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MINUTES
VILLAGE OF LOS RANCHOS
Planning and Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
Special Meeting
March 31, 2015
7:00 P.M.

10 **Present:**

11
12 **STAFF**

13 **Administrator:** Kelly Ward

Attorney: Bill Chappell

14 **Planning Staff:** Tim McDonough, Director

15
16
17 **1. CALL TO ORDER – Chairman Seligman** called the meeting to order at 7:04
18 p.m.

19
20 **A. Oath of Office – Tom Riccobene and Jeffrey Phillips.**

21
22 **Vice-Chair Seligman** stated that they have two new Commissioners
23 and introduced Tom Riccobene and Jeffrey Phillips, who would now
24 take their oath of office. Then asked Attorney Chappell to swear in
25 Commissioner Riccobene and Commissioner Phillips.

26
27 **Attorney Chappell** swore in the new Commissioners.

28
29 **Chairman Seligman** welcomed Commissioners Riccobene and
30 Phillips and continued with the Roll Call.

31
32 **ROLL CALL** - Commissioner Craig, Commissioner Riccobene,
33 Commissioner Brawley, Commissioner Seligman, Commissioner
34 Phillips, Commissioner Colman, Commissioner Tourville.

35
36 **Chairman Seligman** stated there was a quorum present for the
37 meeting.

38
39 **B. APPROVAL OF THE AGENDA**

40
41 **Chairman Seligman** asked Planner McDonough if there were any
42 changes to the agenda.

43
44 **Planner McDonough** stated that there were no changes.

45
46 **Chairman Seligman** asked if there was a motion for approval of the
47 agenda.

48
49 **MOTION: Commissioner Tourville** moved to approve the agenda.

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2 **SECOND: Commissioner Brawley** seconded the motion.
3

4 **VOTE:** The motion carried unanimously (7-0).
5

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7 **2. PUBLIC COMMENT PERIOD – NONE**
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9 **3. CONSENT AGENDA**
10

11 **A. APPROVAL OF CONSENT AGENDA**
12

13 **1. Minutes of the March 10, 2015 regular meeting.**
14

15 **Chairman Seligman** asked if there were changes or corrections to the
16 minutes of the March 10th regular meeting.
17

18 **Commissioner Brawley** stated he had some corrections beginning with
19 Page 3 of 13 line 43 change the words “zone code” to read “building code”,
20 continuing on the same page line 46 again change the words “zone code” to
21 “building code”. Then on Page 7 of 13 Line 26 change “be complying “ to
22 “comply” continuing on same page line 28 change “would” to “could”. On
23 Page 9 of 13 line 39 “stated that they should invest in Robert’s Rule books”
24 it should be “asked as in the past would they receive Robert’s Rules books.”
25

26 **Chairman Seligman** asked if there were any other corrections and
27 recognized Commissioner Tourville.
28

29 **Commissioner Tourville** stated on Page 7 of 13 line 14 the word
30 “recorded” should be added to “maintenance agreement”.
31

32 **Chairman Seligman** asked if there were any other changes and then asked
33 if there was a motion to approve the minutes of the March 10th meeting as
34 corrected.
35

36 **MOTION: Commissioner Craig** moved to approve the minutes of the
37 March 10th meeting as corrected.
38

39 **SECOND: Commissioner Colman** seconded the motion.
40

41 **VOTE:** The motion carried unanimously (7-0).
42

43 **Chairman Seligman** then asked for a motion to approve the consent
44 agenda.
45

46 **MOTION: Commissioner Craig** moved to approve the minutes of the
47 March 10th meeting as corrected.
48

49 **SECOND: Commissioner Colman** seconded the motion.
50

51 **VOTE:** The motion carried unanimously (7-0).

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2 **4. PUBLIC HEARINGS AND APPLICATIONS--NONE**
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4 **Chairman Seligman** stated for the record there were no hearings or
5 applications to be heard.
6

7 **5. OLD BUSINESS-NONE**
8

9 **6. NEW BUSINESS**
10

11 **A. Presentation by Sites Southwest on 4th Street Redevelopment Project**
12

13 **Chairman Seligman** stated new business was a presentation of the Sites
14 Southwest 4th Street Redevelopment Project and asked Planner
15 McDonough for his planning report.
16

17 **Planner McDonough** gave his planning report on the presentation with
18 recommendations of forwarding this to the Board of Trustees with
19 comments.
20

21 **Chairman Seligman** asked if there were any questions for Planner
22 McDonough. Then asked Sites Southwest to come forward and state their
23 names and addresses and present the 4th Street Redevelopment Project.
24

25 **George Radnovich** stated he was Sites Southwest's principle and
26 introduced himself explaining they were the lead company with help from
27 Tierra West Engineers and then introduced Ron Bohannan, who would talk
28 about the traffic engineering. The third company is from Gateway Planning
29 in Dallas.

