

A G E N D A

**Planning & Zoning Commission
City Council Chambers – 800 Municipal Drive
March 24, 2016, at 3:00 p.m.**

Item		Page
1	Call Meeting to Order	
2	Approval of the Agenda	
3	Approval of the Minutes of the March 10, 2016 P&Z Meeting	90
4	Petition No. PP 16-03 – a request from Pat Messerli, represented by Cheney-Walters-Echols, Inc., for a lot split for 8.70 acres located at the intersection of Cannery Court and Nelson Avenue. (Steven Saavedra)	1
5	Petition No. ZC 16-02 – a request from San Juan Regional Medical Center for a Zone Change from OP Office Professional and MU Mixed Use zoning districts to IND Industrial for properties located at 804 F S. Drake Avenue and 710 S. Lake Street. (Keith Neil)	13
6	Business from: Floor: Chairman: Members: Staff:	
7	Adjournment	

The recommendation of the Planning and Zoning Commission is scheduled to be considered at the City Council Meeting on Tuesday, April 12, 2016.

ATTENTION PERSONS WITH DISABILITIES:

The meeting room and facilities are fully accessible to persons with mobility disabilities. If you plan to attend a meeting and need an auxiliary aid or service, please contact the City Clerk's office at 599-1101 or 599-1106, prior to the meeting so arrangements can be made.

COMMUNITY DEVELOPMENT PETITION REPORT
Cannery Subdivision Replat "B"
Petition No. PP 16-03

A. STAFF REPORT, March 24, 2016

PROJECT INFORMATION

Applicant	Pat Messerli
Representative	Cheney-Walters-Echols Inc.
Date of Application	March 03, 2016
Requested Action	Preliminary Plan Approval
Location	South of Broadway and proposed Nelson Ave
Existing Land Use	Vacant
Existing Zoning	Mix Use
Surrounding Zoning & Land Use	North: GC General Commercial - Commercial South: Mixed Use - Residential East: GC General Commercial - Commercial West: GC General Commercial - Commercial
Subdivision Class	Class 1
Notice	Preliminary Plans do not require notice
Staff Planner	Steven Saavedra, Associate Planner

SUBDIVISION INFORMATION

Number of Lots	3
Acres of Land	8.70 acres
Minimum Lot Size	0.49 acres
Utilities	Water: Per City standards. Sewer: Per City standards Electric: Per Electrical Engineering
Access & Circulation	The developer will complete Nelson Ave, extending from Broadway to Cannery Court
Street Lights	To City Standards
Street Signs	To City Standards
Fire Hydrants	To City Standards
Drainage	Per City Standards

GENERAL INFORMATION

The petitioner requests a preliminary plan approval of a Class 1 subdivision for 3-lots. The area is approximately 8.70 acres and is located south of Broadway, where it intersects with the proposed Nelson Ave. The plat carves out 1A-1(3.28-Acres), lot 1A-2 (5.42-Acres), and Outlot 1(0.49-acres). According to Cheney-Walters-Echols Inc. a medical rehabilitation center is planned for Lot 1-1A. No other development plans for the remaining lots are known at this time.

This plat illustrates Nelson Ave extending to West Broadway. The subject property is in the MU Mixed Use District. The proposed lots are vacant. Currently, Nelson Ave. does not extend to West Broadway. Pursuant to *Plat Amendment Application Process* Section 8.8.8A of the Unified Development Code “A resubdivision or replat shall be required for any revision or replat involving dedication, vacation or relocation of a public street or other public right-of-way.” Section 8.8.8B states: “All resubdivision and replats require application and processing in accordance with the preliminary and final plat procedures of subsection 8.8.9D and subsection 8.8.9E, respectively.”

This preliminary plan is a replat of the Cannery Subdivision, recorded on December 07, 2009. Patrick Messerli agreed to conduct a second Traffic Impact Analysis (TIA) for the Cannery Subdivision. On June 16, 2013 a revised Traffic Impact Analysis was submitted to the City of Farmington.

ISSUES

Community Development: Director Mary Holton - 505-599-1285

- Public Works/Engineering needs to advise if Outlot 1 can be served by access from Broadway or Nelson Ave. is required to be constructed before any building permits are issued for any lots located within the plat.

