



1 Clifton: Before we begin I would like to ask the Commission or staff if there are  
2 any conflicts or known conflicts of interest that could be an issue this  
3 evening. Seeing none, we'll go ahead and proceed.  
4

5 **III. APPROVAL OF MINUTES**  
6

7 1. August 23, 2016 - Regular Meeting  
8

9 Clifton: Moving on to the Approval of the Minutes, item number three, can I get a  
10 motion to approve?  
11

12 Stowe: So moved.  
13

14 Clifton: Do we have a second?  
15

16 Muniz: Second.  
17

18 Clifton: Commissioner Muniz seconded. Okay, any comments or amendments to  
19 the minutes as submitted? Seeing none. All in favor signify by saying  
20 "aye."  
21

22 MOTION PASSES UNANIMOUSLY.  
23

24 Clifton: Minutes are approved, Adam. Thank you.  
25

26 **IV. POSTPONEMENTS - NONE**  
27

28 Clifton: Okay. Any post, there are no Postponements on tonight's agenda,  
29 correct?  
30

31 Ochoa: That's correct sir.  
32

33 **V. WITHDRAWALS - NONE**  
34

35 Clifton: And no Withdrawals?  
36

37 Ochoa: None tonight, no.  
38

39 Clifton: Okay. Thank you.  
40

41 **VI. CONSENT AGENDA**  
42

- 43 1. **Case 69238:** An Infill Development Process (IDP) application of Kary  
44 Bulsterbaum on behalf of the Sharp Family Trust for two parcels  
45 encompassing a total of 3.52 +/- acres, zoned C-2 (Commercial Medium  
46 Intensity) and R-3 (Multi-Dwelling Medium Density) and located on the west

1 side of Main Street, 130 +/- feet north of its intersection with Cambridge  
2 Drive; a.k.a. 1807 and 1835 N. main Street; Parcel ID # 02-04252 & 02-  
3 04223. Proposed use: The applicant is seeking to develop the  
4 vacant/underdeveloped parcels with a new auto dealership business.  
5 Council District 1 (Councilor Gandara).  
6

7 Clifton: Moving right along, Consent Agenda. The Consent Agenda is the portion  
8 of the agenda that the Commission votes without testimony or  
9 presentation on a case. Staff feels that the case has adequately met all  
10 the requirements and is clean so to speak and prepared to move forward  
11 for final approval or to the City Council for final approval. With that said,  
12 do we have any Member of the Commission that would like to discuss  
13 Case 69238? Seeing none, I will read this into the record.

14 Case 69238: An Infill Development Process application of Kary  
15 Bulsterbaum on behalf of the Sharp Family Trust for two separate parcels  
16 encompassing a total of 3.52 +/- acres, zoned C-2 (Commercial Medium  
17 Intensity) and R-3 (Multi-Dwelling Medium Density) and located on the  
18 west side of Main Street, 130 +/- feet north of its intersection with  
19 Cambridge Drive; a.k.a. 1807 and 1835 North Main Street; Parcel ID # 02-  
20 04252 & 02-04223. Proposed use: The applicant is seeking to develop  
21 the vacant/undeveloped parcels with a new auto dealership business.  
22 This is within Council District 1 (Councilor Gandara).

23 Are there any members of the public that would like to discuss this  
24 case? Seeing none, can I have a motion to approve?  
25

26 Ferrary: I so move.

27  
28 Clifton: And a second?

29  
30 Stowe: Second.

31  
32 Clifton: Motion by Commissioner Ferrary, seconded by Commissioner Stowe.  
33 Commissioner Hedrick.

34  
35 Hedrick: Aye.

36  
37 Clifton: Commissioner Muniz.

38  
39 Muniz: Aye.

40  
41 Clifton: Commissioner Stowe.

42  
43 Stowe: Aye.

44  
45 Clifton: Commissioner Ferrary.  
46

1 Ferrary: Aye.  
2  
3 Clifton: Commissioner Alvarado.  
4  
5 Alvarado: Aye.  
6  
7 Clifton: And Chair votes aye. Okay. Thank you. Case 69238 is approved.  
8

9 **VII. OLD BUSINESS - NONE**

10  
11 Clifton: Seeing no Old Business.  
12

13 **VIII. NEW BUSINESS**

14  
15 1. **Case 69428:** A Special Use Permit (SUP) application by Suzanne Smead,  
16 on behalf of Dorecca Works Mariposa LLC, property owner to permit child  
17 care services for up to 12 children within a single-family home located at  
18 1530 Mariposa Drive. The subject property encompasses 0.24 +/- acres, is  
19 zoned R-1a (Single-Family Medium Density) and is located on the south side  
20 of Mariposa Drive, 299 +/- feet east of its intersection with Desert Drive;  
21 a.k.a. 1530 Mariposa Drive; Parcel ID # 02-03802. Proposed use: A single-  
22 family home with a home occupation business of a group child care home (7-  
23 12 children). Council District 1 (Councilor Gandara).  
24

25 Clifton: We will proceed into New Business. Case 69428: A Special Use Permit  
26 application by Suzanne Smead, on behalf of Dorecca Works Mariposa  
27 LLC, property owner to permit child care services for up to 12 children  
28 within a single-family home located at 1530 Mariposa Drive. The subject  
29 property encompasses 0.24 +/- acres and is zoned R-1a (Single-Family  
30 Medium Density), and is located on the south side of Mariposa Drive, 299  
31 +/- feet east of its intersection with Desert Drive; a.k.a. 1530 Mariposa  
32 Drive; Parcel ID # 02-03802. The proposed use: A single-family home  
33 with a home occupation business of a group child care home (7-12  
34 children). Council District 1. Okay, staff.  
35

36 Gonzales: Okay. Once again this is Case 69428 for a group child care home Special  
37 Use Permit located at 1530 Mariposa Drive. Here is the location as well  
38 as the zoning map for the parcel. As you can see it is south of North Main  
39 Street. It is to the east side of Desert Drive and it is located on the south  
40 side of Mariposa Drive. The property is approximately 299 feet from its  
41 intersection with Desert Drive to the east. It does encompass 0.24 acres  
42 and is zoned Single-Family Medium Density, R-1a. There is currently a  
43 single-family home on the property and the applicant already does have a  
44 Home Occupational Child Care Service Business License for up to six  
45 children.

1 The applicant is seeking to expand the child care services to a  
2 group home, or a group child care home to accommodate from seven to  
3 12 children. The applicant has stated that they will have staggered  
4 parking and drop-off/pick-up times. They are providing enough  
5 designated parking with the on-street parking as well as off-street parking  
6 due to the size of their lot. The applicant has distinguished that the hours  
7 for services will be provided from 7:30 to 5:30 p.m. and they will follow all  
8 of the regulations from the State as well as our Fire and Building Code  
9 requirements. They're also going to be following the 2001 Zoning Code  
10 Section 38-59.

11 Here is a floor plan of the applicant's home. To the north is where  
12 you can see Mariposa Drive and then to the rear is the actual back yard  
13 that will, that is enclosed with a cinderblock wall. They are using the living  
14 room space. They will have of course the kitchen and then the area within  
15 the back yard for the services for the children.

16 Here's the front of the property. It is quite large. It is about 95 feet  
17 wide in which, that is where the on-street parking is being provided since  
18 you can parallel park in front of your properties. The code requirements  
19 do say that 38-52c of the 2001 Zoning Code does allow for Home  
20 Occupational Business Registration for a family child care service up to six  
21 children by right. In order for them to increase a Home Occupation  
22 Business Registration for seven to 12 children an SUP would be required  
23 and approved. Section 38-54b indicates, of the 2001 Zoning Code, that a  
24 Special Use Permit would have to be approved by the Planning and  
25 Zoning Commission for a child group home.