30 Giving a brief history of 4th Street from its two-lane inception. Mr.
31 Radnovich went on to talk about the perceived problems. About a year ago
32 the Village of Los Ranchos put out a Request For Proposal (RFP) once the
33 process of granting the RFP was complete it was June of 2014 that Sites
34 Southwest started on the business development plan.

35 A market survey was performed and it told them that Villagers did use
36 some Village businesses, but not all. Some businesses are utilized by out-
37 of-towners. There are people outside the Village that come to places like
38 Vernon's and go to places like Kelly Jo's and Dan's Boots and Saddles.
39 The determination of the survey was that people felt strongly that the
40 Village needed more food related businesses.

41 The market study also showed that section of society the millennials,
42 along with baby boomers, and seniors want to live in a place they can
43 easily access. The study showed that the Village was good for more
44 residential area that had patio homes. It showed people are more
45 interested in complete streets that offer a place for not only cars, but a
46 street that offers a place for walking, relaxing, biking and a place for living.
47 A charrette was conducted with participants from residents, business
48 owners, and Village staff, which culminated with the design in Chapter 5 of
49 the business development plan.

1 They saw patterns and sections of opportunities between the Village
2 Shops, Dan's Boots & Saddles and Kelly Jo's. They came up with some
3 ideas that were related based on what they saw in those sectors.

4 This scope of work would be complete and given to the Village on
5 Thursday, April 2nd and presented to the Board of Trustees on April 8th and
6 will contain everything.

7 4th Street is a very narrow right of way because it was never intended to be
8 a four-lane road. They had Terry Brown, a traffic engineer help them look
9 at what kind of traffic numbers 4th Street could handle in terms of the
10 existing lanes. Terry Brown felt comfortable saying that lane reduction
11 would not affect traffic north of Osuna. They determined that the place for
12 change in the road would best be at Green Valley to Pueblo Solano. And
13 would be more of a main street section. Then past Green Valley south it
14 would transition back to 4 lanes. Mr. Radnovich then turned it over to Ron
15 Bohannon to talk about the traffic study.

16
17 **Ron Bohannon** Tierra West stated that one of the things they wanted to
18 do was look at the existing conditions and the existing traffic. He was
19 under the impression that there was a lot of cut through traffic coming from
20 the west side and what they actually saw was a decrease throughout the
21 corridor. It is congested at 4th and Osuna, but by the time they got to
22 Ortega they went down to only 8,000 cars and to a traffic engineer that is
23 nothing. What they did was to look at the capacity of the existing four-lane
24 and then extrapolate out to the year 2035 and if they took Phase One and
25 expanded out what would happen. What they found was at Ranchitos and
26 El Pueblo traffic would expand 2% a year. What they are recommending is
27 taking those opportunities to acquire right of way especially at those
28 intersections so as this progresses they have more opportunity in the
29 future. The bottom line is that whatever they do they have to maintain the
30 capacity that they have.

31
32 **George Radnovich** stated they talked to the Village, did some cost
33 estimating, and decided that the place for Phase One of the project is the
34 area between Schulte and Pueblo Solano because it would build on the
35 businesses that are currently there.

36
37 **Commissioner Craig** asked if they could follow on the map.

38
39 **George Radnovich** stated that it is actually all shown on page 25.
40 Improvements to the pedestrian world would be permeable and non-
41 permeable sidewalk. It will have crosswalks at each intersection with hawk
42 beacons at the Bernalillo County Sheriff's Substation and one just north of
43 Pueblo Solano near Z-Coil. There will be parallel parking on the street with
44 permeable surface they are working with Ron of Tierra West on a drainage
45 scheme called green infrastructure it will take surface water and store it
46 sub-surface.

47
48 **Chairman Seligman** stated at this time it might be easier for the
49 Commission to open up for comments and questions if that is all right with
50 Mr. Radnovich?
51

1 **George Radnovich** stated that he would be happy to stop here.

