

1004167

FACILITATED MEETING REPORT AMENDMENTS

Date Submitted: 1/10/2017
Original Submission: 1/2/17
Submitted By: David Gold
Facilitator: Philip Crump
Co-facilitator: David Gold
Project Number: 1004167
Meeting Date and Time: 12/29/2016

Section 5.2

Reads "arterial"

Correction "arterial or collector street"

Section 10.1

Reads "There was considerable discussion of drainage, on the site and in the area."

Correction "There was considerable discussion of drainage, on the site and other sites that affect this area, namely La Orilla Village."

Section 10.2

Reads "The issue is not directly connected to this project."

Correction "The issue is not directly connected to this project, but drainage from the west side of Coors does affect this site."

Section 12.4

Reads "benches on the north side".

Correction "benches on the north and west side under the awnings"

Add Section 14.2.2

Addition "Concerns with the size were brought up again."

Henry, Dora L.

From: Jolene Wolfley <sagehome@live.com>
Sent: Tuesday, January 10, 2017 6:51 AM
To: Gould, Maggie S.; Henry, Dora L.
Cc: cp@consensusplanning.com
Subject: TRNA letter on Bosque Plaza/Guardian Storage for EPC Hearing on January 12th
Attachments: EPCBosquePlazaAmendJan2017.pdf

Maggie and Dora,

Please provide the EPC with this letter for the following item on the EPC's January 12, 2017 hearing:

7. Project# 1004167
16EPC-40071 Amended Site Development Plan
for Subdivision

Let me know if you have any problems viewing the letter.

Thank you.



P.O. Box 66288

Albuquerque NM 87193-6288

January 9, 2017

Karen Hudson, Chair
Environmental Planning Commission
Sent via email

**RE: Project #1004167/ 16EPC-40071
Bosque Plaza/Guardian Storage**

Dear Chair Hudson and Members of the EPC:

The Taylor Ranch Neighborhood Association has been in discussion with Consensus Planning and Guardian Storage regarding the proposed indoor storage on Lot 1 in Bosque Plaza Shopping Center. TRNA has spent the past year emphasizing to the development team and relevant city review boards that the Bosque Plaza Site Plan design guidelines are grounded in policies of the Comprehensive Plan (Comp Plan), the Westside Strategic Plan (WSSP), and the Coors Corridor Sector Development Plan (CCSDP) plan policy. Any change to the site plan should maintain the objectives based on plans. A review of those relevant policies is at the end of this letter.

The TRNA Board voted unanimously to offer support for the application now before the EPC **if and only if** the following conditions can be met:

1. Maximum Floor Area Ratio section of site plan states: "Indoor Storage, Lot 1 only: FAR up to 1.0 only if the Coors Corridor Plan View Regulations for massing and height are in compliance, large truck access/turning movements are incorporated, and in accordance with an approved grading and drainage plan to ensure the drainage is fully functional and aesthetically pleasing." In addition the following are required:
2. Guardian Storage is the builder of the indoor storage.
3. **An additional retail use of at least 1500 square feet is added to the storage building. The retail use is in addition to the office/sales of the indoor storage business, but within the FAR maximum.**
4. Building height including parapets is no more than 26 feet and the architecture matches the renderings on the SPSD dated 12/19/16. Critical architectural features are:

- a. First and second story multi-paned windows and doors shown on building corners and in the middle of the west elevation;
 - b. A minimum of six white shade canopies/portales with squared posts as shown on building corners and middle of the west elevation;
 - c. Real brick wainscoting on all elevations;
 - d. Real brick coping along the top parapet for all elevations;
 - e. Guardian Storage signage over main entrance as shown in SW perspective drawing.
5. Large and small truck access and turning movements are highly functional and will not lead to problems in the future for adjacent roadways and properties.
 6. The existing drainage easement and future needs for storm water flow and retention are adequately and aesthetically addressed at the SPBP stage.
 7. The Coors Corridor Plan view regulations limiting height and mass are strictly adhered to.

A certain sized building should not be assumed by a maximum FAR up to 1.0 on the site plan. Rather the final building size should be determined when all design guidelines and development requirements are met. If Guardian Storage is unable to meet these conditions as they proceed through the SPBP stage and/or they withdraw from the site, TRNA asks that the approval be conditioned so that the indoor storage at a maximum FAR of 1.0 be removed from the site plan.

