

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT:
Gateway Apartments @ Mesa del Sol—Meeting #2

Project: Gateway Apartments @ Mesa del Sol; Site Plan Approval Application for DRB

Property Description/Address: SW corner Bobby Foster & University Blvd SE

Date Submitted: May 14, 2021

Submitted By: Philip Crump and Jocelyn M. Torres

Meeting Date/Time: 12 May 2021 5-7 pm

Meeting Location: Via Zoom

Facilitator: Jocelyn M. Torres

Co-facilitator: Philip Crump

Applicant: Mesa Apartment LLC

Agent: Jeebs & Zuzu LLC

Neighborhood Associations/Interested Parties – Mesa del Sol NA, MdS HOA, District 6 Coalition of NAs

Background Summary:

This was a second meeting in advance of an upcoming hearing before the Development Review Board (DRB) scheduled for Wednesday 17 May 2021. This meeting follows a first Zoom meeting held on 27 April 2021 at the close of which neighbors requested more time to discuss their concerns in greater detail. This event was well attended—in fact, the number of residents who wished to attend exceeded the 100-person limit on the Zoom account. A third facilitated NA meeting will likely be requested after the traffic study is completed.

Many of the topics addressed in this event were brought up during the first meeting, though explored in greater detail. These include: traffic increase and congestion, the size and density of the proposed development, potential for an increase in neighborhood crime, and characteristics of anticipated residents of the apartments. In addition, citizens expressed deep concern with drag racing on Bobby Foster and University and the apparent failure of the City and County adequately to address this problem.

Throughout the meeting, residents said they had not expected such a large project in their vicinity and fervently wished it were smaller or in another location. They also said that, for a project in the works for three years, they had not been informed about it until recently. No one among the residents expressed support for the project as submitted. Neighbors also mentioned that they might be more supportive of a high-end apartment complex, rather than that being contemplated by the Developer.

Outcomes:

- ***Areas of Agreement:***
Another meeting will likely be requested, after the DRB hearing and after the Traffic Impact Study has been completed.
- ***Unresolved Issues & Concerns:***
- The issues of traffic flow and neighborhood impact are not clear, pending completion of the Traffic Impact Study.
- Questions arose regarding the sharing of amenities between the apartment complex and MdS, as well as payment of HOA fees and PID (Public Improvement District) assessments by apartment residents.
- There are several Action Items following the meeting summary.
- Neighbors do not support this Development.

Note: Citizen questions and comments are in *Italics*.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT:
Gateway Apartments @ Mesa del Sol—Meeting #2

Meeting Specifics:

1) Traffic and Access

- a. Drag racing along Bobby Foster and University is of great concern to neighbors, for both noise and safety reasons.
 - i. Neighbors state that neither the City nor the County have addressed the problem.
 1. At times, large congregations of drivers are dispersed at the appearance of police, but rapidly reassemble after the police have departed.
 - ii. *If there are existing problems today, it will get worse.*
- b. Neighbors asserted that signs would not be effective.
 - i. *You're talking about people who don't care; you're talking about people who are going to U-turn where they want to, speed when they want to.*
- c. The volume of traffic continues to increase with further development.
 - i. *Netflix, Soccer Fields, School, Concerts..., and now the proposed Gateway Apts.*
 - ii. Bobby Foster becomes one-way during concerts; when this happens, it impacts not only existing residents but will also impact apartment access.
 1. *God forbid a medical emergency occurs! No quick access during concert season...then add more people. No Bueno.*
- d. A traffic signal at Bobby Foster and the north access from the apartment complex was suggested.
 - i. *Once the interchange at I-25 goes in people will want to go on Bobby Foster to exit MDS. Seems very short sighted not to put in a light at the apartment exit/entrance.*
- e. Infrastructure improvements to Bobby Foster and University are planned, though the timetable for the work is not clear.