2
3 **Chairman Seligman** recognized Commissioner Brawley.

4
5 **Commissioner Brawley** asked what is the design optimum speed on that
6 section.

7
8 **Ron Bohannon** stated 35 miles per hour.

9
10 **Commissioner Brawley** stated so it is going to stay at 35 miles per hour.

11
12 **Ron Bohannon** stated that is what they wanted they had contemplated
13 lowering it, but 35 is actually perfect for traffic engineers because it keeps
14 traffic flowing.

15
16 **Commissioner Brawley** stated what he understands was that Ranchitos
17 and he believes Osuna are the only two intersections where they had
18 check points. None of these would present the kind of problem they are
19 talking about in terms of lowering the service even though they might lower
20 traffic flow.

21
22 **Ron Bohannon** stated everything that affects traffic flow is driveways and
23 intersections. So they have a whole road full of both that's the other issue
24 and asked if that answered the question.

25
26 **Commissioner Brawley** stated his other question they have talked about
27 this before this will create a feature. From their viewpoint are they moving
28 the Village Center or are they creating a Village Center.

29
30 **George Radnovich** stated they thought they are adding to the clusters of
31 businesses that will help create a Village Center. He knows that the Master
32 Plan calls for a Village Center at Osuna and 4th Street and what he thinks
33 is that Village Center could be expanded into this area north up to Pueblo
34 Solano.

35
36 **Commissioner Brawley** asked wasn't that one of their strategies if this
37 works there's no reason why it can't expand.

38
39 **George Radnovich** stated that could happen if it works, however Terry
40 Brown's traffic study will need to be consulted again.

41
42 **Ron Bohannon** stated he could answer that. He thinks it could be
43 extended all the way through 4th. He thinks there is only two areas in 2035
44 from a traffic standpoint that would need to be addressed that is El Pueblo
45 and Ranchitos.

46
47 **Commissioner Brawley** stated at least it could be extended south from
48 Schulte to Osuna and perhaps even more south.

49
50 **Ron Bohannon** stated traffic increases up to 26,000 headed south from
51 Osuna.

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Commissioner Brawley stated the nature of it might change, but it is a much bigger area.

Ron Bohannon stated it is a bigger area to deal with and they have more opportunities, but then again they have more driveways and businesses and though they are more organized from an access point they can expand and go further south.

George Radnovich stated Bernalillo County is planning on a lane reduction from Alameda to El Pueblo in the county because there is just not enough traffic up there to warrant four lanes.

Chairman Seligman stated she didn't understand the issue at Ranchitos. Why is there going to be a problem at Ranchitos.

Ron Bohannon stated it's more of a problem because of the design of the intersection and it's not a problem it just drops below service. It's do they keep signals or do they do signal modifications so they allow more turning movement. So the delay is less that a minute, which is what's happening today. A number of things can solve that.

Chairman Seligman asked what alternatives are they talking about.

Ron Bohannon stated at this time they have no alternatives.

Chairman Seligman stated that she noticed they had a round about at Ranchitos.

George Radnovich stated this is for the year 2035 so this is not something that's going to happen imminently his estimate is 10 to 15 years down the road. They might start seeing some congestion then.

Chairman Seligman stated what he is saying is there is no suggestion of doing it right now.

Ron Bohannon stated right now it is functioning accurately. There is no reason. As traffic grows over time as it becomes congested so it's a problem they are foreseeing in the future. There is nothing today or in the next 10 years.

George Radnovich stated those are growth projections by car and growth has been going in the other direction in the Albuquerque Metropolitan area.

Chairman Seligman stated on Paseo del Norte trying to exit south. The congestion there is extreme, are they talking about developing that up there. And how do you overcome the growth of that area right now?

George Radnovich stated that their scope of work did not extend to 2nd Street.