TRNA reminds the EPC that the BPSPS was developed over a year culminating in the summer 2006. In July 2005, “the EPC expressed concern about the lack of design standards for the Bosque Plaza shopping center.” (EPC Staff Report, 3/16/2006, p.3). A Site Plan for Subdivision (SPS) was submitted by the property owner and the EPC made some modest changes and approved it in 2006. The site plan has successfully guided the development of three lots in Bosque Plaza.¹

I. Issues of FAR

A. A major change being proposed is an increase in the FAR from 0.4 to 1.0

TRNA has been opposed to this dramatic a change in FAR. However, TRNA asks the EPC to ensure that the building will include the items in the aforementioned list: street level retail; proper truck access/turning; adequate drainage treatment; and architecture matching the rendering now included on the site plan. Then TRNA could support the

¹ The Village Inn was approved in 2004 with no SPS. The Dairy Queen was approved in 2005 “with strict conditions placed upon the development so that it would blend in architecturally with the adjacent Riverside Plaza shopping center.” (EPC Staff Report, 3/16/2006, p.3-4.) Panda Express and two medical offices have developed guided by the BPSPS.

change in FAR because the building would have some active pedestrian elements and would have the appearance of an office building that would generally fit into the Bosque Plaza Shopping Center. Pushing to the maximum FAR of 1.0 should only be achieved in the SPBP stage if these items are thoroughly addressed.

In 2006, the property owner proposed the site uses and maximum FAR for the BPSPS. The EPC confirmed that those uses and FARs would be most successful in achieving the objectives to:

- Development east of Coors to be sensitive to community asset²**
- Recognize La Orilla Road as a last remaining public access to Bosque³**
- Respect environmental conditions and scenic resources⁴**
- Respect existing neighborhood values⁵**
- Protect and enhance unique views⁵**
- Do not exceed height of underlying zone⁶**

A building built at an FAR of 1.0 will fill the site horizontally and vertically and challenges the active pedestrian area objectives of the site plan. If Guardian storage builds a building that includes pedestrian oriented features (see next section), these features could help overcome the disadvantages of the higher FAR.

² WSSP, p. 202: "Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset."

³ WSSP, Policy 3.18: Recognizes La Orilla Road as a public access point to the Bosque. One of the last remaining public access points.

⁴ Comp Plan (II.B.5d): "The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources..."

⁵ CCSDP (4.c.1) View Preservation: "Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor." (p. 103)

⁶ CCSDP (4.b.2.B.1) Height and Bulk Regulation: Buildings and structures shall not exceed the height limitation in the underlying zone...

B. Site design requirements in Bosque Plaza are interconnected. Changing the FAR to 1.0 would allowed increased height and bulk and could compromise other BPS objectives. Therefore mitigating measures, such as a requirement for street level retail, an outdoor patio, and several shade canopies/portales with public benches are needed.

Relevant BPSPS guidelines are:

Maintain Bosque views in public locations⁷

Require outdoor patio with seating⁸



Outdoor Patio Seating, Panda Express, Bosque Plaza

⁷ BPSP J.1: “Bosque and mountain views shall be maintained....and shall be generally available from public locations, such as patios, outdoor seating, areas and intersections.”

⁸ BPSP C.2.5: “For office and commercial buildings shaded patio space with outdoor seating shall be provided. The patio shall have adequate shading provided by trees and/or shade structure that integrates with building architecture.” (C.2.5)

II. Issue of Outdoor Storage as a Permitted Use

A. Why is an indoor storage use contrary to the WSSP and why should indoor storage be added to the site plan only under strict guidelines?

The property owners and EPC confirmed in the BPSPS that it was to develop as an active pedestrian area where retail and office patrons would be able to walk between various uses (park once concept). There is extensive attention to pedestrian planning in the BPSPS which highlights how important it is to achieve objectives in the WSSP:

Establish designs to support pedestrian travel⁹

Establish designs to encourage public transportation ridership¹⁰

B. Site design requirements in Bosque Plaza are interconnected. Adding indoor storage to one of the largest lots in the Shopping Center could compromise the “additional guidelines” developed to make Bosque Plaza an active pedestrian environment.

Indoor storage generates virtually no pedestrians. This large lot has the potential to attract a user to ‘anchor’ the site plan and produce pedestrian activity. At a minimum, Guardian Storage should have one street level retail space, independent of the storage operation, that would create an active pedestrian environment.

Create an active pedestrian environment¹⁰

Encourage and enhance the pedestrian nature of Bosque Plaza¹¹

(list continues next page)

⁹ WSSP 4.10 “ It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.”

¹⁰ BPSPS G. “The creation of an active pedestrian environment at Bosque Plaza is dependent upon creative site and architectural design.”

¹¹ BPSP L and L.1: “To encourage and enhance the Pedestrian nature of Bosque Plaza, the adjacent Pedestrian Plan is added to demonstrate the pedestrian connections to and from the site and the connections within the site that will provide for pedestrian movement.”