2) Project scale and location

- a. People expressed that the project is too large for that location, as well as unexpected.
 - i. *Why is this project so large? Scattered site projects are much more easily integrated.*
 - ii. *Why has the original affordable housing model of 10% interspersed THROUGHOUT the community, originally vetted by the city of ABQ not been adopted, continued and honored.*
 1. *Residents here purchased homes with the original MDS Master Plan stating clear intent for 10% interspersed.*
 - iii. *The main problem is that there are way too many units.*
 1. *Instead of 3 floors, it should be only 2 floors.*
 - iv. *This large multi building apartment does not at all fit into the model of "new urbanism" which is what Mesa del Sol was supposed to be. This was the vision and what many of us bought into.*

3) A neighbor asked about changes to the project plan over the reported three years of planning.

- a. [Action Item] The owner agreed to provide, within five days, a summary of major changes to the plan over time, while noting that the size has not changed much.

4) Crime

- a. A juvenile correction officer reported that crime involving juveniles is increasing across the city, as well as in MdS:
 - i. There is not a lot of infrastructure for teenagers.
 - ii. The city and county do not seem to be taking the crime problem in the area seriously.
 - iii. The number of young people will increase, with an increase in drug use and crime.

5) There was also concern that affordability would attract undesirables to the area.

6) In general large blocks of subsidized housing are problematic for safe neighborhoods.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT:
Gateway Apartments @ Mesa del Sol—Meeting #2

7) *My question is how will law enforcement address potential increased property theft, response times and drag racing?*

8) Apartment Income Levels and Tenant Character

- a. Many residents expressed the concern that the affordability of the apartments would attract undesirable people to the area.
 - i. Many residents suggested that the proportion of affordable units be reduced (or eliminated) in favor of higher-end units.
 - ii. One person asserted that this is the largest affordable housing project (90% of 318 units) not only in the city, but in the state of New Mexico.
- b. An owner said that the target market, while of concern to the neighborhood, includes a range of income levels, generally between \$30,000 and \$42,000.
 - i. There is no Section 8 housing in the project.
 - ii. 15 units are to be affordable (below \$24,000 income), with priority given to veterans.
 - iii. All applicants will be screened—credit check (minimum 700-750 score), background check, fully employed.
 - 1. The target is working families; this is workforce housing.
 - iv. 16 units will be handicapped accessible.
 - v. Seven units are for hearing impaired.
 - vi. 48 units will be at market rate.
 - 1. Anticipated rental rates are \$1037 (1-Br), \$1244 (2-Br) and \$1438 (3-Br).
- c. There was a general concern that an affordable project would discourage people from moving to MdS and that some current residents already were planning to move away.
 - i. Given the current small number of single-family dwellings, this project has a larger impact than if there were 10,000 houses.
- d. A question was raised as to who would manage the complex, ensure the quality of tenants, enforce the drug-free policy, etc.
 - i. The owner said that certain categories of people would not be admitted, including sex offenders or some criminals.
 - 1. If drugs were found, the tenant would be evicted.
- e. *We need assurance that the developers will have the demographics for renters in contract perpetuity. If they sell the buyers should not be able to change the plan.*
 - i. An owner said that they plan to be involved in this project for a minimum of 15 years and would maintain the highest standards for that period of time.
- f. One person noted that Mesa del Sol is a remote location, far from most services.
 - i. It may be difficult for the owners or managers to maintain the screening standards for prospective tenants.
- g. Is there a document resource that we can reference and keep an eye on just to read exactly what those requirements metrics are for the screenings?
 - i. [Action Item] The owner agreed to provide, within 10 days, background check details.