1 **Chairman Seligman** stated then 2nd Street would not have an impact on
2 what they are doing on 4th Street.
3

4 **George Radnovich** stated the numbers on 2nd Street are figured into the
5 traffic study, but they didn't look specifically on 2nd Street.
6

7 **Chairman Seligman** asked if they are narrowing down traffic on 4th Street
8 is 4th Street going to be able to carry the way it is now and what is going to
9 be the impact of the other streets. The people that are coming from the
10 Westside is that going to affect Rio Grande and put a greater burden on
11 Guadalupe and any other streets that anybody can take to avoid going
12 through this area that narrows. That is a concern to her and can they
13 address that.
14

15 **Ron Bohannon** stated he had the same assumptions that she did. That
16 everything they did would have a ripple effect on the whole network. What
17 they are finding was that 4th Street is not a cut through street as 2nd Street.
18 In other words if they don't live in the Village and they don't do business in
19 the Village very few people are using 4th Street. They use 2nd Street and a
20 lot use Rio Grande. What the numbers show they are not seeing on 4th
21 Street. They don't believe it will the case.
22

23 **Chairman Seligman** recognized Commissioner Craig.
24

25 **Commissioner Craig** commented on Commissioner Brawley's comment
26 about moving the Village Center if it affects the Village Center. When they
27 had Jonathon Rose of Romero Rose, a well-known and respected new
28 urbanist come in and evaluate the Village Center he stated that he
29 wouldn't touch the Village Center unless 4th Street was developed, which
30 is what we are doing here. This is a necessity to even do the Village
31 Center.
32

33 **Commissioner Brawley** stated he just wanted to follow up on one thing
34 he heard about Ranchitos Road in 2035-2040. In anticipation of that the
35 Village ought to be thinking about right of way acquisition for that
36 intersection. They might think about a better design other than the
37 roundabout. Now is the time to be thinking about this so that 20 years from
38 now they have it.
39

40 **Ron Bohannon** stated exactly and stated they are the perfect Commission
41 to work on this so if a project comes in at that intersection they can think
42 about that. Those are the opportunities that might arise so you can get that
43 right of way.
44

45 **Chairman Seligman** recognized Commissioner Phillips.
46

47 **Commissioner Phillips** asked for clarification on Phase One. Is it
48 precisely from Schulte to Roehl Road or roughly Schulte to Roehl?
49

1 **George Radnovich** stated Phase One is precisely from Schulte to roughly
2 just beyond Pueblo Solano. There has to be a transition from three lanes
3 with sidewalks to four lanes and no sidewalks.
4

5 **Commissioner Phillips** asked is there an estimate on construction or
6 completion time for Phase One?
7

8 **George Radnovich** stated it would probably take a year to a year and a
9 quarter and the design process beyond the 30% plans would take 6
10 months to complete.
11

12 **Chairman Seligman** asked do they need more right-of-way for Phase
13 One.
14

15 **George Radnovich** stated the way they drew up those plans there would
16 be no right of way take.
17

18 **Chairman Seligman** stated when the city or county does a development.
19 Businesses are required to donate right-of-way. Is this something they
20 foresee?
21

22 **George Radnovich** stated that the only way they would be required to
23 donate right-of-way is if the street section required it.
24

25 **Ron Bohannon** stated as he heard the question can there be something
26 the Village could do to be proactive in the zoning portions of the
27 development review.
28

29 **Chairman Seligman** stated that was much better said than what she
30 wanted. Should they be looking for things like that? Areas where they will
31 need right of way? Both the city and the county get right of way from
32 development and changes in zoning. At no cost to the business they get
33 the change in turn they have to give right of way.
34

35 **George Radnovich** stated he didn't think there was in this reach of 4th
36 Street that would be necessary.
37

38 **Chairman Seligman** asked about the other areas on 4th Street.
39

40 **George Radnovich** stated outside of Phase One only El Pueblo and
41 Ranchitos everywhere else they did not. They did not look as closely at
42 other areas of Phase one and there are some buildings very close to the
43 right of way. The new Miller's Feed store, which the Village owns, but they
44 didn't do the level of calculations as they did with the Phase One area.
45

46 **Chairman Seligman** recognized Planner McDonough.
47

48 **Planner McDonough** stated currently in the code new developments are
49 required to dedicate 7 feet of right of way. The idea was in the code for
50 quite awhile. The code is proactive to find some right of way for
51 pedestrians. They do have that code now.

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Chairman Seligman stated she didn't know how this is being funded, but is there any plans for a special assessment on the district.

George Radnovich stated there are no plans for a special assessment district or anything like that at this time.

Chairman Seligman asked if there were any other comments or questions from the Commission.

