

Problems with Proposed SF5/SF6 Development of 3907/3903 Clawson Road

- ◆ **16 units, with 10 units on 3907 Clawson lot, is too dense**
 - **SF3 development would permit less than 14 units**
 - **Grayford development S of 3907 lot contains only 8 SF homes**
- ◆ **The 16 unit density does not permit adequate parking**
 - **2 car "Tandem parking" is proposed for each unit, but is frequently abandoned by residents due to inconvenience**
 - **Public street parking is not feasible or safe**
 - **Only 10 common parking spaces are available for visitors plus residents evading the tandem parking**
- ◆ **The 35 foot, 2-story construction, plus the proposed small 10 foot setback to S will create a "looming" presence to the Grayford SF neighbors to S**
- ◆ **The proposed 55% impervious cover limit is too high**
 - **SF3 development will permit only 45% IC**
 - **The lots are topologically steep, and drainage issues are severe in this neighborhood, with flooding experienced**

OUTLINE OF COMPROMISE UPZONING

The near-neighbors may be willing to withdraw their Valid Petition against the upzoning of 3907 Clawson Road, given an agreement incorporating a Conditional Overlay to contain the following elements:

- ◆ **A cap of 14 units on 3907 + 3903 Clawson, plus a cap of 8 units on 3907 Clawson**
- ◆ **Devotion of some of the space freed up to increased interior parking**
- ◆ **A small increase (above 10 feet) in the setback to the South boundary of the 3907 Clawson lot**
- ◆ **Agreement for creation/preservation of a vegetative buffer along the South boundary line of the 3907 Clawson lot**
- ◆ **A small decrease in the height limitation (below 35 feet) for construction upon the 3907 Clawson lot**
- ◆ **Some reduction in the impervious cover limit, below 55%**

The SLNA proposes a delay of at least 4 weeks before further consideration of this case by Council, to permit these details to be negotiated with the developers.

TANDEM PARKING

Subj: Re: [SLNA] Fw: your proposed Bluebonnet/Del Curto project
Date: 6/20/2013 1:25:16 P.M. Central Daylight Time
From: nancy.maclaine@gmail.com
To: ssgoff@yahoo.com
CC: SouthLamarNA@yahoogroups.com

Yes, that's good news. I have been in conversation with Scott Turner over the weeks and I'll give the latest report at tonight's meeting. As full as it can be given he has no proposed site plan yet. But at least he paid attention to the alarm we gave over tandem parking as a strategy. And there are other improvements too.

Nancy

On Thu, Jun 20, 2013 at 1:16 PM, geoff harter <ssgoff@yahoo.com> wrote:

It appears the Bluebonnet property will have a different parking plan without tandem parking.

Geoff Harter

----- Forwarded Message -----

From: Scott Turner <scott@turnerresidential.com>
To: 'geoff harter' <ssgoff@yahoo.com>
Sent: Thursday, June 20, 2013 10:32 AM
Subject: RE: your proposed Bluebonnet/Del Curto project

Hi Geoff,

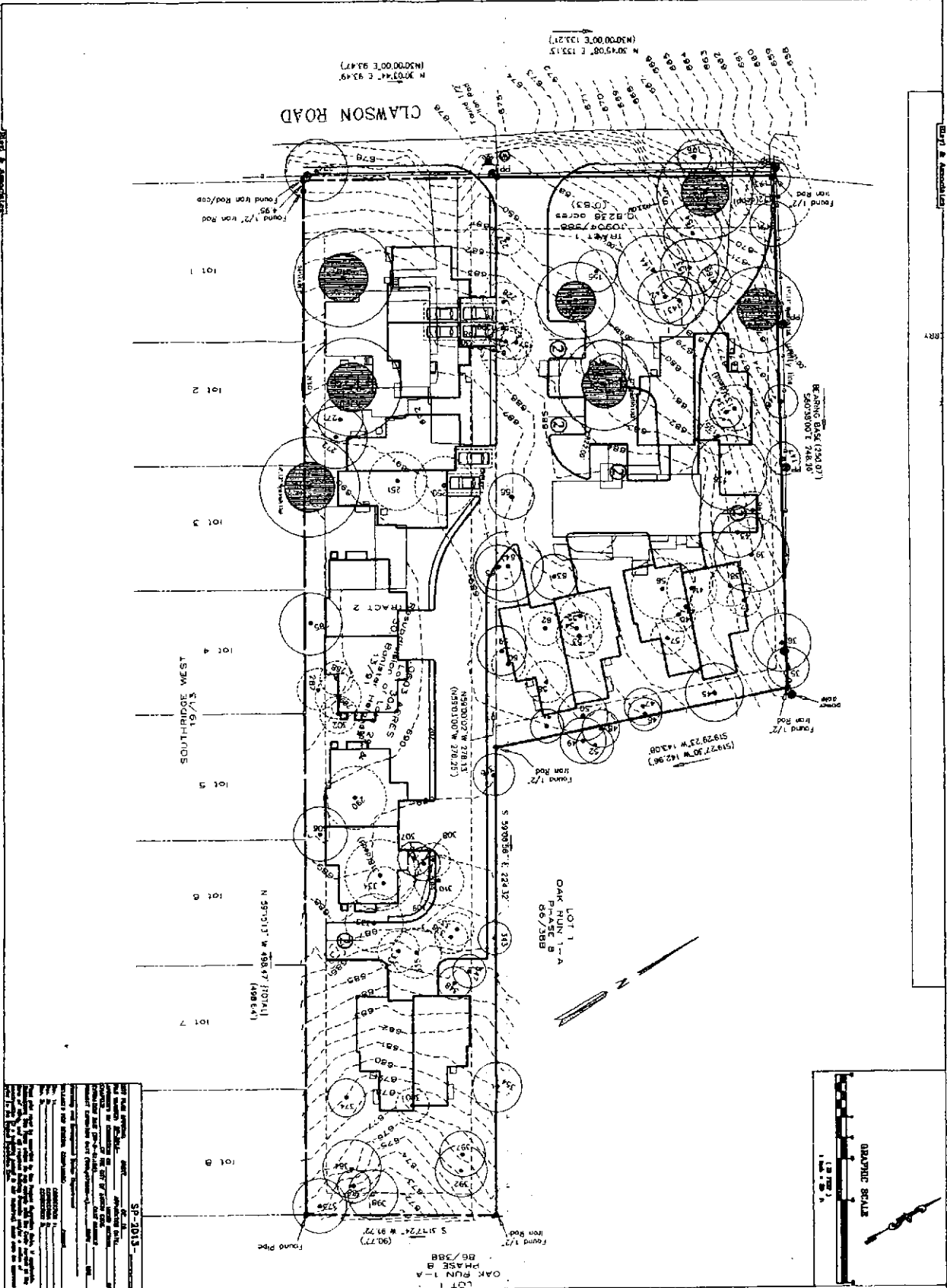
→ You are on to something about the tandem parking. Our land planner prepared the site plan shown at the meeting, which generally showed that the units fit with enough parking, but that's about it. Subsequent to the meeting, we retained an architect who specializes in projects like these, Page Southerland Page, and they strongly recommended against it. Residents end up using the few guest spots to avoid car exchanges. I don't know of any other projects that use it. recommended a common parking garage on the first floor, with units above it on the 2nd and 3rd floors. This is similar to the condos across the street at Spaces 2525, although they don't have a common garage under the whole building. The revised site plan they are preparing has about 10-12 guest spaces for 18 units, rather than two or three guest spots under the tandem plan we started with. It is much more efficient and user friendly. I don't think the 74 units across the street have 10 guest spaces in total, by comparison.

