

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATED MEETING REPORT**  
**MDS University and Stryker: January 5, 2023**

**Project:** Mesa del Sol (MdS) University & Stryker Multi-Family Development Hearing Officer (DHO) Pre-Application

**Property Description/Address:** MdS University and Stryker

**Date Submitted:** January 15, 2023

**Submitted By:** Jocelyn M. Torres

**Meeting Date/Time:** January 5, 2023, 5:00 pm – 7:00 pm

**Meeting Location:** Via Zoom

**Facilitator:** Jocelyn M. Torres

**Applicant:** Woodbury Corporation

**Agent:** Dekker Perich Sabatini (DPS)

**Neighborhood Associations/Interested Parties:** Mesa del Sol NA (MdSNA), MdS HOA, Victory Hills NA and District 6 Coalition of NAs.

**Background Summary:**

This 9.5 acre, 405 unit multi-family/multi-use development will be located within MdS Tract A. It will be bordered by Stryker; De Kooning; the future North Mesa Boulevard; and the University extension. It will be completed in two phases. The completed multi-use facility will include: 11 buildings with 107 studios; 241 one bedroom; and 57 two bedroom units. These three-story residential units will range in size from 568 to 1682 square feet. The density is 42.52 dwelling units per acre. University street height will be 37.4 feet, with a step down for neighborhood facing buildings. Balconies will be located on all sides. The stucco buildings will have accents and a neutral color palette. Per MdS approval, Applicant will test the success of the initial development before proceeding to the second phase.

This Salt Lake City, Utah family business has operated for 103 years, over four generations. It has developed property in 37 states. Similar to its other corporate developments, this will be a high end multi-family/multi-use complex with extensive amenities. Two first floor retail buildings will service MdS occupants and the public. Those live/work buildings, currently labeled A and B, will have a higher first floor ceiling for commercial purposes. The private residential facility, garages and amenities will be fenced and gated for exclusive residential use. The Zurich landscape plan will include more lush vegetation on interior courtyards and along the streets. Landscaping will meet MdS streetscaping requirements. Applicant plans to retain the property, rather than building and selling.

The building labeled C houses the clubhouse, kitchenette and leasing office. Resident amenities include: a pool; fitness area; business center; second level indoor dining; and a terrace overlooking the pool and courtyard. Other proposed amenities include: a golf simulator, jam room and a podcast room.

Applicant and Agent state that the planned development complies with Integrated Development Ordinance (IDO) Mixed-Use Zoning and with MdS Master Plan requirements.

**1. Discussion:**

a. The Applicant/Agent addressed:

- i. Applicant's corporate background;
- ii. Vision for this development;
- iii. Site location;
- iv. MdS Master Plan;
- v. Applicant's responsibility for development/maintenance costs; and
- vi. Next steps.

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATED MEETING REPORT**  
**MDS University and Stryker: January 5, 2023**

- b. MdSNA and neighbor questions/comments:
  - i. Some neighbors voiced concerns that this three-story development will obstruct existing views;
  - ii. According to those neighbors, developers touted existing views as a major home purchase selling point;
  - iii. Neighbors also expressed concerns about potential animal habitat disruption and cautioned against plants that draw the Tarantula Hawk wasp;
  - iv. Additional discussion topics included: buffering of construction and apartment noise; potential for decreased property values; increased traffic; and MdS Boulevard/I-25 extensions.

**2. Conclusions.**

- a. Applicant/Agent and designated participants will address Action Items.
- b. The DHO application will likely be filed in the Spring of 2023.

**Meeting Specifics** *Participant Questions and Comments are italicized.* Others are displayed in regular font.

**1. Building Height, Location, Size, Cost, Mixed-Use Function, Views and HOA.**

- a. Facilitator (From Chat): The planned height of 37 feet will wipe out existing home views. What is Applicant/Agent's response?

A: The City and MdS require that we meet certain height and density levels. Although the building height is stepped down along Stryker and De Kooning, I can see where adjacent property views may be obstructed. We will conduct a line of sight study to look at views. *See Action Item 1.*

- b. Facilitator (From Chat): Does the development location comply with the MdS Master Plan?

A: This is exactly what was planned for the Community Center. This urban development brings a mix of nonresidential and residential uses. We meet all of the Community Center standards and are working toward its spirit and intent.

*C: The builder led me to believe that this type of building would not be constructed adjacent to my house. I was assured that my existing views would be preserved.*

Facilitator: Was this stated in writing? Does the MdSNA President have a response?

*C: No this promise was not stated in writing.*

MdSNA President: This development meets MdS Master Plan requirements. I am concerned that builders are misrepresenting future development so that buyers are not aware of community plans. As development ramps up, we want to ensure that people moving here know what they're getting into and what will be happening around them. I will make Owner Steve Chavez and Ron Brown aware of that problem and ask that future home builders ensure that their sales packages accurately educate potential buyers as to the MdS development plan. *See Action Item 2.*

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATED MEETING REPORT**  
**MDS University and Stryker: January 5, 2023**

- c. *Q: Does the plan require a certain percentage of mixed use? How does this comply? It looks like it's balanced very heavily in terms of residential and is not really mixed-use.*

A: The master plan does not prescribe a certain percentage of residential versus non-residential uses. The master developer has an office building at the Aperture Center. The University of New Mexico Film School is to be located on this block. The nine-block Community Center area is primarily residential. This development adds commercial uses in buildings A and B.