George Radnovich continued with his presentation with a description of how they envision Phase One. On both sides there would be a combination of concrete and permeable surfaces. There would be landscaping to include trees and grasses with parallel parking on both sides with landscaped islands in between the parking. All of the parking would be permeable. They are working with Tierra West for underground reservoirs that would hold water in place or worse case scenario the 100-year stormwater. The bus stops will have a variation of the same theme and at each end there will be gateways. There would be a continuous left turn lane laid with concrete not asphalt. Lighting would be part wood so as to blend in with the power poles. Ron Bohannon has been working with PNM to reduce the number of lines on the power poles, but there are plans to reduce the number of poles, but not put them underground, as this would be very expensive. There will be lighting both pedestrian and vehicular on both sides of the street the entire length of Phase One.

Commissioner Craig asked if they could make the lighting real ugly like the power poles there now.

Commissioner Tourville asked about the Texas project and then asked if they will have to contend with the power poles.

George Radnovich stated the difference with the Texas project was the power for their main street came off of the alleyway behind the buildings. The power here is on 4th Street.

Ron Bohannon explained that not only do they have distribution power on 4th Street they are also taking power to the residences and businesses. They would have the cost of relocating the distribution lines it's the connection of all the individual residences and businesses and they have to be on board 100% it becomes cost prohibitive.

Commissioner Tourville stated so we'll not see underground utilities in the Village for 50 to 100 years.

George Radnovich stated what they are looking at is to reduce the amount of lines that cross the street and put those underground. There are only a few of those. They are looking at different fixtures for the lights including string lights to try and get differentiation from places like Nob Hill or Old Town.

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Chairman Seligman recognized Commissioner Phillips.

Commissioner Phillips stated he mentioned hawk beacons will they be used at all intersections or just selected spots.

George Radnovich stated they would be in two spots in Phase One. He wanted to mention that they are losing some parking on 4th Street. They are suggesting side road parking at Green Valley, Tyler, and Bledsoe roads. They are looking at a parcel between G & T Gas Station and the furniture store to use for a parking lot.

Commissioner Phillips asked about the amount of bus stops.

George Radnovich stated the bus stops are depicted in blue if his eyes are good. He believes there are 8 or 10 bus stops. ABQ Ride doesn't like the bus bays like that one at Smith's. They stopped allowing those for quite a few years now.

Commissioner Phillips stated he had one last question are the bicycles sharing with the sidewalk or with the roadway.

George Radnovich stated bicycles share with the sidewalk.

Chairman Seligman asked for the bike lane.

George Radnovich stated they are talking about a multiple use walkway.

Chairman Seligman recognized Commissioner Brawley.

Commissioner Brawley stated if he looking at section 2, on page 25 he is reading it that it has a continuous tree line.

George Radnovich stated that there is a photo of a Phoenix project and they'll see landscaping at each space and at multiple spaces so as you are looking at it from down the street it looks like more landscaping than there actually is and the landscaping extends out into the street. They'll notice there is no a consistent tree line along the edge of the plan it just looks like a continuous tree line. They took note of the building signage and storefronts at the beginning of the project so the landscaping would not block any of the signage for the businesses.

Commissioner Brawley stated it might be honey locust or something like that where they can see.

George Radnovich stated a movement has been generated on the east coast, which is moving our way. A tree branch if trimmed to 4 feet will never grow any further out. So the idea is as it grows they trim the branches up so they grow up not out.

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Commissioner Brawley stated he noticed a very nice entrance sign. He was curious as to why it didn't go with the City of Roswell's new signage system, where they decided to go with a flying saucer.

George Radnovich stated he had not seen the flying saucer yet.

Commissioner Brawley stated that the landscaping has some representative planting there with some grasses.

George Radnovich stated no Johnson grass and no alfalfa they would be happy to look at that if he wants them to.

Commissioner Brawley stated he had one last question. Do they happen to know off hand what the timing is between buses?

George Radnovich stated he did not.

Commissioner Brawley stated it would be about 15 to 20 minutes he assumes.

Ron Bohannon stated it was more like 10 minutes.

Commissioner Brawley stated the point is that it isn't going to be a big deal in regard to more urban stopping routine.

Chairman Seligman asked if there were any more comments or questions.

George Radnovich stated he thinks he is done and thanked them for their time and he would be happy to answer any other questions.

Chairman Seligman thanked him.

George Radnovich stated he wanted to encourage each and everyone of them to attend the Trustees meeting on Wednesday April 8th and he thinks the Trustees would like to hear not only from the constituents, but the Planning and Zoning Commission.

Chairman Seligman recognized Commission Riccobene.

