Officer on Friday, February 24 at 9. Marcelo Roman, owner of 113 Vassar, SE has remodeled the former day care center, but doesn't have tenants. On Tuesday, he met with Jennifer, Greg, Gregory, and Don to discuss his plans for a conditional use for a kennel. In addition to a conditional use, he needs a variance because a conditional use for kennel cannot be within 30 feet of a residential zone and a variance for parking, since he wants to have only three employee parking spaces off the alley, and a drop off area in front, so he has a substantial parking deficit; he would like to use spaces at the parking lot to the north. Concerns were noise, smell, as well as the zoning issues. Don will provide that feedback to him.

IV. Presentation by Tymn Waters, Glenn Fellowes of SMPC Architects on 202 Cornell, SE. Tymn lives at 309 Bryn Mawr, SE, serves on the Nob Hill Board and he lived in the UHA neighborhood during college. Also attending were Julie Kidder, Julie Ahern, Rick Wild, and Mark Dalen who live on the 200 block of Cornell.

Werner-Gilchrist LLC still owns the four lots and likely wants to hold on to 204 and 206 Cornell, including building the house in the designated area at 206 Cornell. The architects were asked to develop a concept for the two empty lots of two fourplexes, about 600 to 800 square feet in size with one two-bedroom apartment and three one-bedroom apartments in each unit. Rents would be about \$1 per square foot (\$700-\$900/unit). The concept would allow each lot to be sold separately, ideally for the owner to live on site.

The concept tries to use color schemes consistent with the other housing in the area, but they are open to suggestions. Porches and awnings are included. Each apartment will have front and back door. There would be a gate for the courtyard area to provide security. Parking is off the alley. Drainage to control runoff into the landscaped areas. There's not yet a landscaping plan, but they want to try to keep the existing large trees and do xeriscaping.

Zoning issues are what would be the zone change justification, especially if other than DR, and whether all requirements would be met – DR setbacks and parking aren't compliant in the draft concept.

Brian made a motion to support the concept, seconded by Augustine, and passed. SMPC will proceed with more detailed plans and zone change justification.

V. Officer's reports

- A. President's report – Jennifer will email information about the County enhancement projects. Applications are due in April, so we'll further discuss at the March meeting. She has started a regular column on DukeCityFix.com. Her focus is on encouraging community.
- B. Vice President – nothing further.
- C. Secretary/Treasurer – nothing further.

VI. Adjournment at 9 p.m.