26 Staff did analyze the property. There were more than enough  
27 parking to provide for any traffic issues as well as congestion within the  
28 streets. The Home Occupation License is only required to have two off-  
29 street parking and one additional for the Home Occupation Business  
30 License. The applicant is providing four off-street parking: There's two  
31 within the the garage, there's two in the driveway, as well as three on-  
32 street. Since it is parallel parking they can actually fit three and not in, not  
33 block off their driveway. The noise is not expected to exceed the level  
34 from a typical family that would be living there and then they're also  
35 following the regulations from the State, New Mexico Children and Youth  
36 Families Department cause they have already been inspected. That is  
37 why they currently have a Home-Oc Business Registration. So City staff  
38 determined that it doesn't actually impact the neighborhood as much. The  
39 street is about 50 feet wide which would still allow for cars to go around if  
40 anyone was parking adjacent to their property.

41 Staff reviewed the proposed Special Use Permit and based on that  
42 staff did send it out to the reviewing departments in the City of Las Cruces  
43 and the findings found in your staff report recommend approval for the  
44 proposed SUP. However, with that P&Z does have the final authority on  
45 the SUP unless it is appealed to City Council. The staff, staff's findings

1 are found in your staff reports. These are them if there's any clarification, I  
2 more than welcome to answer any questions.

3 Staff did receive public input. We did receive five letters from the  
4 adjacent property owners in support of the SUP as noted on the vicinity  
5 map. They are highlighted in blue, so they are actually adjacent to the  
6 property that is requesting the Special Use Permit. Staff did receive one  
7 e-mail that was presented to you this evening that was sitting up on the,  
8 by each one of your monitors opposing the proposed SUP due to any  
9 possible noise or traffic within the area. That property that did send in the  
10 opposing information is highlighted in red. They are located off of San  
11 Acacio which is a block away.

12 So here are your options: You can vote "yes" for Case 69428 as  
13 recommended by staff; you can vote "yes" with conditions for Case 69428;  
14 you can vote "no" for Case 69428 in which you would have to provide  
15 findings as to why you are denying it as opposed to the staff's findings for  
16 approval; you can vote to table or postpone Case 69428 and direct staff  
17 accordingly for more information. I stand for any questions and the  
18 applicant is here as well.

19  
20 Clifton: Okay. Thank you. Does the applicant have a presentation for this  
21 evening?

22  
23 Gonzales: No. The applicant does not have a presentation.

24  
25 Clifton: Okay. Thank you. There any questions by the Commission?  
26 Commissioner Muniz.

27  
28 Muniz: I would like to ask the applicant a couple of questions. Is she present?

29  
30 Clifton: Could you do us a favor and please state your name and address for the  
31 record?

32  
33 Smead: Yes. My name is Suzanne Smead and I live at 1530 Mariposa Drive.

34  
35 Clifton: Okay. Now I'll have to swear you in. Please raise your right hand. Do  
36 you swear or affirm that the testimony you are about to give is the truth  
37 and nothing but the truth under penalty of the law?

38  
39 Smead: Yes, I do.

40  
41 Clifton: Thank you. Commissioner Muniz.

42  
43 Muniz: Yeah, I have a simple question.

44  
45 Smead: Okay.  
46

1 Muniz: You're a single mother.  
2  
3 Smead: I am.  
4  
5 Muniz: How many children do you have of your own and their ages?  
6  
7 Smead: I only have two kids. My, my son is 18 and my daughter is 20.  
8  
9 Muniz: Oh, they're grown up.  
10  
11 Smead: Yeah, they're grown. They're just living with me so they can attend  
12 college.  
13  
14 Muniz: Okay. That's really what I wanted to ask because 12 children are a lot.  
15 Will you have a staff to help you or your own children will be helping you?  
16  
17 Smead: I absolutely have staff cause I'm, I'm not crazy.  
18  
19 Muniz: Okay.  
20  
21 Smead: No. I do have staff. I have two, my best friend and my daughter, they  
22 both help me and then I have a couple people that can help substitute in  
23 times of need, you know for sickness and whatever. But before anything I  
24 wanted to apologize to you guys for the rough draft picture of the house  
25 that we drew. I had no idea it was going to look that bad up on a big  
26 screen.  
27  
28 Muniz: Okay. You're a caretaker of children not an artist.  
29  
30 Smead: Exactly.  
31  
32 Muniz: Or an architect.  
33  
34 Smead: Exactly. But yeah my kids are grown and this is, I'm just doing what I love  
35 so.  
36  
37 Muniz: Okay. That's all I needed to know.  
38  
39 Smead: Okay.  
40  
41 Muniz: Thank you.  
42  
43 Smead: You're welcome.  
44  
45 Clifton: Commissioner Stowe.  
46

1 Stowe: Have you been doing this business ...  
2  
3 Smead: For seven years.  
4  
5 Stowe: Eleven years.  
6  
7 Smead: No, I've, I've been doing it seven years from home, it was much smaller.  
8 And then I've been doing it at this address for a year and nine months but  
9 I, I need to, I need to watch more children just because I'm supporting  
10 myself and my family and getting my kids through college so you know.  
11  
12 Stowe: Right. Have you had any complaints from neighbors or other people?  
13  
14 Smead: My neighbors have been so supportive and they know what's going on.  
15 I've spoken with them, I've gotten letters from them. I believe we got the  
16 one e-mail from someone that lives a little ways away but they've, I guess  
17 they've never known that I was even doing daycare there, they've never  
18 said anything. So I'm, you know I'm not super worried about that.  
19  
20 Stowe: Very well. Thank you.  
21  
22 Clifton: Commissioner Ferrary.  
23  
24 Ferrary: From what you just said, does that mean you don't live at this address, it's  
25 just for the daycare?  
26  
27 Smead: No, no, no. Absolute, I live at this, this is my home.  
28  
29 Ferrary: Oh, okay.  
30  
31 Smead: Half of my home is taken up by daycare but yes I do live there, and my  
32 two children.  
33  
34 Ferrary: Okay. And I was reading that you're in the process of getting licensed  
35 through CYFD. Is that for early childhood education or is that just you  
36 haven't been licensed all these years?  
37  
38 Smead: Yeah. I hadn't been licensed but now I just went through the process and  
39 I am licensed through them so the, this was just the next step to be able to  
40 stay at home and watch children as to be able to, I need to have more  
41 than six children to make it worthwhile doing this from my home.  
42  
43 Ferrary: And do you have early childhood education experience or training?  
44  
45 Smead: You know what, I'm in the process of getting that too. During the CYFD  
46 training and everything I'll be getting a lot of that. And I think I might do

1 some online classes to become a director because I haven't done that  
2 before so I've just done a lot of child care, early child care in my life and.  
3  
4 Ferrary: So you're planning to incorporate this kind of new curriculum or  
5 experience that you're going to be trained in.  
6  
7 Smead: Yeah. Oh yes. Definitely. And, and we're doing some of that now. It's  
8 just a, a learning curriculum. It's not a, we don't do an actual curriculum  
9 because of the ages of the children but they do get, they do get plenty of  
10 stimulation and learning through, through play and through circle time and  
11 things like that.  
12  
13 Ferrary: Okay. And I had one other question. It's stating that you are operating  
14 from 7:30 to 5:30 p.m., 7:30 a.m. to 5:30 p.m.  
15  
16 Smead: Yes ma'am.  
17  
18 Ferrary: And then the traffic generation is talking about 10 a.m. to 10 p.m. for pick-  
19 up and pick, drop-offs and pick-ups.  
20  
21 Smead: Well the drop-offs are about 7:30.  
22  
23 Baum: The, the microphone ma'am, you need to speak right into it when ...  
24  
25 Smead: Okay. They usually take about 30 minutes to an hour for drop-offs so  
26 they're kind of staggered and then everyone is picked up and gone by  
27 5:30 and then I don't work nights or weekends from my home so there's  
28 no, or holidays, there's no traffic on those days. And it's really, it's really  
29 so minor. I've never had anyone ...  
30  
31 Gonzales: That's what they're referring to.  
32  
33 Smead: Okay.  
34  
35 Gonzales: Were you talking about the neighborhood?  
36  
37 Smead: Maybe. Oh. Oh, I'm sorry. I mean ten cars that, I'm sorry. I didn't do  
38 that, it doesn't look, I can see why you were confused about that. I'm  
39 sorry. Ten cars in the morning and ten cars in the evening is what I was  
40 talking about. That would be the maximum amount of, of traffic.  
41  
42 Ferrary: Oh. I see. Ten a ...  
43  
44 Smead: So ten in the a.m. and ten in the p.m.  
45  
46 Ferrary: And ten in the p.m.