Commissioner Riccobene commented that one of the concerns was that the ruralness would be taken away from the Village. He is not seeing that at all. What he sees these improvements are with the lavender and the grassy gateways it's just a beautiful job. He didn't think they had taken any character away from the Village so great job on that.

George Radnovich thanked Commissioner Riccobene.

Chairman Seligman recognized Commission Craig.

1 **Commissioner Craig** stated he just wanted to say he is very excited and
2 they did a great job. The 4th Street revitalization is one of the reasons he is
3 on the Planning and Zoning Commission. He was fortunate that Mr. Ward
4 asked him to be part of the selection committee. He poured through all of
5 the proposals and Site's Southwest came out heads above everybody.
6 They have a great team and he thinks it's a great redevelopment for the
7 Village. It was the concern for the businesses that carried through their
8 proposal. The revitalization does not work without the businesses
9 succeeding. He has watched many businesses fail and if there is a way
10 they can help businesses succeed it helps the Village and their
11 community. Since they have started looking at this he has noticed the
12 problem of safety on 4th Street. It scares him they have 6 schools in the 4th
13 Street corridor and they have had one child killed on El Pueblo. He sees
14 kids walking along 4th Street from Los Ranchos. The Baird's have jazz
15 night on Sunday's. Kelly Jo has her wine and art thing going on and they
16 are going to have someone killed because it's dark, fast, and dangerous.
17 He thinks what they are doing here is very appropriate and thanked them
18 for their work.

19
20 **Chairman Seligman** recognized Commissioner Colman.

21
22 **Commissioner Colman** stated they had done an outstanding job and is
23 very impressed. She has seen a lot plans like this in twenty-five years and
24 few ever took businesses or residents into account. They have done a
25 terrific job. Then stated she would not be at the meeting on the 8th, but is
26 there any possibility that they could submit comments in writing.

27
28 **George Radnovich** stated absolutely.

29
30 **Chairman Seligman** recognized Commissioner Brawley.

31
32 **Commissioner Brawley** asked Mr. Chappell if they attend the meeting in
33 terms of attending as individuals to the Board of Trustees meeting. Do they
34 attend as individuals or do they advertise if there are more than a few of
35 them there.

36
37 **Attorney Chappell** stated whichever way they go they will not be taking
38 any action or voting on this per se. Therefore it may not be needed. The
39 last time they just advertised a special meeting of the Commission the
40 night of that presentation. So it should just be advertised as a special
41 meeting.

42
43 **Commissioner Brawley** stated he had one more question. With the future
44 publications of the plan, if it's adopted is there something more we could
45 do like a "you tube" presentation or circulating it on other media. The
46 reason he says that doing the plan is a great thing getting people to see it,
47 understand it and adopt it. That very important feedback loop for all those
48 people to get them to see that you've taken their ideas and you now have
49 a plan. Perhaps they can see themselves in that plan and can buy into it.
50 He thinks that is very important.

1 **Chairman Seligman** recognized Commissioner Tourville.
2

3 **Commissioner Tourville** stated he really liked the way they are going to
4 incorporate the central Village from Osuna up north. He thinks that it's
5 great. He agrees with Commissioner Riccobene they really want the curb
6 and the rural feel. There are a lot of people in the Village that feel that way.
7 They mentioned high density and their demographics are such they can't
8 support a place like Chase Hardware when there are places like Lowe's
9 and other just outside the Village. He thinks that they could support
10 restaurants or places like Kelly Jo's, but they also like the barber shop
11 those types of little businesses they need locally. So high density is
12 something the Village needs to look at closely as well. So they could
13 support that kind of commercial structure.
14

15 **George Radnovich** stated he might have said high density when he didn't
16 intend to. The density they are thinking about is something more
17 appropriate to the Village. If they look at the 4th and Osuna plan on page
18 26 at the small plan in the center of the page they'll see a proposed
19 grocery store and some commercial at the corner, but behind all of that
20 those shapes are more of a patio home. The kind of density level not
21 something like the apartments on El Pueblo that were built there a few
22 years back.
23

24 **Chairman Seligman** recognized Commissioner Phillips.
25

26 **Commissioner Phillips** asked if they would do the presentation they were
27 going to show to them tonight.
28

29 **George Radnovich** stated they'd have to ask the IT guy.
30

31 **Chairman Seligman** stated that hopefully the IT guy would get it working.
32