Primary pedestrian network to Bosque¹²

Secondary pedestrian network along Bosque Plaza Lane¹³

Individual Business pedestrian access between lots¹⁴

Future pedestrian access to Winterhaven Road¹⁵



Bosque Trail Entrance at the end of La Orilla Road

¹² BPSP L.1: "The Primary Pedestrian Network is illustrated along Coors Blvd. and La Orilla Rd. This provides access along Coors Boulevard and La Orilla Road, toward the Bosque."

¹³ BPSP L.2: "Bosque Plaza Lane provides a Secondary Pedestrian Network..."

¹⁴ BPSP L.3: "Individual Business Pedestrian Access is also indicated on the Plan. The Plan also provides for connections between each of the lots and to adjacent properties."

¹⁵ Pedestrian access has been built.

The property owners envisioned retail and office uses when they created the BPSDP. Guidelines for these two uses--and only these two uses--run through the various design guidelines, including FAR, parking and circulation, architecture, landscaping.

III. Issue of Architecture

A. Why are the BPSDP architectural guidelines important to implementing the Comp Plan, the WSSP and the CCSDP? Why should the architectural guidelines be adhered to strictly?

The property owner proposed the architectural styles that are on the site plan in 2006. The EPC confirmed that the territorial and territorial revival styles would be most successful in achieving the objectives to:

- Enhance the overall visual environment¹⁶**
- Be of high quality¹⁷**
- Be appropriate to the plan area¹⁸**
- Compatible with natural setting and built environment¹⁸**
- Blends in well with the natural setting¹⁹**
- Discourage trademark architecture²⁰**

¹⁶ CCSDP Policy 4.b.10 "Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor." (p.100)

¹⁷ Comp Plan (II.B.51): "Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area."

and Staff Report 4/20/2006 p. 5 "The Bosque Plaza shopping center is located in a unique area, characterized by the Bosque and public access to it via La Orilla Road. Therefore, new development must be of high-quality that blends in well with the natural setting. The proposed site plan for subdivision has limited architecture styles to Territorial and Territorial Revival and prohibited franchise buildings."

¹⁸ CCSDP Policy 4.a.3 "New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines." (p.86)

¹⁹ WSSP and Planning Staff report 4/20/2016, p. 6: "Because of its location in the Bosque Transition Zone, development in Bosque Plaza shall be sensitive to the Bosque environment. Buildings must blend with natural surroundings and uses must not compromise Bosque protection. The proposed site plan for subdivision has limited architecture styles that will blend with natural environmental conditions."

The BPSPS clearly states: “**These standards shall apply to all properties within the Bosque Plaza Shopping Center.**” (BPSPS, Sheet 2, paragraph 1). Four property owners have already made investments based on compliance with the BPSDP. In the cases of Dairy Queen and Panda Express, developers took great effort to get corporate approval for BPSPS architecture in place of the corporation’s trademark architecture. The Orthodontic office has oriented its buildings windows to take advantage of Bosque/mountain views. TRNA is encouraged that Guardian Storage has produced a building design that is consistent with Territorial architecture and is consistent with the neighboring Riverside Plaza. Any approval for indoor storage, however, needs to require strict adherence to this rendering and detailed design guidelines for Large Building on Lot 1.

Thank you for your consideration of TRNA requests. TRNA has worked diligently for thirteen years to help make sure development near the Bosque complies with the Comp Plan, the WSSP, and the CCSDP. We would appreciate your effort to make sure all provisions now before you are implemented, otherwise the entitlements to build an indoor storage on Lot 1 should be reversed.

Sincerely,

Jolene Wolfley, Director
Government Affairs
Taylor Ranch N.A.

²⁰ CCSPD, Policy 9: “Trade-Mark” type buildings are discouraged.” (p.100)

January 8, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second St. NW
Albuquerque, NM 87102

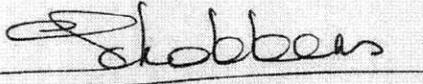
RE: EPC Project #1004176 (Guardian Storage/Bosque Plaza)

Chair Chairwoman Hudson and Commissioners:

As an incorporated non-profit homeowners' association, Las Casitas Del Rio II, has voted approval to hereby grant Ms. Nita C. Day, our association's Secretary to represent us in all matters regarding the application for amendment to the Site Plan for Subdivision for EPC Project #1004176 (Guardian Storage/Bosque Plaza). This authorization shall include any subsequent matters such as any Zoning or Developmental Review Board hearings that may pertain to this action.