1  
2 Smead: I'm sorry.  
3  
4 Ferrary: Okay. That's all right. Just wanted to clarify. Thank you.  
5  
6 Smead: Thank you.  
7  
8 Clifton: Any more questions by the Commission? Okay. Seeing none I'd open  
9 this up to the audience participation at this point. Are there any members  
10 of the audience that would like to address the applicant or the  
11 Commission? Yes ma'am.  
12  
13 Tellez: Hi. My name is Jamie Tellez and I live at 3063 Quannah Wild Drive.  
14  
15 Clifton: Thank you. May I swear you in real, real quick?  
16  
17 Tellez: Sure.  
18  
19 Clifton: Okay, thank you. Do you swear or affirm that the testimony you are about  
20 to give us is the truth and nothing but the truth under penalty of law?  
21  
22 Tellez: Yes.  
23  
24 Clifton: Thank you.  
25  
26 Tellez: I do. Sorry. I'm speaking on behalf of myself and my daughter. My  
27 daughter attends Suzi's Daycare. I'm sorry, I'm a little nervous. We've  
28 been attending Suzi's Daycare for several months now and I do not know  
29 what I would do without Suzi and her girls if they were unavailable for my  
30 daughter. I'm a single parent here in Las Cruces and it was already scary  
31 enough having to find child care, so to have to go through that again for  
32 any of us is a nightmare. Vivian attends daycare daily and as soon as we  
33 get to Suzi's she's incredibly happy and always, and all smiles with  
34 whomever is there to take care of her during the day. As time passes the  
35 girls only love my child more, as we do them. I don't ever think twice when  
36 I drop her off or have problems dropping her off due to traffic and I trust  
37 Suzi's Daycare completely.  
38 To change everything about the daycare and who can and cannot  
39 attend and how many children are allowed to be there so drastically  
40 makes for very difficult circumstances for Suzi and the other ladies and not  
41 to mention for the parents as well. From what I've seen the other parents  
42 of the other children are happy and very comfortable having their children  
43 attend is, this wonderful daycare. I notice my daughter is happy every day  
44 when I pick her up, also no problems with traffic. She's clean and fed and  
45 constantly learning something new from her caretakers and the other  
46 children around her. Many things have already changed in the daycare to

1 the liking of the State but we need to make sure that Suzi and her girls are  
2 able to keep the 12 children, not only for Suzi's sake but for the sake of  
3 the children and the parents, but mostly for the children. They're growing  
4 up together and learning from each other and to uproot them causes too  
5 much heartache for them and their families and also for Suzi, Deborah,  
6 and Lindsay. Please do not take this lightly and consider all avenues to  
7 make sure Suzi's able to attain the permit to have a child care for up to 12  
8 children. Her work, along with Deborah's and Lindsay's is so incredibly  
9 special and appreciated that making several children have to find a new  
10 child care will only cause true heartache. Thank you.

11  
12 Clifton: Okay. Thank you ma'am. Are there any members of the public that would  
13 like to address this case? Yes ma'am.

14  
15 Herrera: Hi. I'm Deborah Herrera.

16  
17 Clifton: Okay. Thank you. Do you swear or affirm that the testimony you are  
18 about to give is the truth and nothing but the truth under penalty of law?

19  
20 Herrera: Yes, sir. Thank you. I'm sorry, I'm real sensitive but I'm Suzi's best friend,  
21 the one that helps her out and we've been working together, we taught  
22 each other, we balance each other. I am, I went and I got the, I got  
23 licensed for daycare so I have been through the classes and I've done the  
24 CPR and did all that and so there'll be somebody that has the classes and  
25 we both want to keep doing the classes cause we want to keep learning  
26 and we're just hoping that you really really approve this because it means  
27 a lot to a lot of people. We've grown close to these children, you know  
28 we're their daycare mamas you know and, and it's like taking our baby  
29 away. It, it's, it's a really hard thing so we just pray that, that you guys will  
30 allow us to keep doing this cause we love what we do and the kids love us  
31 and we love them. Thank you.

32  
33 Clifton: Thank you. Is there anybody else from the public that would like to  
34 address this? Okay, seeing none we'll close it to public participation and  
35 open it up to additional comments from the Commission and a vote.  
36 Commission, any additional comments, questions, you ready to vote on it?  
37 Okay. Can I get a motion?

38  
39 Muniz: Oops. I was slow. Do you already have 12 children in daycare?

40  
41 Smead: We have more than 12 (*Inaudible*).

42  
43 Muniz: Yeah. I'm sorry.

44  
45 Smead: We previously had more than 12 children but then I realized, I found out  
46 that you have to go through this process to be able to do this legally and of

1 course that's the way that I want to do this. We, like I said, right now I only  
2 have four at my house and then four at my mom's house but in, in order to  
3 be able to do this I will have to advertise to get more children because I  
4 did lose quite a few because of the ages.  
5  
6 Muniz: Okay. Thank you.  
7  
8 Smead: You're welcome.  
9  
10 Clifton: Okay. Any more questions? Seeing none, can I entertain a motion  
11 please?  
12  
13 Ferrary: I move that we approve Case Number 64928 as recommended by staff for  
14 the Special Use Permit to allow child care use, services for the 12, up to  
15 12 children at the address of 1530 Mariposa Drive.  
16  
17 Clifton: Thank you Commissioner Ferrary, perfect. May I have a second?  
18  
19 Muniz: I second the motion.  
20  
21 Clifton: Okay. We have a motion and a second by Commissioner Muniz.  
22 Commissioner Hedrick.  
23  
24 Hedrick: I vote yes based upon the findings in the staff report, site visit, and the  
25 discussion this evening.  
26  
27 Clifton: Commissioner Muniz.  
28  
29 Muniz: I vote yes on the staff findings and the discussions this evening.  
30  
31 Clifton: Commissioner Stowe.  
32  
33 Stowe: I vote yes based on the findings and the discussions this evening.  
34  
35 Clifton: Commissioner Ferrary.  
36  
37 Ferrary: I vote yes with staff findings, the discussion, and also site visit.  
38  
39 Clifton: Commissioner Alvarado.  
40  
41 Alvarado: I vote yes based on discussion, findings, and site visit.  
42  
43 Clifton: And the Chair votes aye based on staff's presentation, findings, and its  
44 compliance with Section 38-2 of the 2001 Zoning Code and Las Cruces  
45 Municipal Code section 2-382. Thank you.  
46

- 1           2. **Downtown Master Plan 16-001:** 2016 Las Cruces Downtown Master Plan.  
2           The City of Las Cruces has proposed updating the current Downtown  
3           Revitalization Plan. The 2016 Las Cruces Downtown Master Plan identifies  
4           new projects and activities that will continue to energize the Downtown  
5           renaissance. It emphasizes crucial topics such as Downtown identity,  
6           economic development, housing, neighborhood integration, and arts and  
7           culture. A great deal of data was included during plan development including  
8           retail, hospitality, and residential market research analysis. The new master  
9           plan also represents the first time a lower level plan direct coordinates with  
10          the current Las Cruces Comprehensive Plan and economic development  
11          planning efforts.

