

East Gateway Coalition of Associations Meeting

Minutes of Quarterly Meeting Held

February 27, 2018

The meeting was called to order at 5:30 p.m. by Coalition President Michael Brasher. He thanked the City personnel who were present and welcomed everyone in attendance.

He then asked for the approval of the November minutes and the February agenda. A motion to approve was made by Joe Zmuda; seconded by Roger Umber. Approved.

Mr. Brasher then presented the slate of potential officers for the coming year and asked for nominations from the floor. There being none, a motion was made to accept the slate as presented by Roger Umber; seconded by Wanda Umber. Passed unanimously. Our officers for the coming year will be:

President: Michael Brasher
Vice President: Jim Andrews
Secretary: Debbie Owen
Board Member: Joe Zmuda

Mr. Brasher gave brief updates on some of our ongoing projects. They include: keeping current with the status of the proposed low-income deaf community housing project on Central NE, the need for the reconditioning of Central from Eubank to Tramway, and the work by the Coalition of Coalitions regarding City Council meeting structure. He then turned the floor over to Wanda Umber, who gave an update on the new Singing Arrow Community Center, another project the EGC has interest in.

Ms. Umber explained that in 2011 and 2013, voters accepted bond issues for renovations to the existing community center in Singing Arrow. In 2015, some of this money was apparently "reallocated" to build a new center on the same site, rather than renovating the old center. She contended that this is a ridiculous use of City funds, and that the new center is not needed. The current center is under capacity now. She showed a map showing the number of existing community centers which already exist within a 4-mile radius (attached). She feels the fiscally responsible thing to do is to study what the needs are, determine programming, evaluate cost and benefit, and allocate fewer dollars to fill the identified needs. She asked for everyone in favor of this proposal to sign a petition asking for the delay of this project until these items are accomplished. Joe Zmuda pointed out that additional expenses in running the facility, if built, would include furnishing, staffing and training, which will not come out of bond money but out of our taxes, which negates a promise made at the beginning of the project. They are currently collecting signatures, have met with our new mayor, and

have an appeal pending with the Land Use Commission. They also have appointments in place to meet with City Councilors.

David Campbell, former City Attorney and current Director of the Planning Department, joined the group and gave some guidance on the matter. He stated he feels the Singing Arrow group is on the right track in their approach to opposing this Center.

This being the end of the business portion of the Coalition Annual Meeting, Jim Andrews made the motion to adjourn and Joe Zmuda seconded. All were in agreement.

Mr. Brasher turned the floor over to Mr. Campbell who introduced his Planning Department staff – Mikaela, Carrie and Carol - from the City of Albuquerque for Integrated Development Ordinance (IDO) Training.

Carrie began the presentation by explaining the different IDO Trainings that have taken place in the separate Community Planning Areas (CPAs). Tonight's presentation is their next-to-the last of many sessions. This new ordinance becomes effective on May 27, 2018. Applications received from that date on will be subject to these new zoning codes. The new IDO consists of the following sections:

First Section: General Provisions

Second and Third Sections: Zone Districts and Overlay Zones

Fourth Section: Use Regulations

Fifth Section: Development Standards, General Regulations

Sixth Section: Administration and Enforcement Processes

Seventh Section: Definitions and Acronyms

Part 1: What can happen on a property? Two ways to find out: Consulting the Zoning Conversion Map or the IDO Interactive Map, both available online at **abc-zone.com**.

Legend of Zoning Codes:

R - Residential (A = smallest lots, up to D = largest lots)

MX - Mixed Use

NR - Non-residential, PO = Parks and Open Space

PD - Planned Development

UNCL - Unclassified (as with roads); not under City jurisdiction

Part 2: Mikaela then started the second part of the training, **What are the Standards for Quality Development?**

Tools for Protections and Incentives include Overlay Zones, Centers/Corridors, Context and Zoning. The Interactive Map on the **abc-zone** website is the resource for finding this information.

Metropolitan Redevelopment Plans (such as the East Gateway Sector Plan) remain in place and are still valid.

Areas of Change = Where to grow (Centers and Corridors, Transit Centers, Metro Redevelopment Area, and Business and Industrial Park master plans)

Areas of Consistency = What to protect (Single-family Zone or Land Use, Parks & Open space)

Adjacent Development (Edge buffers, signs)

Zone Changes (Amendment to Official Zoning Map)

It will become harder to get a zoning change in an Area of Consistency.

There is a Building Height Step-down around R-1 residential zones. There are transparent, enforceable small-area protections.

Part 3: Carol began the third part of the training, **What review/approval process is required?** To determine the process, it must first be determined:

Is there a residential component?

Is there a non-residential component?

What is the context?

Levels of Decisions:

Administrative Decisions: Staff decides; less complex

Public Meetings/Hearings: Development Review Board (DRB) looks at site plans. Public has input.

Policy Decisions: EPC – Environmental Planning Commission - Must also look at Comprehensive Plan, Facilities Plan, etc. Broader set of information has to be considered.

Ways of Notification:

Published, Mailed, Posted Sign, Electronic Mail, Web Posting

Types of Meetings:

Pre-application meeting with the City, Neighborhood Meetings (applicant writes a letter to every neighborhood association to offer to go over what they are proposing before application is made)

Review and Decision-Making Bodies:

City Staff, ZHE, DRB, LC, EPC, LUHO, City Council

There will be a period one year from the Effective Date (5/17/2018) for follow-up zone changes, non-conforming uses, mismatches of land use and zoning, voluntary downzones by property owners, vacant former Special Use properties, and properties with nonconforming lot sizes. There will be no upzones.

Michael Brasher thanked everyone for their attendance and the ABC-Z team for their very informative presentation, and adjourned the training session at 7:35 p.m.

Respectfully Submitted,

Debbie Owen, Secretary

Attachments:

Singing Arrow Community Center Map
Singing Arrow Community Center Fact Sheet and Timeline
Singing Arrow Community Center Funding Chart