33 **Administrator Ward** stated so did he.
34

35 **Commissioner Phillips** stated it occurred to him did the Bernalillo County
36 Fire Department have any formal input into this especially in regards to
37 traffic and response time.
38

39 **George Radnovich** stated they did attend two of the public meetings they
40 had during the project.
41

42 **Chairman Seligman** asked if Mr. Radnovich had said the traffic study had
43 not been completed.
44

45 **George Radnovich** stated it is all but completed they submitted a draft of
46 the traffic study to Mr. McDonough and Mr. Ward. The draft will be put into
47 final form on April 2nd.
48

49 **Chairman Seligman** asked if there were any more questions. Then
50 thanked Mr. Radnovich for the presentation.
51

1 **Chairman Seligman** asked Planner McDonough and Attorney Chappell
2 that they are asked to recommend forwarding this to the Board of Trustees
3 is that the entire plan or just Phase One.
4

5 **Planner McDonough** stated he thinks that whatever the Commission feels
6 comfortable with. The plans right now includes Phase One. If they want to
7 limit to Phase One he sees no problem with that.
8

9 **George Radnovich** stated that next week they will be asking for approval
10 of the master plan and approval to move forward with Phase One as well.
11

12 **Chairman Seligman** recognized Commissioner Brawley.
13

14 **Commissioner Brawley** stated he thinks Phase One will be determined
15 by funding more than anything else. He thinks there are a couple of steps.
16 The master plan lays out the process for everything and funding will
17 determine how far they get.
18

19 **Administrator Ward** stated the idea is that this is the concept, which they
20 want to govern the development of 4th Street. And as the money dictates
21 they will move north from Schulte to the Village border. They have more
22 detail in the Phase One concept because they needed a starting point, but
23 the idea is that as a master plan it gets adopted.
24

25 **Chairman Seligman** thanked Mr. Ward for that clarification. Then called
26 for a motion to forward to the Board of Trustees a recommendation for
27 approval of the 4th Street Development Plan.
28

29 **Commissioner Craig** stated he'd make that motion.
30

31 **Chairman Seligman** stated Mr. Brawley pointed out to her was there any
32 public comment on it and asked was there anyone who wished to speak
33 on this proposal and recognized an audience member asking that he state
34 his name and address for the record.
35

36 **Richard Saylor** Saylor Properties 7901 4th Street NW stated he's listened
37 to this for 15 years and he has grave concerns about shrinking the road
38 down. And that other businesses are concerned and if they put in a round
39 about at Ranchitos he will sell his property and liquidate everything he has
40 in the Village. He thought it was a mistake they have trucks that deliver to
41 his property on a daily basis and it's problematic. When they do
42 construction like this it really hurts business. People avoid the area and
43 some never recover. Rich at Chase Hardware stated he didn't want to fight
44 it any more. They fought this before because they tried to ram it down our
45 throats. He thinks they need to tread very lightly because a lot of those
46 businesses will crash and burn and won't come back.
47

48 **Chairman Seligman** asked if he was consulted at all.
49

1 **Richard Saylor** stated yes they did, but he has a diametrically opposed
2 opinion because he has \$8 million dollars invested and that matters to him
3 and he thinks they are wrong on this one.
4

5 **Chairman Seligman** asked if any of the Commission had questions for
6 Mr. Saylor. Then stated she appreciated his comments. Then asked if
7 there was a motion.
8

9 **Commissioner Craig** stated he moved to approve and forward to the
10 Board of Trustees.

11 **Commissioner Colman** seconded the motion.
12

13 **Chairman Seligman** asked if there was a discussion and asked Craig for
14 clarification on his motion.
15

16 **MOTION: Commissioner Craig** moved to recommend approval of the 4th
17 Street Revitalization and redesign as presented tonight.
18

19 **SECOND: Commissioner Colman** seconded the motion.
20

21 **Chairman Seligman** clarified as presented tonight and asked if there was
22 any more discussion and recognized Commissioner Brawley.
23