12  
13 Clifton:        Okay. Item number two, New Business. Downtown Master Plan 16-001:  
14           The 2016 Las Cruces Downtown Master Plan. The City of Las Cruces  
15           has proposed updating the current Downtown Revitalization Plan. The  
16           2016 Las Cruces Downtown Master Plan identifies new projects and  
17           activities that will continue to energize the Downtown renaissance. It  
18           emphasizes crucial topics such as Downtown identity, economic  
19           development, housing, neighborhood integration, and arts and culture. A  
20           great deal of data was included during plan development including retail,  
21           hospitality, and retail residential market research analysis. The new  
22           master plan also represents the first time a lower level plan direct  
23           coordinates with the current Las Cruces Comprehensive Plan and  
24           economic development planning efforts. And I must say that is the most  
25           vibrant case blurb I've ever seen in my life, Andy. Thank you.

26  
27 Hume:           You're welcome sir. Apparently I got one of the words wrong though so  
28           it's, it's "directly connected to" ...

29  
30 Clifton:        Thank you.

31  
32 Hume:           The Comprehensive Plan.

33  
34 Clifton:        So noted.

35  
36 Hume:           Mr. Chair, Members of the Commission. My name is Andy Hume. I'm the  
37           Downtown Coordinator for the City of Las Cruces. It's good to see some  
38           familiar faces and, and welcome some new ones as well. If I, I'd like to  
39           beg the Commission's indulgence. I have two presentations. The first one  
40           is very short but hopefully provides a little bit of background for you as to  
41           why we're going through this process of updating the Downtown Master  
42           Plan and some of the work that we've already done, and then the second  
43           one will go through and talk about the highlights of the, of the Master Plan  
44           that is before you for recommendation for approval. Unless there's any  
45           issues with that I'll, I'll just go ahead and, and go through that.

1 So back on January 1st, first of all the, the, the Downtown is  
2 overseen by what's called the Tax Increment Development District. It is  
3 the City Council performing a, a, a, a redevelopment role on behalf of the  
4 City. So I gave a presentation to them because we were going to use  
5 funds from the TIDD, we were recommending this, to update the  
6 Downtown Master Plan. And so what I did was, first of all back in January  
7 of, actually this would be July of, of 2015, Fiscal Year 2016, we talked  
8 about what some of the priorities for the use of TIDD money may be. And  
9 so we have up there, the first two items we're doing the Downtown Master  
10 Plan and the Market Research Analyses and this was approved by the  
11 TIDD Board. The other two items on that list are upcoming here in the, in  
12 the next few months. So the, the, the few slides that I'm going to show  
13 you were the project scope highlights that we looked at and we wanted to  
14 identify and looking at the opportunity to partner with in this case  
15 PlaceMakers, which is the consultant that we were, that we used for this  
16 project.

17 What we did first of all is we took these first two items, the  
18 Downtown Master Plan and the Market Research Analyses and we  
19 lumped them into one product. So what we got was the Downtown Master  
20 Plan. We had a full retail market analyses done for Downtown. We had a  
21 full residential market analysis done for Downtown and actually an, an  
22 additional item we got with the retail market analysis was a hotel and  
23 hospitality market analysis for Downtown. So we actually got a fourth item  
24 and sort of got a little bit more bang for our buck in this project.

25 On February 16th through the 19th we held a charrette down at the,  
26 actually across the street over here at Branigan Cultural Center. They  
27 were very gracious to host us and about 200 people came through the  
28 doors over those four days. They included elected officials, stakeholders,  
29 business owners, people, just residences in the area. We had a  
30 tremendous amount of outreach to the Mesquite and Alameda  
31 neighborhoods and we'll talk about that in just a little bit, and we had just,  
32 we had, we had group sessions where we worked together, we had free  
33 time where people could just sort of come in and watch as the work  
34 progressed. We actually had two guest speakers here in Council  
35 Chambers, one talking about transportation, the other talking about retail,  
36 the retail market analysis. About a month, about a month or two ago we  
37 had the residential, the, the person who did the residential market analysis  
38 come and also do a follow-up. They weren't able to join us for the  
39 charrette. So we had a tremendous amount of public input, a lot of people  
40 walking up and down Main Street, walking around in the neighborhood,  
41 looking at the current conditions and bringing their ideas back inside and  
42 putting those ideas on paper, which we'll talk about in just a little bit.

43 So the, why, why did we endeavor to do this? Well the short  
44 answer is the current Master Plan that we're working on is 12 years old  
45 and especially you know I, I know Kirk you were a planner and do a lot of  
46 planning work still, and Roger you, you've done a lot of planning work as

1 well. When you, you sort of get to an age where the plan just, it, it sort of  
2 outlived its usefulness and so that's really where we take a, a, another  
3 look at this. The other thing that I think is really important to note it, note  
4 on here is we've actually accomplished a tremendous amount of that plan.  
5 The plan did not sit on a shelf gathering dust, which is really key in this  
6 case and, and I think the two biggest examples of the plan not sitting on a  
7 shelf is that Main Street was reopened and the plaza's now done. And  
8 those were two cornerstone projects that were identified in that plan. So I,  
9 I just wanted to point that out. The other thing too is that the, the current  
10 what, what I, what I will say is the current plan, not the one that you're  
11 looking at tonight but the current plan that we still have, identifies the need  
12 to do market analyses but at that point in time, this was back in 2004, that  
13 level of understanding of the economics and economic redevelopment in  
14 the area was not fully integrated into that plan. And so obviously we know  
15 the economic conditions that have changed since 2004 and so it really  
16 provided us with a great opportunity to sort of take a pause, reexamine  
17 where we're at from the retail, residential, and hotel and hospitality sectors  
18 and get some new input, some new ideas, and some new data for us to  
19 move forward with this new Master Plan.

20 So when we went through this one of the things that we absolutely  
21 insisted on is that this plan was going to be the first plan that was directly  
22 tied to the Comprehensive Plan. A lot of other plans that we've done  
23 certainly have a basis in the, in the Comprehensive Plan. That's what we  
24 do in the, in the Community Development Department. But this is the first  
25 one where when you read the plan you have goals in the plan, or, or  
26 rather strategies in the plan that tie to goals in the Comp Plan. And you'll  
27 also see that we use the same nomenclature, the same, the same  
28 symbolism, and all of those types of things to make it one cohesive  
29 document. And the, and we insisted that that take place in this process.

30 In, in working through this they developed and maintained a project  
31 website. The website is still up and running. You can go through and look  
32 at little vignettes that they, they did, little videos of people and, and who  
33 expressed their perspective on the project. You see a lot of pictures, you  
34 see a lot of the, the raw input that was brought in from, from the  
35 individuals who participated.

36 This was provided just for a sense of perspective. The previous  
37 two documents, again very well-used documents cost a little over  
38 \$500,000 back in 2004 to put together. This whole process including all of  
39 the market analyses, the charrette, all of the visits and working with really  
40 high-profile nationally-known individuals like Mr. Robert Gibbs from the  
41 retail market analyses who, who did that cost just under 247, or two, two,  
42 \$150,000 so we were very pleased to get the bang for our buck that we  
43 did for this project.

44 Now with that, that just sort of provides a little bit of background.  
45 What I'd like to do is I'd like to, let's see here. Well we'll, we'll just work off  
46 of this way. So this is the final presentation that was given. I'm going to

1 go through this, are there any questions up to this point before we get into  
2 talking about features of the plan itself?

3  
4 Clifton: Dive right in, Andy.