Sincerely;

Las Casitas Del Rio Dos Homeowners' Association, Inc.

 · 1-8-17

Colette Schobbens
LCDR II President

January 8, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second St. NW
Albuquerque, NM 87102

RE: EPC Project #1004176 (Guardian Storage/Bosque Plaza)

Dear Chairwoman Hudson and Commissioners:

The Los Casitas Del Rio II HOA (LCDR II) has been engaged with this project since August 2016. Initially we opposed the proposed development for a multitude of reasons, some being the massive size, safety concerns of pedestrian and vehicular access and traffic, and lack of vibrancy the proposed Guardian Storage development would bring to Bosque Plaza in light of the Site Plan for Subdivision's (SDS) stated intent and descriptive vision for future developments.

However, after much engagement with Consensus Planning, Inc. we believe we are able to offer support for the proposed amendments if the following conditions are met:

1. The site plan for subdivision be changed to reflect that Winterhaven Road shall remain available to pedestrian access only and will no longer be considered for access by vehicular traffic to Bosque Plaza Lane. LCDR II voted to support this project only so long as this condition is met in addition to other development concerns. **Without this condition being met we simply cannot support this project, even if other conditions are met.**

2. Out of concern for pedestrian and vehicular safety we ask that all truck access and turning radii be highly functional and the provisions relating to the creation of an active pedestrian environment, as defined in Section G.1.a-e of the SDS, be strictly enforced. This condition protects neighboring lots and the public from potential injury and property damage.

3. Drainage for stormwater flow and retention continues to be problematic for the properties east of Coors between the streets of La Orilla and Montano. Thus, it is necessary to preserve existing drainage easements and consider future needs for rooftop and stormwater flow and retention. We request these concerns be adequately and aesthetically addressed when this project submits for building permit.

4. Considering the mass of the development, 1.0 FAR for indoor storage, preservation of the view plane pursuant to the Coors Corridor Plan (CCP) is a concern. Thus ensuring the total building height, including parapets and any necessary rooftop accessories, does not exceed 26 feet, is consistent with the CCP. Additionally, pursuant to the CCP no more than 50% of the view area should be obscured by the bulk of the building.

5. The architectural objectives should be preserved to allow this area to remain pedestrian friendly and safe to ensure the impacts of an indoor storage are minimal to the public and this sensitive environmental area. The indoor storage as proposed on the SDS should not be conceptual; rather the proposed design should be specified on the SDS as a prototype because the participants have made considerations in reliance upon the representations set forth by the proposed SDS. As a prototype the two-story building would have to include the following:

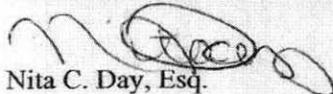
- a. Multi-paned windows and doors as shown on the building corners and as depicted on the building's southwest side.
- b. At minimum six white portals with squared posts as depicted on the corners and mid-west side of the building. Outdoor pedestrian seating should be included under the portals on the mid-west side and on either one, or both, of west side corners.
- c. Real brick, or equivalent quality material reflecting a real brick aesthetic, be utilized to provide wainscoting and coping around the entire building as depicted on the SDS.
- d. Signage should be implemented and limited to that as depicted and lowlight emission standards should be utilized.
- e. The proposed development include retail space separate and in addition to the office/sales space of the indoor storage business. This addition promotes community opportunity and brings diversity to this use.

Should the aforementioned conditions be met LCDR II can support the proposed amendments to the Bosque Plaza SDS. Ensuring the design standards achieve the architectural objectives allows this area to remain aesthetically pleasing, pedestrian friendly, and minimizes any impacts the indoor storage may present to this unique environment and the community.

However, in supporting this project, it is strictly for purposes of allowing Guardian Storage to build the proposed indoor storage building. Should Guardian Storage not be able to meet these conditions, or withdraw from building at Bosque Plaza, LCDR II respectfully requests the amendment allowing an indoor storage with a maximum FAR of 1.0 be null and void and of no force and effect for future development consideration.

Thank you for your consideration of not just the concerns raised by LCDR II, but of all our surrounding neighbors, HOA's, and Neighborhood Associations; it is very important to LCDR II to be in harmony with and sensitive to the concerns and needs of our immediate locality and community.

Sincerely;
Las Casitas Del Rio Dos Homeowners' Association, Inc.


Nita C. Day, Esq.
Secretary

Cc: Consensus Planning, Rio Oneste Homeowners Association, Taylor Ranch Neighborhood Association, Alban Hills Neighborhood Association via email.