- d. *Q: Are you aware of other planned development at this Community Center location?*

A: I am only aware of conceptual plans. Residential occupancy activates Community Center uses on evenings and weekends. It also enhances security by having eyes on commercial property outside of business hours.

Facilitator: Can you speak with Steve Chavez as to whether MdS promotional plans can be released to its residents?

A: Yes. *See* Action Item 3.

- e. *C/Q: I bought my home from Abrazo a year ago. They said that future development would be residential and that I would retain the great mountain views. I'm three houses from De Kooning and will lose the mountain view from my porch. I also work from home and I'm concerned about construction noise and traffic. Now only the new apartment residents will have access to the views. How will this benefit current MdS residents? What will be done about existing wildlife?*

A: It sounds like Abrazo was somewhat misleading in how they depicted the development. That first neighborhood has been on its own for some years now, but that there has always been this larger plan. I believe that the value it brings to the area is that it will create more of a community rather than a kind of outpost on the mesa. We will comply with any City requirements in terms of habitat studies, but I don't know of any that impact this particular area. I know that there have been threatened and endangered species studies done in the past, but I don't think that there's anything in this particular area that would be impacted by new development.

Facilitator: How will you address the wildlife habitat question? Can you ask City Planning?

A: Yes. *See* Action Item 4.

*C: You said that this is like an outpost. I didn't move here as an outpost or want to be an outlier. I thought this was going to be a residential neighborhood with homes, not mixed-uses. There are families and kids play on the streets. I want to be mindful that we're all thinking along the same lines here.*

A: I appreciate that.

- f. *Q/C: Is there any impact to our MdS HOA for that luxury complex and amenities? I'm assuming there shouldn't be but would like verbal confirmation.*

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATED MEETING REPORT**  
**MDS University and Stryker: January 5, 2023**

A: This development does not impact the MdS HOA. Applicant will cover all expenses and maintenance.

**2. Noise.**

- a. Facilitator: There was a Chat question about noise. Albuquerque has a noise ordinance. How do you plan to control the noise emitted from the apartment complex?

A: We will engage a third party general contractor who adheres to the City noise ordinance. Construction cannot occur outside of daytime set hours. We'll have appropriate construction fences. There will be some noise associated with construction. We will do our best to comply with regulations.

Facilitator: I believe the question also applies to apartment and traffic noise. How many units are you developing and how will you buffer the noise?

A: We are developing 400 units and will watch for unruly tenants. Most outside activity will take place in the interior community center that is removed from adjacent neighbors.

A: Just like adjacent neighbors, the apartment residents don't want to hear road noise. And so it works both ways. The buildings are constructed along the perimeter and that buffers for parking lot noise. The construction of the walls, with a slightly higher STC value in order to get that higher level of rental tenant, keeps noise within the unit from outside transmission. So it's sort of a two way process there.

A: We'll also have a property manager, sales representatives and maintenance staff on site daily to assist apartment residents and MdS neighbors.

**3. Property Values and Amenities.**

- a. Facilitator: The final Chat question is whether property values will decline as a result of this development.

A: My experience is that these mixed-use buildings enhance surrounding property values.

It is unfortunate for those whose perceived home value in purchasing the home was the view. Others value a home adjacent to mixed use amenities.

- b. Facilitator: Will the neighborhood share apartment amenities or are they limited to apartment residents?

A: MdS residents will have streetside access to the commercial ground floor of buildings A and B. Apartment residents will have private access to the amenities.

**4. Landscaping and Vegetation.**

- a. *C: This summer there were concerns regarding the Tarantula Wasp. Many neighbors had to remove some vegetation to decrease the number of those big and nasty wasps. Please keep that plant on your radar and don't plant that species because it draws those wasps.*

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATED MEETING REPORT**  
**MDS University and Stryker: January 5, 2023**

Facilitator: Shannon can you provide the name of the vegetation that neighbors had to remove in order to decrease the presence of Tarantula Wasps?

A: Yes. See Action Item 5.

**5. Traffic, Traffic Study Timeline, Fencing, Parking and Balconies.**

- a. *Q/C: Is there any effort to funnel the majority of the traffic from that complex? There are entrances and exits on all four sides. Two sides border the residential streets of Stryker and De Kooning. Is there any effort to funnel the traffic onto the main thoroughfares, University and the future Mesa del Sol Boulevard, in order to minimize traffic on Stryker and De Kooning?*

A: The primary entrance will be off of University. The remaining access points are meant to be secondary.

*C: We went through this with the El Encanto Apartments at the north end of Mds. They relocated the entrances on the side streets or moved them. For instance, the De Kooning entrance is near five buildings, including the parking. My concern is having five or six buildings emptying out onto De Kooning, traveling towards Stryker, then back onto University if they're heading north. El Encanto made the Stryker Road exit a right turn only exit, with no entrance. They made some adjustments rather than just saying there was a main entrance on the other side.*

A: The 2G buildings are parking garages, not habitable structures. We can definitely look at that. We have someone on from Bohannan Houston, which is our civil firm involved in this. I'm not sure if we are doing a traffic study as part of the submittal to the city.