5  
6 Hume: Very good sir, thank you. This is just a, a look at the table of contents.  
7 You can see it's, it's very simply laid out and, and hopefully very logically  
8 laid out. We first look at, "Okay, what do we know? Where are we at?  
9 What's our current, what are current conditions?" Then we move to the  
10 research and looking at the data, integrating the market analyses into the  
11 discussion, then looking at, "What are the goals that were defined through  
12 the public involvement process? What came out of it, of that discussion?"  
13 And then finally, "How do we get there?" So when we look at  
14 implementation steps that's really where the rubber meets the road so to  
15 speak. And so as, as you recall I mentioned a little earlier we  
16 accomplished more than two-thirds of the current Master Plan. This is  
17 where we look to the next steps and working through City Council, through  
18 the TIDD Board, and through the CIP process and so on to implement  
19 these next steps, so move on here.

20 What we identified were some very key priorities from  
21 transportation, parking, and opportunities for redevelopment, especially  
22 taking advantage of the development of the new plaza. So I'm going to go  
23 through some of those priorities here. Here is some images of people  
24 who were involved in the process. This is Aggie, and I, I really, I thank the  
25 Branigan Cultural Center for hosting this. So the priorities that came out  
26 were: Number one, Think Beyond Downtown. What does that mean?  
27 How does that, how do we integrate the Alameda and Mesquite  
28 neighborhoods? How do we improve walkability, not just in the Downtown  
29 areas but also again those connections to the adjoining neighborhoods?  
30 Each, as we, as we went along through the process we had specific  
31 meetings with the residents from the Alameda and Mesquite  
32 neighborhoods and what we realized was there are certainly three  
33 different organisms here, three very different neighborhoods, but the  
34 symbiosis between the three neighborhoods was not being tapped into  
35 and that was very important. Capture Opportunity: Where do we have  
36 opportunities when it comes to integrating or rather implementing the data  
37 from the market analyses? And then finally, Encouraging Adaptive Reuse  
38 and we'll talk about that in just a moment.

39 So this really was a, a key talking point: Think Beyond Downtown.  
40 Again, we're a very key element certainly, especially even from a retail  
41 restaurant, that type of activity, but what's going on with our neighbors?  
42 How do we build those relationships? How do we integrate all three  
43 neighborhoods across Mesquite, Downtown, and Alameda? So in the,  
44 each neighborhood has a two-page write-up with some great photos in it  
45 and that really key in on the highlights of each neighborhood, the  
46 strengths of each neighborhood, the opportunities that exist within each

1 neighborhood, the challenges that exist. This is for Mesquite and we also  
2 did the same with Alameda Depot. Both of them have amazing  
3 characteristics, both of them have very different characteristics and yet  
4 how do we integrate those with Downtown and how do we all work those  
5 together?

6 Second, walkability: We talked about this, not just in Downtown but  
7 also connecting with Mesquite and with Alameda. Unfortunately this is  
8 sort of the, we, we have some good but then we have some bad and ugly.  
9 And so prioritizing opportunities like this that we can address; in this  
10 particular case this is over on Water Street and it's right next to the brand-  
11 new museums, the new museums that we have. We're looking at  
12 addressing some of these issues with the upcoming Church and Water  
13 two-way conversion project. The other thing again as I've mentioned is  
14 the creation of these priorities across Downtown, connecting all three  
15 neighborhoods, and these are really key connectors that were identified.  
16 Of course we have Las Cruces which is the, which is the main driving  
17 route through, all the way through Downtown, but also looking at Court,  
18 looking at how Organ can come in and a, and a, connect with Klein Park  
19 and then also just south of there Griggs connecting with Klein Park and  
20 the plaza.

21 What we identified here were some key areas that needed those  
22 connections to be made. For instance, over here on the, let's see if I can  
23 get an arrow here that, that might, nope, okay, not going to get an arrow.  
24 That's all right. We'll work with it. So right over here you see the, the  
25 identified, and these were identified by, by the public. This was public  
26 input that identified these, the need for connections here at Court across  
27 Alameda, the need to improve the connections here across Las Cruces at  
28 Alameda, and then Mesquite, the Mesquite neighborhoods identify their  
29 own needs here. This is at Organ, this is through a walkway here, this is  
30 the plaza right here, and then also here at Griggs connecting through the  
31 walkway you know and connecting these key public spaces here with  
32 Klein Park and the area around it, the plaza, the area around it, and then  
33 over here with Pioneer Women's Park and the area around it.

34 The other I, opportunity that was identified is the opportunity for  
35 redevelopment right over here where the current Post Office is. What  
36 happened, as some of you know, some of you perhaps were here when it  
37 happened, others of you see it now, the effects of it, when urban renewal  
38 came through in our Downtown area, a lot of very important connections  
39 that kept our nice grid system working properly were cut off, and in  
40 particular it was over on the side of the Mesquite neighborhood. So we  
41 have a lot of connections that were, that were just basically cut off. And  
42 one of the suggestions, because we know really the, the connections with  
43 Griggs and Organ next to the, next to the federal buildings are not going to  
44 be reopened. We know that. How can we improve the walkability and  
45 bike-ability through those connections, and then where we can, what  
46 opportunities are there to reestablish full-on roadway connections, open it

1 back up, sidewalk, bike lanes, driving, all that sort of stuff? So it was  
2 really a comprehensive look at opportunities to reestablish the grid  
3 network that used to be downtown.

4 What are other opportunities that are available for us? We're going  
5 to talk a little bit about the, the, the results of the market analyses. First of  
6 all the residential analysis, analysis: It called out over the next five years  
7 the need for 250 new apartments. In talking with Mr. Gibbs and in talking,  
8 Lori Zimmerman was the, from Zimmerman and Volk who did our  
9 residential market analysis, they were ecstatic at the opportunities that we  
10 have downtown for residential and retail growth. It's absolutely amazing.  
11 The needs that we have downtown to build housing and to build new retail  
12 and even hotel and hospitality opportunities is staggering. Mr., Mr. Gibbs  
13 specifically told me of all the cities that he's been to in our size he has  
14 never seen that opportunity that exists that we have here. He said, "The  
15 only enemy you have is time. You got to strike now." So when we're  
16 looking at the opportunities for residential and retail redevelopment in our  
17 area, the opportunities are definitely there and we need to seize them.  
18 Over the next five years Mr. Gibbs says nearly 105,000 square feet, not  
19 with what we have, additional, additionally, to addition, in addition to what  
20 we have, sorry my brain isn't working, in addition to what we have over the  
21 next five years is needed. Again, the enemy we have is time. The reason  
22 why, well we all see the growth that's going on for example in the  
23 Northrise and Rinconada areas. Okay, that's great, that's wonderful. I'm  
24 not, I'm not knocking that. I live out toward that area myself. But if we  
25 lose potential redevelopment opportunities Downtown to areas outside of  
26 Downtown, that could really set us back. And Mr. Gibbs was very pointed  
27 in saying we've got to work on these things now.

28 A key opportunity that he pointed out that, that was pointed out  
29 throughout our discussion is right at the plaza. The opportunities there at  
30 the Bank of the West, the opportunities for redevelopment across the  
31 street, we're looking, the City already has a lease involved with the  
32 Camunez Building which is right next to the, the Rio Grande Theater, but  
33 the opportunities right around the plaza, the, using the plaza as a massive  
34 catalyst as we, we think it will be and frankly we've already seen it over the  
35 last couple of weekends with the events we've had going on, the  
36 opportunities to use that are huge and that's really the epicenter where  
37 they recommended that we get started.