Electrical Engineering - Luwil Aligarbes - 505-599-8321

- The developer is required to show on the plat if there is any existing overhead/underground power lines that belongs to Farmington Electric Utility System (FUES) on the property.

Traffic Engineer: Charles Trask - 505-599-8201

- The developer needs to improve Broadway, as agreed upon in the 2013 Traffic Impact Analysis (TIA)

Public Works - City Engineer- Nica Westerling - 505-599-1316

- Per the plans submitted for Nelson Ave, there is culvert conveying the water from the area in front of Ann's Restaurant. This culvert needs to be installed. The City only wants regional detention ponds to design.

Public Works - Engineering - Toni Sitta - 505-599-1399

- Please address who will maintain the Outlot? If it is to be utilized for Storm Drain Retention, what Lot(s) will be utilizing this area? The Outlot appears to be at a higher

elevation than Lot 1A-1 and Lot 1A-2. A signed maintenance agreement may be needed for the outlot and recorded with the plat.

- Please submit an improvements agreement for Nelson Avenue to be recorded with the plat.

Public Works: Ruben Salcido - 505-599-1284

- Provide both water and sewer services for each in lot in accordance with City Standards.
- It is our understanding the sewer main has been extended somewhat - there may be additional sewer adjustments required when Nelson Ave is extended to Broadway.
- It is our understanding the water main will be extended and connected to Broadway with the development of the new road extension to Broadway.
- We are not sure the purpose of the new “outlot” lot. Is this a “remnant” piece or is development proposed for the lot? What is the intent for this outlet lot?

Legal: Deputy City Attorney-Russel Frost 505-599-1124

- It appears that a traffic study is necessary to determine the traffic signal at Nelson and Broadway. A commitment to perform the traffic study and install the street and traffic control device at Nelson and Broadway should be required before allowing Petitioner to proceed with a building permit, given the excessive cost of street and traffic control device.

Associate Planner: Steven Saavedra - 505-599-1282

- Prior to any building permits issued, the completion of Nelson Ave needs to be constructed and completed to City Standards.
- The developer(s) are required to install sidewalks prior to any building permits issued for any lots located with the plat.
- The petitioner may need a permit from the Army Corp. of Engineers prior to developing the lots shown on the plat.
- The Outlot as shown on this plat is 0.49-acres. The Community Development recommends consolidating this outlot with an adjoining lot, 0.49-acres of land is arduous for developmental purposes.

STAFF CONCLUSION

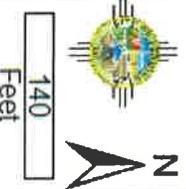
Staff concludes approval of Petition 16-03, Cannery Subdivision Replat “B,” is appropriate, subject to technical and corrective changes as enumerated in this report.

STAFF RECOMMENDATION

The Community Development Department recommends **approval** of Petition 16-03, a request from Pat Messerli represented by Cheney-Walters-Echols Inc., for the Preliminary Plan for the Cannery Subdivision Replat “B” on 8.70- acres located at south of Broadway and Nelson Ave, subject to the following conditions:

- A. Nelson Ave. is required to be constructed and completed to City Standards prior to any building permits issued for any lots located within the replat.

- B.** The developer will make the necessary improvements to Broadway, as agreed upon with the Public Works Department and based on the 2013 Traffic Impact analysis.



AREA UNDER CONSIDERATION
Petition No. PP 16-03

**COMMUNITY
 DEVELOPMENT
 DEPARTMENT**

Date: 3/17/2016



October 29, 2010

Mr. Patrick Nelson
 296 Cottonwood Creek Rd.
 Durango, Colorado 81301

RE: Cannery Court Planned Unit Development—extension of Cannery Court to Piñon Street

Mr. Nelson,

At our meeting on October 7, 2010, you requested that staff approve a Cannery Court extension through property owned by the City of Farmington to connect to Piñon Street as a secondary access for the apartments currently being constructed on Cannery Court and for future development of the Cannery Court Planned Unit Development. **The Unified Development Code will require secondary access to any further development of residential units in the PUD.** We understand that constructing the extension now will reduce costs. Constructing the required turn-around as part of this phase of improvements to Cannery Court, than later removing it to make the new connection to Piñon Street, will be a waste of time, materials and labor.