January 8, 2017

Rio Oeste Homeowners Association
P. O. Box 66295
Albuquerque, New Mexico 87193

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second St. NW
Albuquerque, NM 87102

RE: EPC Project #1004176 (Guardian Storage/Bosque Plaza)

Dear Chairwoman Hudson and Commissioners:

The Rio Oeste Homeowners Association (ROHOA) has been collaborating with the Las Casitas Del Rio Dos Homeowners Association (LCDRII HOA) on this matter because of the close proximity both HOA's have to Bosque Plaza. Additionally, our HOA's share the same concerns and reservations about the project and the potential effects upon our residents, and neighbors.

The ROHOA Board prefers to have all 47 Homeowners' input to this project and requests more time, if feasible, to allow our total community input. It is important to note that our Homeowners are currently involved with the La Orilla Development as the "large Building-Flix Brew House" is abutting our northern ten homes and affecting privacy (10 homes/South End) and major traffic issues. The proposed "Guardian Storage" is directly across the street from "La Orilla Development." We are currently working with the Bernalillo County and the Developer to resolve parking issues within the property and parking along La Orilla and Coors and privacy/safety to our homes along the South End (See Attachments 2, 3, 4, 7, 8 & 9). Our 47 homes are governed by the City of Albuquerque EPC and hope that the EPC is following the hearings of the Bernalillo County Planning Commission on the "La Orilla Development" and its effect on our homes. Our homes are close in proximity of the proposed "Guardian Storage"/Bosque Plaza.

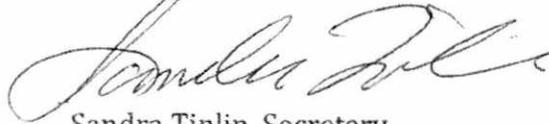
La Orilla Road and Coors is a major concern as traffic along this intersection is 40,000 cars daily. The "Traffic Trips" are now more along East La Orilla since the Entertainment Building has six theaters and multiple showings all day and night; thus generating well over a thousand cars into and out of the intersection of La Orilla and Coors. Sage Brush Church also generates a lot of traffic many times a week. The ROHOA requests the EPC to physically review this area with a County representative in the AM, Early Afternoon and PM to fully understand and actually "see" the current affects and how the proposed "Guardian Storage" may affect our

area given the development "Village at La Orilla." Our ROHOA homeowners deserve privacy and respect and preservation of the natural environment. Our neighboring associations deserve the same. The ROHOA Board appreciates the support of LCDRII HOA and surrounding Associations.

The ROHOA is aware that the meeting on the Guardian Storage will continue. The ROHOA submits our position based on 11 votes from our community. Our ROHOA residents have voted (11 homeowners) to support the LCDRII HOA's position. The ROHOA continues to receive homeowner input on short notice. In reviewing the conditional letter of support submitted by the LCDRII HOA the ROHOA adopts all conditions and concerns raised by the LCDRII HOA letter. In doing so, ROHOA hopes the Commission will better understand and consider how the Bosque Plaza impacts the areas around it. Thus, the ROHOA asks that before approval for the proposed amendments be granted the Applicant satisfy all conditions presented by LCDRII HOA and responds to the ROHOA request of a current physical assessment by the City and County of the surrounding development, environmental conditions, respect and privacy of homeowners and traffic challenges of La Orilla and Coors.

Should the Applicant meet the specified conditions of both HOA's and surrounding Associations then ROHOA will also support the Applicant in their proposal to amend the site plan for subdivision.

Sincerely,



Sandra Tinlin, Secretary
Rio Oeste Homeowners' Association, Inc.

Cc: Gilbert Sanchez, VP, ROHOA
Judy Ortiz-Aragon, Acting President, Director, ROHOA
Bob Ulmer, Direct, ROHOA
Las Casitas Del Rio Dos Homeowners Association

Exhibit 2



Exhibit 3



Exhibit

8





Exhibit 4



Exhibit 7



January 8, 2017

Rio Oeste Homeowners Association
P. O. Box 66295
Albuquerque, New Mexico 87193

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second St. NW
Albuquerque, NM 87102

RE: EPC Project #1004176 (Guardian Storage/Bosque Plaza)

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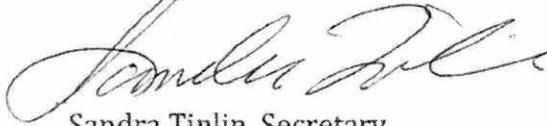
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Sincerely,



Sandra Tinlin, Secretary
Rio Oeste Homeowners' Association, Inc.

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Judy Ortiz-Aragon, Acting President, Director, ROHOA
Bob Ulmer, Direct, ROHOA
Las Casitas Del Rio Dos Homeowners Association