9) HOA and PID fees

- a. Tenants will be expected to pay fees to the Homeowners Association.
 - i. Even though they will not be allowed to use the pools and water features in Mesa del Sol, the tenants will be able to use all other facilities.
- b. Current homeowners pay a PID (Public Improvement District) fee.
 - i. Early on, MdS received proceeds of a bond issue for developing infrastructure.
 - 1. The cost of retiring that bond is divided among homeowners.
 - ii. [Action Item] The owners will report back as to whether the individual tenants will pay the PID fee.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT:
Gateway Apartments @ Mesa del Sol—Meeting #2

10) Development Review Board Process and Master Plan

- a. The DRB will not approve an application until all applicable requirements are met.
 - i. This project is complex and unlikely to be approved at the first hearing.
 1. The City planner noted that the process is iterative.
 2. A subsequent DRB meeting is scheduled for 9 June.
 - ii. It will not be approved until the TIS is completed as well.
 1. The traffic engineer noted that the TIS can be completed without the full project design if access points are known.
 2. [Action Item] The planner agreed to forward the TIS to the neighborhood organizations when it is complete, though notification is not mandatory.
- b. One resident expressed that there is no mention of resident concerns in the DRB process, and no reference to the Master Plan.
 - i. She noted that people have bought residences in a master-planned community.
 1. They did not expect a “giant apartment complex with no services and no transportation” for the apartment residents.
- c. The architect said that the project does fit into the Master Plan, which calls for multi-family and affordable housing in many areas of MdS, along with single-family dwellings.

Action Items:

- City Planner Maggie Gould will ensure that the completed Traffic Impact Study is forwarded to the neighborhood organizations.
- Maggie will also provide a link to the Mesa del Sol Master Plan through the City Planning Department website. https://www.cabq.gov/planning/documents/copy_of_mesadelsolplan.pdf. **Done.**
- Another facilitated meeting will likely be requested to deal with additional and unanswered questions, following the DRB hearing and completion of the TIS.
- The owner agreed to provide, within 5 days, a summary of major changes to the plan over time, while noting that the size has not changed much. **Owner’s 5/13/21 email:**

Hello Jocelyn - as an answer to one of the questions on the unit counts. On our original site plan (2019), our total unit count was 332 units. We scaled that back to 318 currently. It has evolved through a number of iterations. Hopefully that helps. Thank you. Colin

- The owner will report back as to whether the individual tenants will pay the PID fee.
- The owner agreed to provide, within 10 days, written background check details.

Application and Hearing details:

DRB hearing for Site Plan approval is to be held on Wednesday 19 May 2021, starting at 9:00 am.

“The DRB ‘remote’ public meetings are using the Zoom software. All participants--DRB members, applicants, and the public--participate from the safety of their homes. You can choose to participate by video or audio only. Participants can listen to the meeting and may also speak during the public comment period. The agenda for the DRB meeting is posted on the City website by Friday afternoon ahead of the Wednesday meeting (in this case, 14 May). The agenda includes information on accessing the DRB meeting.”

Please contact either of the following with questions:

DRB Planner Jay Rodenbeck: 505-924-3994 or jrodenbeck@cabq.gov

DRB Hearing Monitor Angela Gomez: 505-924-3946 or agomez@cabq.gov

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT:
Gateway Apartments @ Mesa del Sol—Meeting #2

Names & Affiliations of Several Attendees:

David Hickman,
Architect
Jeebs & Zuzu LLC
Seth Heller, Owner
Heller & Co.
Colin Kruger, Owner
Residential Impact
Ron Brown,
MdS HOA
Joy Ziener,
MdS NA
David Campbell
MdS CEO
Scott Eddings,
Traffic Engineer

Neighbors:

Adam Hudson
Alex Pease
Alex Reedin
Amanda N Kyle
Angela Porcar
Ariel Arevalo
Brian Honer
Christine Keefe
Cindy Keith
David Mills
David Van Bibber
Donna Keslin
Ernest Jenkins
Errynn Sanchez
Gilbert Sanchez
Jenn Cody
Jim Thompson
Joe Higbee
Julie Shuler-Misra
K. Reyes
Kaitlyn Gurule
Kristina Salcido
Macheli Marler
Marie Reed
Matthew Bahr
Megan Kent
Melody Lussier
Michelle Amaya
Schmidt
Molly Grady
Monica Duran
Nathan and Michelle
Schmidt

Nathan Shoman
Patrick Krigge
Patti Thompson
Scott Burns
Sonia Flores
Steven Kraemer
Tracy Winslow
Well Jones.
Woody Miller