Conditions of approval for the Cannery Court PUD include the following:

1. The Traffic Impact Analysis (T.I.A.) is resubmitted with changes requested by the Traffic Engineering Administrator and approved prior to the recording of any final plat or issuing of any building permit, whichever occurs first.
2. Any public improvements identified by the Traffic Impact Analysis shall be installed and accepted by the City of Farmington prior to the issuance of any certificates of occupancy.

The T.I.A. has not yet been resubmitted nor has it been approved. The original proposal did not include the extension of Cannery Court to Piñon Street. The requested change must be included in the updated and resubmitted T.I.A. In addition, if the revised T.I.A. requires direct connection to Broadway to the Piñon St./Cannery Ct. intersection function, you agree to construct the connection at that time.

After reviewing the plans for the extension of Cannery Court to Piñon Street as presented at the Oct. 7 meeting, staff will allow the extension with the understanding that you will proceed at your own risk and expense. **If after reviewing the T.I.A. the City determines that further modifications and improvements are necessary at Cannery Court and Piñon Street, you agree that you will make the modifications and improvements at your cost as required by the Public Works Department.**

Should you concur with the above stated requirements please return a signed copy of this letter. Please call me if you have any questions at (505) 599-1448.

Sincerely,

Mary L. Holton

Mary L. Holton, AICP
Community Development Director

I concur:

Patrick Messerli

Patrick Messerli
Managing Partner

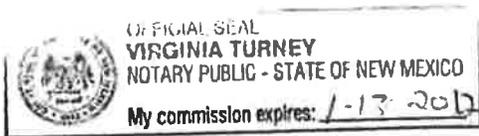
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 15 day of November, 2010.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 15 day of Nov., 2010.

By *Mary L. Holton*
Mary L. Holton, A.I.C.P.
Community Development Director

By *Patrick Messerli*
Patrick Messerli

SEAL



ATTEST:

Virginia Turney
Notary

SEAL



ATTEST:

Virginia Turney
Notary

CC: Bob Echols
Jeff Smaka
Nica Westerling
Leo Hardie

PETITION APPLICATION



Incomplete applications will not be accepted.

Return completed application to:

Planning Division
Community Development Dept.
City of Farmington
800 Municipal Drive
Farmington, NM 87401
(505) 599-1317
(505) 599-1299 (fax)

PROJECT TYPE (Check Those Applicable)

- | | | |
|---|--|--|
| <input type="checkbox"/> Annexation and / or Zoning
<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Final Plan | <input checked="" type="checkbox"/> Summary Plat
<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Variance (ARB) | <input type="checkbox"/> Zone Change to _____ District
<input type="checkbox"/> Temporary Use Permit
Proposed Length of Use: _____ |
|---|--|--|

INFORMATION

Applicant's Name: Pat Messerli	Project Location: Cannery Court/Nelson Ave.
Address: 349 Highland Hill Drive, Durango, CO, 81301	Existing Use: Commercial
E-Mail:	Proposed Use: Commercial
Telephone: (970) 749-7314	Current Zoning:
Relationship to Property Owner:	Assessor's Parcel I.D. and/or Tax I.D. Number: R0028056

Legal Description of Subject Property: *See Attached Plat*

Is Property subject to deed restrictions, covenants, or homeowners' association agreements? Yes No
 If Yes, please provide copy with application.

REPRESENTATIVE / CONTACT PERSON (if other than applicant)

Name: George T. Walters	Email: gtw@c-w-e.com
Phone: (505) 327-3303	Address: 909 West Apache, Farmington, NM, 87401

OWNERSHIP

PROPERTY OWNER (Identify General Partners, Managing Partner, Corporation President and Secretary. Specify type of ownership interest: Fee, Real Estate Contract, Option to Purchase) Name: Pat Messerli Phone: _____ Address: 349 Highland Hill Drive, Durango, CO, 81301	MORTGAGE HOLDERS (if any) Name: _____ Phone: _____ Address: _____
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OWNER CERTIFICATION

* (Physical and Mailing)

I certify that I am an owner and the information and exhibits herewith are true and correct to the best of my knowledge in filing this application, I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the City of Farmington or Planning and Zoning Commission to enter the premises described in this application. I understand applications will generally be reviewed by City Council at their first regular session following the P&Z review.