38 I want to just touch on this adaptive reuse. This is something that  
39 we are looking at here, oop, let me back up. So near as we can tell, we  
40 don't have exact dates, if anybody can provide exact dates we'd love to  
41 hear it, but near as we can tell on the timeline of urban renewal we figure  
42 round about January 1, 1970 is when the bulldozer showed up. What staff  
43 is going to be presenting to City Council here hopefully in the next month  
44 and a half is a, an ordinance that allows this, let me, let me back up.  
45 Cities, especially home rule cities, are allowed to designate locally historic  
46 buildings, we're allowed to identify those. So what we're going to be

1 bringing forward to City Council is identifying within the Downtown area  
2 buildings that are older, that predate January 1, 1970 and allowing much,  
3 allowing more easier access to adaptive reuse and using the existing  
4 building codes, obviously things need to be safe. We'll, we'll keep an eye  
5 on those things, but adaptive reuse is a key, especially when you're trying  
6 to get redevelopment started. Because oftentimes if you have, you know  
7 we see a lot of buildings and it's like, "Boy, you know it'd be really nice if  
8 we could replace that building with maybe a, a taller one or a newer one,  
9 or something like that." That's really expensive. But if we can go in and  
10 make adaptive reuse easier and less expensive, then we can get those  
11 buildings back into productive use now, so that when the owners have had  
12 a chance to recoup some of their investment then they can invest in the  
13 better building later on. So getting that first step which is adaptive reuse,  
14 it, get that process much easier, much more affordable is really our goal  
15 that we're looking at here in the next, like I said in about next month and a  
16 half. Let's see here.

17 So this is a look at just some of the features that we have the, a lot  
18 of maps, a lot of graphics, identifying areas where we can you know,  
19 identifying areas perhaps where we want to, we'd relocate, Municipal  
20 Court, making sure that we address parking issues, instead of parking lots  
21 being flat and spread out we're looking at parking structures to go vertical  
22 in those, in those instances and making sure that we have a good mix of  
23 uses and good mixed-use development, a good mix of uses in that we  
24 want residential and retail and restaurants all next to each other,  
25 interacting with public spaces and everything else, a good, a, a, a good  
26 amount of activity, but then the development itself needs to have a good,  
27 needs to be mixed-use development so that there's always something  
28 going on. It's not just eight to five when we're here at, at City Hall and  
29 then after five o'clock downtown clears out. We've got to make that, we've  
30 got to bridge that and make, have, have more activity happening  
31 downtown. Let's see here.

32 Again I want to point out the connection, the direct connection  
33 between the Comprehensive Plan and the Downtown Master Plan. This is  
34 the first time we've ever done this. Staff is very excited about this. It  
35 represents how we are trying to really take the big picture that City Council  
36 has adopted and really feed it down into the lower-level plans where it  
37 gets implemented. This one here is the Healthy Community, a, a, a page  
38 from Healthy Community, a tie-in. Here's a page talking about community  
39 character, providing real ideas that we can use to implement mixed-use  
40 development. And we had a couple of absolutely amazing architects on  
41 our team. Just, the team was, the team was amazing. We had, we had  
42 people that are, were handling media, people handling that were  
43 architects, we had planners, we had people who were very familiar with  
44 developing zoning, zoning codes and zoning ideas and looking at that, at  
45 that level of discussion as well.

1 Here's a couple of big takeaways. This is how you really focus on  
2 what you're trying to do downtown. Bring the buildings up to the street like  
3 we have on Main Street, parking located on the street or behind the  
4 buildings, very important, very key features for developing the type of  
5 walk-able/livable Downtown that we're looking for.

6 We've already talked a little bit about this, adding residents. Here's  
7 some ideas of where residential could be located. On the left-hand side of  
8 your screen is Water between Las Cruces and Griggs. On the right-hand  
9 side would be on Church between Las Cruces and Hadley, just ideas, just  
10 areas that could be identified for redevelopment. I want to, I want to make  
11 sure to, to, to focus on the fact that this is a plan. This is not saying that  
12 this is exactly where this type of development could occur. It's based on a  
13 lot of data and, and the expressed opinions of the consultants as well as  
14 the public and staff saying, "Here's where we think these ideas will work  
15 best."

16 The plan focuses somewhat on architecture but not very specific  
17 and, and the very key reason for that is that we're not interested in getting  
18 down to the details that you have to use Territorial style or you, or, or  
19 Post-Modern or anything like that. But there are very key architectural  
20 elements that are very important, for, for example the use of awnings or  
21 galleries for shade, building articulation which means it's not one big flat  
22 front face, it has depth to it. The use of windows is very important to  
23 engage the people who are going by on the sidewalk or driving. All of  
24 these are very key architectural elements that need to be included as new  
25 buildings are developed. And we actually, actually if you, if you, it's a, I  
26 want to, I, I'll just pick on a couple who I think are, are doing a great job:  
27 Berkshire Hathaway and Dwell Yoga I think is a great example of a  
28 building that formerly had a big, flat front face and they've articulated the  
29 building. So the doorway, if I remember correctly the doorway for both  
30 buildings or at least for Berkshire Hathaway are set in a little bit so it  
31 breaks up the, the front and then at Dwell Yoga they have a great little  
32 awning that sticks out over the, over the sidewalk. So I think that's a great  
33 example of, a sort of a before-and-after of how that would, how that would  
34 look.

35 We took the analyses that you saw earlier and tied them into the  
36 Economic Prosperity section, again tying directly back to the  
37 Comprehensive Plan, and then also looking at this from the standpoint of  
38 sustainable growth. One of the things that was very interesting is during  
39 the development and, and I think some of you were, were on council, were  
40 on the Commission at the time, the current plan that we have called for the  
41 development of a form-based code and so we started working on that  
42 once the 2013 sort of recommendations I guess would be a good word for  
43 it, they recommended that we move, just move forward with that form-  
44 based code and so we did. Well at the same time we knew we had to  
45 update this and it sort of, the, the timeline moved along a little more  
46 quickly so it, it almost seemed like we were doing the form-based code

1 before we were doing the Master Plan, which wasn't the case cause it was  
2 called out in, back in 2004. The, the City Council back in 2004 had the  
3 foresight to say, "A form-based code is what we want for Downtown." So  
4 that was one of the additional items that are on that two-thirds list that we  
5 got done so we're very happy about that. But it was funny cause in, in the  
6 earlier drafts it says "We need to adopt it." We adopted it earlier this year  
7 so the draft had to change to say, "Okay, now we've got to implement it."  
8 So it's just a little behind the scenes.

9 So we move on to Goals and as you can see again a lot of graphics  
10 here. We show how the goals that we provide tie back into the  
11 Comprehensive Plan, very actionable items. The nice thing about this too  
12 is that like we did with the previous plan, we have actionable items that we  
13 can report back to City Council, back to the TIDD and say, "We have  
14 accomplished Action 1.5 and here's how we accomplished it." And so  
15 having measurable actions is so very important. More actions for  
16 community character, economic prosperity, and sustainable growth. And  
17 all of these are included in, in the, I, the, the version that you all have.

18 So with that Mr. Chair, I appreciate the in, the indulgence of  
19 the longer presentations and with that I will be more than happy to answer  
20 questions.

21  
22 Clifton: Okay. Thank you for the presentation Andy. Before we dive into the  
23 Commission comments, are there any members of the public that would  
24 like to have any input or questions regarding, yes sir.

25  
26 Pearson: My name's George Pearson. I live in the Alameda Historic District and I've  
27 been following through on these plans for many years. I was part of the  
28 RUDAT, a volunteer for the RUDAT process and so this is a very good  
29 plan.

30  
31 Clifton: Could I get you to swear in just real fast? I know ...

32  
33 Pearson: Okay.

34  
35 Clifton: We're not really case-type hearing at this point but for record keeping. Do  
36 you swear or affirm that the testimony you are about to give is the truth  
37 and nothing but the truth under penalty of law?

38  
39 Pearson: Yes.

40  
41 Clifton: Thank you.

42  
43 Pearson: Okay so, now I forgot what I was saying. So it's a very good plan. There's  
44 a lot of things in it that are consistent with everything else. There is one  
45 area that is one of my interests that I find a little bit lacking. There's a lot

1 of talk about multimodal and a lot of talk about walkability but the piece  
2 that's missing is bike-ability.

