

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
FACILITATED MEETING REPORT

Project #: PR-2019-002663
Type: Preliminary Platting Application Major
Property Address: SW Intersection of Paseo del Norte and Kimmick NW
Date Submitted: May 30, 2024
Submitted By: Tyson R. Hummell
Meeting Date/Time: May 28, 2024, 5:30 pm - 7:30 pm
Meeting Location: ZOOM
Facilitator: Tyson R. Hummell
Applicant: Group II U26 VC LLC, c/o Wright, Billy J.
Agent: Modulus Architects and Land Use Planning, Inc.
Community Stakeholders: WSCONA, PHCA

Background Summary:

This post-application Facilitated Meeting was to address a Preliminary Platting Application Major. The land is presently vacant. Applicant proposes to divide this parcel into 6 commercial lots. This matter is intended to be heard during the June 12, 2024 DHO Hearing. Please refer to the formal Application of record for more specific project information.

Meeting Information:

A Facilitated Land Use Meeting was held on May 28, 2024. All parties attended and participated in good-faith.

The Agent presented a detailed overview the proposed vision for the site. This included discussion of Agent's efforts to ensure compliance with the IDO and other applicable regulations. The Agent's presentation also demonstrated awareness and sensitivity regarding the Community's concerns, which were voiced in preliminary discussions. These included, but were not limited to, building height, targeted tenant businesses, local aesthetics, walkability and building orientation.

After Agent's initial presentation, we addressed specific Community concerns. In preparation for the Meeting, Community Stakeholders submitted several written questions and concerns. The Agent then provided written answers and responses, prior to the Meeting. Please refer to Exhibit A: Applicant Response to Questions, for a complete record of this discourse.

Our conversation was largely based on the foregoing correspondence. Some questions, answers and concerns were re-iterated, but no new issues were raised. The parties shared a general positive consensus with regard to this Application, substantively.

However, the Community does have a procedural objection/concern, which could not be resolved. In March of 2024, the subject parcel was established and recorded by Bernalillo County. This action bifurcated a larger property, of which it was formerly a part.

Community Stakeholders believe the March 2024 property division was not proper, due primarily to unresolved litigation regarding said property. Therefore, the Community argues that the subject Application is not ripe.

The Agent stated that they are simply following City instructions and guidelines, in compliance with the IDO. The Agent also offered to provide documentation to verify and confirm her compliance efforts.

This issue resulted in impasse and will need to be decided by a third party of competent jurisdiction. .

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Conclusion:

This Meeting was largely constructive and collegial. Only the aforementioned procedural objection concluded at mutual impasse. This matter is now ripe for a decision on the merits.

DHO Hearing Participation:

This Application intended to be heard by the DHO on the June 12, 2024 docket. All interested stakeholders are encouraged to participate. Interested stakeholders may also submit additional materials, comments and concerns for DHO consideration. The June 12, 2024 DHO Agenda and meeting link will be published at:

<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives>

Participants and Interested Parties:

Applicant Team: Modulus Architects and Land Use Planning, Inc.
Angela Piarowski
Regina Okoye

Community Attendees: WSCONA
PHCA
Petroglyph National Monument
Rene Horvath
Elizabeth Haley
Michael Voorhees
Jim Price
Evelyn J. Rivera
Nancy Hendricks
Baxter Sosebee
Marian Pendleton
“Jace”

City Representatives: Tyson R. Hummell, Facilitator

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