Name: Pat Messerli	Address: 349 Highland Hill Drive, Durango, CO, 81301
Owner's Signature:	Phone / Email: (970) 749-7314

****** STAFF USE ONLY ******

Received By Steven Time _____
 Date 2/23/10 Fee Received 28⁵⁰
 Project File No. SP10-07 Cannery SD App B
 Date of Hearing/Meeting: _____

- Blueline Copies of Plans _____
- Ownership Report (subject and surrounding properties)
- Legal Description _____
- Detailed Statement of Proposed Use _____

SUMMARY PLAT APPLICATION

Incomplete applications will not be accepted.

**Return completed application to:
Development Services Division
Community Development Dept.
City of Farmington
800 Municipal Drive
Farmington, NM 87401
(505) 599-1317**

(505) 599-1299 (fax) Summary Plat Type

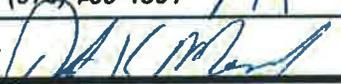
- Boundary Line Adjustment Lot Consolidation Lot Split

Summary Plat Information

Name of Subdivision:	Cannery Subdivision, Replat "B"		
Location	Within City Limits?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Within the 5-mile Planning & Platting Jurisdiction?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Size of Property	8.70 Acres		
Current Use of Property	Commercial		

Contact Information

Applicant

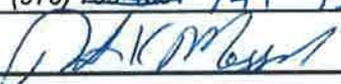
Name <i>Pat Messeri</i>	Address <i>349 Highland Hill Drive</i>
Phone <i>(970) 799-4391 749-7314</i>	City, State, Zip <i>Durango, CO 81301</i>
Signature 	Signature

Representative

Name <i>George T. Walters, P.S.</i>	Address <i>909 West Apache</i>
Phone <i>(505) 327-3303</i>	City, State, Zip <i>Farmington, NM 87401</i>
Signature 	Email <i>gtw@c-w-e.com</i>

Owner Certification

I certify that I am an owner and the information and exhibits herewith are true and correct to the best of my knowledge in filing this application. I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the City of Farmington or Planning and Zoning Commission to enter the premises described in this application. I understand applications will generally be reviewed by City Council at their first regular session following the P&Z review.

Name <i>Pat Messeri</i>	Address <i>349 Highland Hill Drive</i>
Phone <i>(970) 799-4391 749-7314</i>	City, State, Zip <i>Durango, CO 81301</i>
Signature 	Signature

Development Services Acceptance (Staff Use Only)

Date		8 full size copies & 1 reduction	Current Zoning District
Time		Checklist signed	
Fee		Legal Description	
Initials		File No.	

CANNERY SUBDIVISION, REPLAT 'B'
 A REPLAT OF LOT 1A OF CANNERY SUBDIVISION, REPLAT "A"
 AS FILED FOR RECORD IN BOOK 1526 PAGE 991, ON JUNE 20, 2011
 SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST
 QUARTER (SW1/4 NW1/4) AND THE NORTHEAST QUARTER OF THE
 SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 16 AND THE
 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4)
 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
 (NE1/4 SE1/4) OF SECTION 17, ALL IN T29N R13W, N.M.P.M.,
 FARMINGTON, SAN JUAN COUNTY, NEW MEXICO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Patrick S. Nelson, Patrick Messeri, James J. Hanosh, Jr., and Marianne A. Nelson, being the Owners and Proprietors of the land above described, have made a subdivision of said land, and that said subdivision is named and to be known as:

CANNERY SUBDIVISION, REPLAT 'B'

That the said subdivision, as shown on this plat, is with the consent and in accordance with the desires of said Owners and the streets and easements shown are dedicated to the public use of said Owners, and that the said Owners do hereby warrant and guarantee for a period of ten (10) years the utility, maintenance, and easements for overhead service wires with the right to include necessary maintenance of the same, and the right of ingress and egress to and from said easements. All water rights hereby reserved.