We were not able to get the revised plan prepared in time for the meeting, but I'd be glad to send it to you when they have it ready?

Thanks,
Scott

Scott Turner, owner/broker
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Thursday, June 20, 2013 AOL: JRT3308



SP-2013-
 THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCES AND THE ALBUQUERQUE, NEW MEXICO, SUBDIVISION ACT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ENGINEER ACCEPTS NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE SUFFERED BY ANY PARTY AS A RESULT OF THE USE OF THESE PLANS OR SPECIFICATIONS. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ENGINEER ACCEPTS NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE SUFFERED BY ANY PARTY AS A RESULT OF THE USE OF THESE PLANS OR SPECIFICATIONS.

SITE PLAN
CLAWSON TOWNHOMES
 2800 S 3RD CLAWSON ROAD
 TOWN OF CLAWSON
 ALBUQUERQUE, NEW MEXICO

Bleyl & Associates
 Project Engineering & Management
 7115 CARMEL OF TEXAS HWY S. SUITE 100
 ALBUQUERQUE, NEW MEXICO 87120
 505-262-7878 FAX
 505-262-7888 FAX

REV	DATE	BY	APP	COMMENT

PREPARED FOR: **THE CITY OF ALBUQUERQUE, N.M.**
 DATE: **11/15/2013**
 PROJECT: **CLAWSON TOWNHOMES**
 DRAWN BY: **JOHN K. BLEYL**
 CHECKED BY: **JOHN K. BLEYL**
 PROJECT MANAGER: **JOHN K. BLEYL**

TO WHOM IT MAY CONCERN:

In Re: File Number C14-2013-0031, Rezoning Request 3907 Clawson Road

My name is Opal Klaehn and I reside at 1604 Grayford Drive. My husband (now deceased) and I moved into our home in April, 1965.

In the 48 years I have lived on Grayford I have seen and experienced a lot of things concerning the neighborhood. Safety is a primary concern. Clawson Road, at the location now under discussion, is narrow, hilly, has no shoulder and is quite busy. Many people use it to get from Ben White to South Lamar. Often it is difficult to turn left off of Grayford to go south to Ben White because of the traffic on Clawson. The speed limit is 25 MPH but many drive 30-35 MPH. With the hills, some gentle curves and speed you really have to be cautious because of limited sight. There have been numerous wrecks with at least one fatality that I know of.

I don't remember exactly when this wreck happened but it was in the early to mid-1980s. I left for work at approximately 7:30 a.m. and turned north on Clawson. At the bottom of the gentle hill and around a slight curve to the right I came up on a head on collision that blocked the entire road. A young mother, going south, was driving her twins, a boy and girl, to school. A young man, going north, was driving too fast with slick tires on a damp street. He went into a skid and hit the other car head on. I pulled over to the right as far as I could without going into the ditch and went to the top of the hill to stop oncoming traffic as this was in their blind spot. Shortly after this a fire truck came to wash down the street and as they came down the hill they, too, went into a skid and hit my car. That night when I got home I learned one of the twins had died. This accident happened at the location of the driveways coming out of the two properties being discussed.

I have a great deal of concern about safety with a minimum of probably 32, possibly more, vehicles trying to get out of their driveway as well as my neighbors and other citizens using Clawson Road. I strongly urge the Council to reconsider the number of units to be allowed on this property. I also urge that additional parking be required on the property as guests will not be able to park on Clawson. Parking on Grayford is limited and walking from Grayford to this property is out of the question as there are no sidewalks and it is not well lit. I fear we could, and probably would, have serious injuries or another death if this is not required.

August 19, 2013