24 **Commissioner Brawley** stated one of the assumptions is that there might
25 be a shift in type of businesses on 4th Street those that depend primarily on
26 traffic going down the street. The destination type businesses and he does
27 see there are two different kinds of approaches to the problem. But it'
28 always struck him that after living here for 45 years and noticing that the
29 businesses are dramatically out of sync with the demographics of the
30 Village. We are the most highly educated strata in the State. We have the
31 highest income in the State and yet what we have for sale on 4th Street is
32 not destination type either in services or sales that matches that
33 demographic. That's not to say those businesses shouldn't be there, but
34 the 4th Street corridor hasn't changed since 1955. In what it sells and how
35 it looks. He thinks that part of this plan has recognized some of that
36 disconnect. Recognized that while there's certainly income generated off
37 4th Street, there are wonderful businesses on 4th Street that maybe this is
38 an opportunity to change directions and try to build on that rather than
39 destroy what is already there.
40

41 **Chairman Seligman** asked if there was any other discussion. She had a
42 question and had this discussion with Mr. Radnovich before. She is very
43 concerned about the round about and the concept along Ranchitos and is
44 pretty much opposed to it and the concerns she has heard from Mr.
45 Saylor. Is it her understanding that there would be no change in the current
46 configuration until 2032?
47

48 **George Radnovich** stated they only showed the round about as an
49 option. They've not included it in the Phase One section and is only an
50 option. The type of business this would affect is not an Office Depot or a
51 kind of business they would find on the Coors Bypass or Eubank Blvd. It's

1 conceiving businesses they would find on Nob Hill or Old Town or Santa
2 Fe excluding Cerrillos Road. The tact is to not have an arterial street that
3 draws the numbers that those kinds of businesses would need those
4 wider, bigger streets. Another point he would like to make many of the
5 revitalization strategies that have happened in the country over the past 15
6 to 20 years have been to reduce streets to accommodate the kinds of
7 businesses that Commissioner Brawley was talking about. There are two
8 types of businesses, the boutique destination business and the other is a
9 business that requires the kind of traffic that Staples or a Home Depot or
10 any large box type business. He thinks that is the difference of opinions.
11 He will say there are businesses like Mr. Saylor's business that have the
12 same opinion as Mr. Saylor. Of the forty or so businesses that came to the
13 focused groups most were in favor of a different look for the Village instead
14 of a wider street.

15
16 **Chairman Seligman** asked at one time when 2nd Street was widened 4th
17 Street was suppose to carry "x" amount of traffic. Is it still going to be able
18 to carry the same amount of traffic?

19
20 **Ron Bohannon** asked for clarification which street was she talking about.

21
22 **Chairman Seligman** stated 4th Street.

23
24 **Ron Bohannon** stated 4th Street is a minor arterial.

25
26 **Chairman Seligman** stated it was designed to be major collector.

27
28 **Ron Bohannon** stated there are arterials, collectors, and major collectors
29 that's the hierarchy.

30
31 **Chairman Seligman** reiterated is 4th Street going to be able to carry the
32 same amount of traffic that it does now?

33
34 **Ron Bohannon** stated in Terry Brown's analysis yes it will.

35
36 **Commissioner Craig** stated he did not want it to look like Eubank the
37 Village currently has three national auto part places. He would like to see
38 the Village with the charm that it has. What they are doing with this
39 revitalization is trying to do that. Give a good place for the people of Los
40 Ranchos to live.

41
42 **Chairman Seligman** asked is there any more discussion at this time.
43 Then called for a vote.

44
45 **VOTE:** the motion carried by a vote of 6-1 with Commissioner Phillips
46 abstaining.

47
48 **7. REPORTS**

49
50 **A. PLANNING DEPARTMENT REPORT**

51

1 **Chairman Seligman** asked Planner McDonough if he had anything else in
2 planning department report.
3

4 **Planner McDonough** stated all that he had was a graph of what the
5 Planning and Zoning Department has accomplished in the past years in
6 regards to building permits, with the values and fees.
7

8
9 **9. COMMISSIONER’S INFORMAL DISCUSSION--NONE**

10
11 **10. ADJOURNMENT**
12

13 **Chairman Seligman** asked if there was a motion for adjournment.
14

15 **MOTION: Commissioner Riccobene** moved to adjourn the meeting at
16 8:08 pm.
17

18 **SECOND: Commissioner Phillips** seconded the motion.
19

20 **VOTE:** the motion carried unanimously. (7-0)
21

22 **APPROVED** by the **Planning and Zoning Commission of the Village Los**
23 **Ranchos de Albuquerque** this _____ day of _____, 2015.
24

25 **ATTEST:**
26

27 _____
28 Tim Tourville, Secretary
29 Planning and Zoning Commission
30