

# UNIVERSITY HEIGHTS ASSOCIATION

## Minutes

Thursday, March 8, 2012

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

### I. Preliminary Items

- A. Call to order – Jennifer Simpson called the meeting to order at 7:02 p.m.
- B. Introductions –Jennifer Simpson, Greg Gould, Augustine Grace, Brian Stinar, Gregory Hartman, and Don Hancock.
- C. Approval of agenda – approved.
- D. Approval of February 9 minutes – Gregory moved, seconded by Greg, and passed.
- E. Next meetings – Defer until later when more are present.

### II. Presentation by Tymn Waters of SMPC Architects on 202 Cornell, SE. Also present were James de Champlon (203 Cornell) and Julie Kidder (204C Cornell).

Application will be to return to DR zoning. Revised plans for the 8-plex were provided in advance and distributed to board members and others on the block. Tymn said that revised plans make the setbacks consistent with DR requirements in the Sector Plan; addressed curb appeal issues with better landscaping, crusher fines for patios, raised movable planters for gardens and river rock in swales with trees and plants; and he thinks the two four-plex buildings will be purchased by one person. Suggestions to change the color to “non-gray” will be incorporated. Parking area would be crushers, except for paved handicapped/motorcycle space. No decision yet about roof type and HVAC. Power pole along the alley in the parking has PNM, CenturyLink, Comcast, and UNM fiber, so it can’t be moved, but will change the anchors to not block parking spaces. Power poles on Silver come from the substation and won’t be moved. He expects that there will be a landscape palette, rather than particular plants chosen now.

Gregory thinks that this is an especially important property because it’s a corner lot as well as historic lot. He is concerned about connecting to the streets, so he’d like porches on Silver and Cornell. Tymn says that the developer doesn’t like to pour concrete out toward the street. Julie suggests that trash containers be placed in conjunction with where the trash pick ups happen on Silver or Cornell and also that they’re not in front of windows. Tymn will talk with the developer about flipping the middle apartments that front on Silver and having porches on Cornell and Silver.

There was discussion about our next steps, including responding to the application. We will also be asked about the facilitated meeting.

### III. Additional preliminary item

- A. Open forum – Nothing further.

### IV. Action/followup items

- A. County neighborhood enhancement grant proposal – The application process begins on April 3 and runs for a month. Ideas include an application for bigger draw for the block party and neighborhood identity signs (“historical markers”). Greg moves that we submit an application for the historic markers, seconded by Gregory and passed.

Gus volunteered to write it; Jennifer will help. Gilchrist property could be one location; and we'll consider other locations.

- B. City Council re-districting – Jennifer sent individual letters to all nine councilors before their February 22 vote and to the Mayor before he signed the plan that we opposed.
- C. Neighborhood Patrol – Marlene has set up an organizational meeting on Tuesday, April 17 from 6-7 pm at Winnings Coffee on Harvard.
- D. Spring cleanup – Sherry has confirmed with the city for Saturday, June 2.

#### V. Committees

- A. Lead-Coal Task Force, Neighborhood Traffic Study, UNM/CNM/Sunport Transit Project – Lead/Coal Task Force met on Tuesday, February 21. Project is slightly behind schedule, but still hoping to do final pavement on Coal in March, so that by the end of March there will be traffic on both streets. But still ongoing work with landscaping and I-25 until official opening in mid-May. Next Task Force meeting is Tuesday, March 27. Joseph has been in touch with Diane Dolan in Councilor Benton's office about the neighborhood traffic study once Lead/Coal is finished. The UNM/CNM/Sunport Transit Project is in the initial stages.
- B. Crime and Safe City Project – 204A Cornell, SE tenants have had loud parties that have led to arrests by the police.
- C. Zoning – Marcelo Roman says that he still plans to apply for the conditional use for the kennel at 113 Vassar, SE even though he knows that there will likely be some opposition. He was asked to send us his application, which must be submitted by March 12 for the April 17 Zoning Hearing Examiner Hearing.  
501 Girard, SE appeal to City Council was heard by the Land Use Hearing Officer on February 24. The recommended decision is to grant our appeal because the lots are not exceptional. There was additional discussion in the decision regarding that a variance might not be necessary that we'll ask the Council to not adopt when they make their decision on Monday, March 19.  
Nob Hill Sector Plan amendment on liquor sales – EPC hearing on April 12 includes a City Planning Department text amendment to the Nob Hill Highland Sector Plan to allow sale of alcoholic beverages for off-premise consumption from establishments with "Small Brewer's License" or "Winegrowers License" as a Conditional use in the CCR-1 and CCR-2 zones. No objections.

#### VI. Officer's reports

- A. President's report – nothing further.
- B. Vice President – nothing further.
- C. Secretary/Treasurer – Financial report – Memberships of \$1; Interest of 12 cents. Balance is \$2,528.41, plus \$1,075 for trees.

"Curbside Chat" with Charles Marohn, Executive Director of Strong Towns, is Tuesday, March 27 from 1:30 to 2:30 in the City/County Chambers; co-sponsored by Maggie Hart Stebbins and Ike Benton.

#### VII. Adjournment at 8:30 p.m.