*C: Morning and afternoon rush hour traffic will create a lot of activity on the residential border streets if you don't do something to shift it.*

A: I'm a civil engineer for Bohannan Houston. Yes, we are actively working on a traffic impact study for this site. This site is also taking into account prior studies done for the subdivisions and the Albuquerque Studios expansion. Lee Engineering is actively working on the traffic study. We should have more information in the coming months about what is actually required for this complex.

Facilitator: When do you plan to finish and release the traffic study? I'm assuming it's going to be public because it's going to the City. Can you give us information on that?

A: The traffic study will first have to be completed and then reviewed by the City's Transportation Department. There will be some comments back and forth. It will take a couple of months to be approved and then will become public knowledge.

A: The past traffic studies may provide enough data for the traffic engineer's report. We are right in the middle of the discovery period for this. We'd like to provide further information on the traffic study timeline and next steps in an Action Item. See Action Item 6.

- b. Facilitator: What kind of a wall will surround this building?

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATED MEETING REPORT**  
**MDS University and Stryker: January 5, 2023**

A: Currently, the buildings form the outside edge of the property. There is a perimeter fence for vehicles. Two of the four access points have vehicular gates. The gate currently planned between buildings A and F is positioned deeper into the parking area. The area adjacent to A is intended to be overflow retail parking. This property will accommodate 501 parking spaces. The perimeter will probably be a combination of transparent and opaque fencing between buildings.

Facilitator: It sounds like residential parking will be gated, located within internal garages and surrounded by fencing that links the buildings. Is that correct?

A: The 2G buildings are single level garages within the main parking field. Then there is a perimeter fence system that goes between each of the residential buildings.

The apartments will probably have a combination of solid wall and transparent fencing so that you can still see through the majority of it. The fencing connects the buildings so that the building itself forms the perimeter of the development.

Facilitator: The commercial parking will not be fenced at all, so that people can access it. Right?

A: Right.

- c. *Q: What is the parking plan to avoid impacting these residential family streets where people are out walking dogs, bicycling and running? Are the commercial parking spots included in your 501 parking count?*

A: They are, yes.

- d. Facilitator: From Chat, which direction will the balconies face?

A: They will face all sides of the building for the most part.

**6. Construction and I-25 Access Timeline.**

- a. *Q/C: What is the timeline for this build? I learned at an HOA meeting that luxury apartments are being built near our current dog park and the Aperture Center.*

A: That is another project. I am not aware of the details.

*Q: What is your timeline?*

A: This neighborhood meeting is a first step in the entitlement process. We hope to have our plans, Mds/City approvals and to start construction as of the third quarter of this year. The 400 units will be built in two phases. The first phase will begin in late 2023 and will take 18 to 24 months to construct.

- b. *Q: What is the timeline for constructing the additional I-25 access points.*

A: The freeway is under State DOT jurisdiction and we don't have a timeline on that construction.

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATED MEETING REPORT**  
**MDS University and Stryker: January 5, 2023**

Facilitator: Who would like to speak with Steve Chavez and Ron Brown regarding the State DOT's construction of these I-25 access points? [Shannon volunteered]. *See* Action Item 7.

**Action Items (target response date is two weeks from report date):**

1. Applicant/Agent will conduct a line of sight study to determine view impact. *See* Action Item 1.
2. The MdSNA President will advise MdS Owner Steve Chavez of neighborhood concerns and ask that home builders ensure that their sales packages accurately educate potential buyers as to the actual MdS development plan.
3. Applicant will speak with Steve Chavez to determine whether MdS promotional plans can be released to its residents.
4. Applicant will speak with City Planning as to whether this development will impact existing wildlife habitats.
5. Shannon will provide the name of the vegetation that neighbors removed in order to decrease the presence of Tarantula Wasps.
6. Agent will provide further information on the traffic study timeline, report and next steps.
7. Shannon will contact Steve Chavez and Ron Brown regarding the State DOT's construction timeline on the planned I-25 access points.

**Names & Affiliations of Participants and Interested Parties:**

**Applicant/Agents:**

Joshua Woodbury, Woodbury Construction  
Will Gleason, DPS  
Hannah Feil Greenhood, DPS  
Rebekah Longstreet, DPS  
Josh Lutz, Bohannon Houston

**Participants:**

David Mills	MdSNA President
Sue Mauthe	MdSNA Board
Patty Willson	Victory Hills NA; District 6 Coalition
Shannan Leigh Reeve	
Denise Dewey	
Molly Grady Brandau	
Tom Brophy	
Pam Lambert	
Bob Sitkowski	
Cindy Keith	
Chrissy Baines	
Cindy Leclerc	
Richard Lippert	
Stacy Gherardi	
Steve Morrell	
M. Cooper	

**CABQ ADR:**

Jocelyn M. Torres	Land Use Facilitator
Tyson Hummell	CABQ ADR Coordinator