3 I have a couple of suggestions, specific suggestions to add to the  
4 Action portion of the Healthy Community list is one suggestion, is to add  
5 an action to implement the Hadley, Hadley Bike Boulevard through the  
6 Downtown area. The Hadley Bike Boulevard has been on the Transport  
7 2040 MPO Transportation Plan. The City doesn't have its own  
8 transportation plan so they rely on the MPO Transportation Plan. The  
9 bike, Hadley Bike Boulevard would be very important in connecting from  
10 the east side to the west side of Las Cruces. How exactly you're, you  
11 would do that is something that needs to be decided. It should be decided  
12 as part of the construction process that will happen with the improvements  
13 on Las Cruces Avenue and the, the Church and Water conversion  
14 process. I can, my thoughts are it'll probably come down, Hadley'll come  
15 down from the east, probably start about at the Triviz bike path area, Triviz  
16 area, come down Hadley to Mesquite, and then Mesquite to Las Cruces  
17 Avenue, Las Cruces Avenue through to Mesilla Road, and then Mesilla  
18 Road turns around to Hadley and then Hadley would go all the way out  
19 past Motel Boulevard or to Motel Boulevard. There are two construction  
20 projects that are under consideration right now along that corridor. One is  
21 the Downtown construction process and the other is the Valley Drive  
22 project so adding that as an action item to the plan is something that I  
23 highly recommend and hope that you would consider doing that.

24 The other item would fit either under Community Character or  
25 maybe under Economic Prosperity. There's in, under the Community  
26 Character there's some discussion about parking for cars or vehicles, but  
27 there's no discussion about parking for bicycles. Having bicycle parking  
28 close to businesses is very important to a bicyclist that wants to come and  
29 do economic activity in the Downtown area or wherever they're going. It's  
30 been proven over and over, you can look at almost every study, that  
31 having bicycle facilities increases economic activity. So I would like to see  
32 some wording in there, an action item, to improve bicycle, bicycle parking  
33 in the Downtown area. It could fit in under Economic Prosperity. The City  
34 is working towards doing a Bicycle-Friendly Community initiative so that  
35 we do have, continue our designation from the League of American  
36 Bicyclists. So those are my two recommendations that I hope you would  
37 consider. Thank you.

38  
39 Clifton: Okay. Thank you Mr. Pearson. Is there anybody else that would like to  
40 speak? Okay, seeing none, Commissioners. Commissioner Hedrick.

41  
42 Hedrick: I, I would like to congratulate staff and their consultants for providing a lot  
43 of interesting ideas. Having only had the plan for a week I, I really think  
44 it's insufficient time to absorb what's in this document. I too think there's  
45 some, some missing pieces and would like to have the opportunity to, to  
46 explore them.

1  
2 Clifton: Thank you Commissioner. Any other additional comments?  
3 Commissioner Stowe.  
4  
5 Stowe: Thank you. Did you ever have a time when you're ready to go and then  
6 the billboard of your brain doesn't connect? I, I, I got the thread of my  
7 thought. How do we get from the plan and the excellent ideas and put  
8 them into bricks and mortar or, or streets, sidewalks especially I'm thinking  
9 of? I, I see TIDD is going to be a boon to have work get done. Are there  
10 other resources available to us?  
11  
12 Hume: Mr. Chair, Commissioner Stowe.  
13  
14 Baum: Mr. Hume.  
15  
16 Hume: Yeah.  
17  
18 Baum: You need to get close to the microphone please.  
19  
20 Hume: Mr. Chair, Commissioner Stowe. The TIDD is going to be the primary  
21 source for public dollars on the, in, in, from that perspective and our focus  
22 with the TIDD is public infrastructure. The other side of the table is private  
23 investment. We have seen an uptick in private investment going on in the  
24 area. We hope that continues. But that's, those are our main two  
25 sources. In, there, there may be opportunities for us to partner in the, you  
26 know with other funding sources, for instance perhaps there's an  
27 opportunity to partner with utilities if there's some utility upgrades. But  
28 generally speaking up to this point the TIDD has been the main focus.  
29 Since it was enacted in 2009 the TIDD has actually been fairly successful  
30 in gathering funds. For instance the, we've, we've gathered almost \$8  
31 million from the State activity in the TIDD, the State participation and  
32 we've gathered just about the same, a little less from the, from local  
33 participation. So the State, or the City and the County both participate  
34 through GRT and property taxes. So there's a, so there's sort of the, the,  
35 the public side, the public funds that are available and that we would  
36 continue to partner with the City on and the TIDD and then there's the  
37 private side and we hope that that, we look forward to that private  
38 investment continuing to grow.  
39  
40 Stowe: Thank you.  
41  
42 Clifton: Thank you Commissioner Stowe. Any other Commissioners?  
43 Commissioner Ferrary.  
44

1 Ferrary: If we were to wait to approve this and give more time for consideration,  
2 does this interfere with other plans that the City Council might have for  
3 approving this and then getting it going?  
4

5 Hume: Mr. Chair, Commissioner Ferrary. Staff was hoping to take this to City  
6 Council the beginning of November for their consideration and, and  
7 hopefully adoption. So this would probably put us back one month, so  
8 we'd be looking at the beginning of December. It, that, and that is if,  
9 unless there's a special P&Z meeting, if, I'm just going on based on what  
10 your next regular session would be which would be the end of October,  
11 that would put us back an additional month.  
12

13 Ferrary: If we wanted to include the recommendations of the gentleman about the  
14 bike corridors and paths, well, or is that handled in the MPO?  
15

16 Hume: Mr. Chair, Commissioner Ferrary. And, and I apologize. I didn't have the  
17 options, the yes and the no's, it would be the similar options to what Sara  
18 provided to you in the previous case, you can either vote "yes," vote "yes"  
19 with in this case amendments rather than conditions cause this is not a  
20 conditional approval, it would be amendments that you would be going on  
21 and then I could work with Mr. Pearson to get the specific wording of  
22 those. I, I think they're actually fantastic amendments. And, or you can,  
23 you can vote to table it as well. So, oh, and I guess you can vote to not  
24 recommend it. That's one of the options. So in this case it would, if you  
25 were looking at doing that it would be "yes with amendments."  
26

27 Ferrary: Are there people waiting to go ahead and start developments or you know  
28 projects that you know because there is an urgency to take advantage of  
29 you know this instead of retail going somewhere else? Would that impede  
30 other projects, would delay?  
31

32 Hume: Mr. Chair, sorry to interrupt. Mr. Chair, Commissioner Ferrary. I don't  
33 believe 30 days would cause a, a big headache with those. As I  
34 mentioned earlier we have adopted the Downtown Development Code  
35 which would specifically oversee and, and provide that sort of governance  
36 for Downtown redevelopment. Staff is moving forward with the ordinance  
37 change for the adaptive reuse. We are going to continue moving forward  
38 with that. So I, I don't see that this document, or that, that postponing it for  
39 one month would cause any big problem with that, no.  
40

41 Ferrary: Could we also within that month, in the next meeting get the wording for  
42 the amendment on the bike ...  
43

44 Hume: Absolutely.  
45

46 Ferrary: Paths and things?

1  
2 Hume: Yes.  
3  
4 Ferrary: Okay.  
5  
6 Hume: And, and Mr. Chair. If, if I, if I may if, if it is the decision of the Board to  
7 postpone any action for one month I would ask that, and this would be for,  
8 for everybody if you could please provide staff with your comments prior to  
9 the meeting so we would have a chance to review them and provide some  
10 better conversation, better discussion at the next meeting, that would be  
11 very helpful to us. Yeah, so.  
12  
13 Clifton: Okay. Any additional comments by the Commission? Just a few quick  
14 questions that I had, Andy. I'm not sure where the consultant got their  
15 data or their support to justify the residential calculations and absorption  
16 rates and assumptions based on millenials moving into the area but you  
17 know condos are much more difficult to get loans for than a single-family  
18 residence. Typically the loan to value ratio is much higher, there's  
19 occupancy requirements before you could even buy a condo, and these  
20 prices are a little bit steep for the Downtown area considering comparable,  
21 there, there really are no comps other than the facility on Avenida de  
22 Mesilla and there's one up on Morningstar and Sonoma Ranch which  
23 that's you know looking on the market it's about \$99 bucks a square foot  
24 so I think it's a little bit of a stretch to put firm numbers in like that, and  
25 using language like "condominiums are supportable in a sale." I mean this  
26 is really a policy document and I'm just not comfortable with you know firm  
27 language like "shall," "are," "will." So just food for thought for the next go-  
28 round. But it, it kind of sounds like what we're doing is leaning towards  
29 postponing to the October 25th meeting to give the Commission a little  
30 more time to digest this document. So with that said, can I get a motion to  
31 postpone to the October 25th, 2016 Planning and Zoning Commission  
32 meeting?  
33  
34 Hedrick: Yes Mr. Chairman. I'd, I'd like to make that motion to postpone, further  
35 consideration of, or recommendation for approval of the Master Plan until  
36 the next meeting.  
37  
38 Clifton: Do I have a second?  
39  
40 Stowe: Second.  
41  
42 Clifton: Thank you Commissioner Stowe. Okay. Let's do the roll call.  
43 Commissioner Hedrick.  
44  
45 Hedrick: I vote aye.  
46

1 Clifton: Commissioner Muniz.  
2  
3 Muniz: Aye.  
4  
5 Clifton: Commissioner Stowe.  
6  
7 Stowe: Aye.  
8  
9 Clifton: Commissioner Ferrary.  
10  
11 Ferrary: Aye.  
12  
13 Clifton: Commissioner Alvarado.  
14  
15 Alvarado: Aye.  
16  
17 Clifton: And Chair votes aye. This will be postponed date-specific so hopefully  
18 that doesn't affect advertising, makes it a little bit easier for you.  
19  
20 Hume: Sure.  
21  
22 Clifton: Okay. Thanks Andy.  
23  
24 Hume: And, and again just to reiterate Mr. Chair, if I may. If you could have, if, if  
25 you have an opportunity to send your comments to me or through staff,  
26 through Sara, or whoever your contact is that would be great so that staff  
27 has a chance to review them and see how we might work those into, into  
28 the documents and I appreciate your perspective on, on the, the language  
29 that's being used. So thank you.  
30  
31 Clifton: Okay. Thank you Andy.

32  
33 **IX. OTHER BUSINESS**

34  
35 Clifton: Okay. Any Other Business? Sara's making her way to the podium? No.  
36

37 **X. PUBLIC PARTICIPATION**

38  
39 Clifton: Okay. Any additional Public Participation? Seeing none.  
40

41 **XI. STAFF ANNOUNCEMENTS**

42  
43 Clifton: Staff Announcements. Sara.

44  
45 Gonzales: Staff does have a couple of updated items that have gone through City  
46 Council. The cell tower that was located on Camino Real within the

1 storage units yard was approved. We also had two zone changes, the  
2 one that was on Hadley that was going to become a plumbing contractor  
3 yard that went from R-4 to C-3 was also approved. We had Big Sur Drive  
4 for the apartment complex, that was approved with the roadways. The  
5 dental plaza that was located on University, that one also was approved  
6 last week as well. The only one that we are now pending is Katherine's  
7 annexation for the zone change that was going to be for the hotel that is  
8 near the Convention Center. At this point in time it has put in, put on the  
9 agenda so we are still pending more information. And that's it.

10  
11 Clifton: Okay. Thank you. Does the Commission have anything like, they'd like to  
12 add? Commissioner Hedrick.

13  
14 Hedrick: Yeah. I have a question. There's still some unfinished business. I think  
15 at the last meeting you said you were considering, the City was  
16 considering hiring a consultant to address the waiver of public  
17 improvements issue. What, and we've also discussed about holding a  
18 workshop and getting direction from City Council. Can you share with us  
19 an update?

20  
21 Gonzales: Mr. Chair, Commissioner Hedrick. At this point in time I do not know how  
22 much of the discussion has taken place. It may better, it may be more  
23 information discussed with either Katherine Harrison-Rogers, I know she  
24 was formally working with our Public Works Department which was Loretta  
25 Reyes in getting more information if we were going to hire out or not  
26 based on the roadways. However I do not know at City Council the basis  
27 has been where we as staff have been working with the Public Works  
28 Department to at least help with provide road improvements but maybe to  
29 the basis of the needs for the neighborhood that it's associated with. So  
30 we are looking at them as a case-by-case basis. We are providing them  
31 documentation as far as what the roadways may cost if it's a full road or if  
32 it's something that would be smaller or just a bare minimum pavement or  
33 gravel. At this point though I do not know if there's anything on the record  
34 it, moving forward to hiring a consultant. It is something I can get back to  
35 staff with and see if there is maybe a recommendation or not in October.

36  
37 Hedrick: Well I, I think we expressed an interest in, in addressing the issue, either,  
38 either holding a, a workshop and, and, and the Planning Commission  
39 coming up with their ideas or receiving further guidance from the City  
40 Council, and again I just mentioned the consultant because that's what  
41 you indicated at, at the last meeting. I just think there's an issue out there  
42 and I just don't see any, anybody doing anything about it.

43  
44 Gonzales: Unfortunately with this the staff I do know has spoken with City Council.  
45 We did express our concerns when we did take the first two waivers to the  
46 City Council. That's where I would have to get more information from our

1 supervising staff to see what precautions are going to be taken or if there's  
2 going to be any meeting set up at this point in time.  
3  
4 Hedrick: Well can you provide us an update then, a little more detail at the next  
5 meeting?  
6  
7 Gonzales: Yes sir. That would not be a problem.  
8  
9 Hedrick: Thank you.  
10  
11 Clifton: What, what I'd actually suggest Sara is just let Katherine know that it's, I  
12 think we're to the point where the City Council's not going to do anything  
13 on this matter. It, and, and, and, quite frankly that's really putting the cart  
14 before the horse. It really should start with staff fleshing something out  
15 and bringing it to the Planning and Zoning Commission through a work, a  
16 work session type format. Cause quite frankly I think we're probably a  
17 little more dialed-in with the process of waivers and the issues that, that  
18 we see that go up to Council. So what I'd suggest is just throw that to  
19 David Weir and Katherine as to maybe, you, you know maybe we'd kick it  
20 off with a work session with the Commission and staff and we just start  
21 brainstorming and bouncing ideas and take it from there and staff, it, it  
22 might be a simple fix. I mean there's that provision in the Subdivision  
23 Code that was incorporated in I think 2000 under the Final Plat  
24 Procedures that kind of takes care of a little bit of the issue. So I think  
25 that's probably the best starting point. What does the Commission think?  
26 Let's just dive into it? Yeah. We're all shaking our head yes.  
27  
28 Gonzales: Mr. Chair.  
29  
30 Clifton: So it's a ...  
31  
32 Gonzales: Mr. Chair. That would be a note taken. So I will provide that information  
33 to Katherine and to Adam and David tomorrow morning.  
34  
35 Clifton: Okay. And let's just shoot for a work session in October, November at the  
36 latest ...  
37  
38 Gonzales: Okay.  
39  
40 Clifton: To specifically talk about road improvement standards.  
41  
42 Gonzales: Okey-dokey.  
43  
44 Clifton: Okay. Thank you. Anything else?  
45  
46

1 XII. ADJOURNMENT (7:14 p.m.)

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

Clifton: Motion to adjourn.

Ferrary: I so move.

Clifton: Do I have a second?

Stowe: Second.

Clifton: Motion and second. All in favor may say "aye."

MOTION PASSES UNANIMOUSLY.

Clifton: Unanimous. Thank you.

  
Chairperson