Patrick S. Nelson
 Patrick Messeri,
 by Patrick S. Nelson, Power of Attorney
 as recorded in B500 page on 10/19/2009

James J. Hanosh, Jr.
 Marianne A. Nelson,
 by Patrick S. Nelson, Power of Attorney
 as recorded in B500 page on 10/19/2009

AFFIDAVIT

I, New comes Patrick S. Nelson, first duly sworn upon the oath and stated that the subdivision shown herein lies wholly within the planning and zoning jurisdiction of the City of Farmington, New Mexico.

Patrick S. Nelson
 State of New Mexico) ss:
 County of San Juan)
 The foregoing was acknowledged before me by Patrick S. Nelson, on this _____ day of _____, 2011.

My Commission Expires: _____
 State of New Mexico)
 County of San Juan) ss:
 The foregoing was acknowledged before me by Patrick Messeri, by Patrick S. Nelson, Power of Attorney as recorded in B500 page on 10/19/2009.

My Commission Expires: _____
 State of New Mexico)
 County of San Juan) ss:
 The foregoing was acknowledged before me by Marianne A. Nelson, by Patrick S. Nelson, Power of Attorney as recorded in B500 page on 10/19/2009.

My Commission Expires: _____
 State of New Mexico)
 County of San Juan) ss:
 The foregoing was acknowledged before me by James J. Hanosh, Jr., by Patrick S. Nelson, Power of Attorney as recorded in B500 page on 10/19/2009.

My Commission Expires: _____
 State of New Mexico)
 County of San Juan) ss:
 The foregoing was acknowledged before me by Patrick S. Nelson, Power of Attorney as recorded in B500 page on 10/19/2009.

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 County of San Juan) ss:
 The foregoing was acknowledged before me by James J. Hanosh, Jr., by Patrick S. Nelson, Power of Attorney as recorded in B500 page on 10/19/2009.

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 State of New Mexico)
 County of San Juan) ss:
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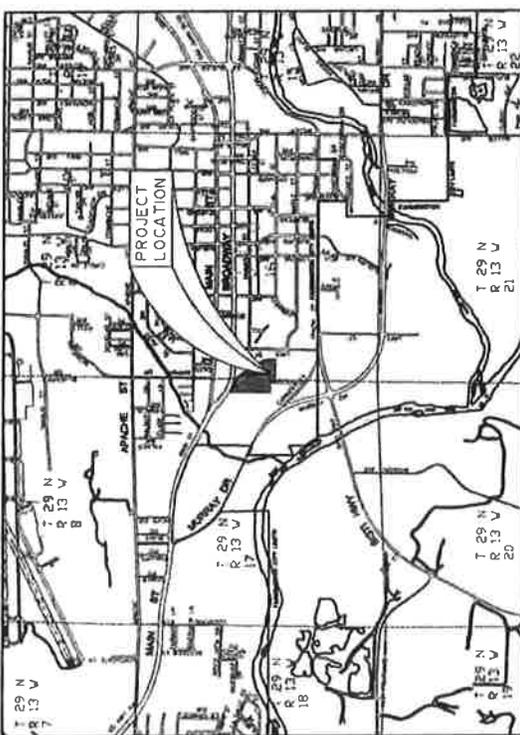
My Commission Expires: _____
 State of New Mexico)
 County of San Juan) ss:
 The foregoing was acknowledged before me by Patrick S. Nelson, Power of Attorney as recorded in B500 page on 10/19/2009.

CERTIFICATION

I, George T. Walters, a New Mexico Professional Surveyor, certify that I conducted a field survey of the above described land and that the survey is true and correct to the best of my knowledge and belief. This Boundary Survey Plat meets the Minimum Standards for Surveying in New Mexico. I further certify that this is a division of land as defined in the New Mexico Subdivision Act.

George T. Walters, Surveyor No. 659
 State of New Mexico

Date



VICINITY MAP
 SCALE: 1" = 2000'

LEGAL DESCRIPTION
 Lot 1A of Cannery Subdivision, Replat "A", as filed for record in Book 1526 page 991, on June 20, 2011, situated in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 16 and the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 17, all in T29N R13W N.M.P.M. Farmington San Juan County New Mexico

COUNTY TREASURER APPROVAL
 Approved pursuant to Statute BR 406, that requires all taxes, penalties, interests and fees through the current taxable year be paid prior to the division or combining of any real property in San Juan County

San Juan County Treasurer _____ Date _____
 or Designee _____

APPROVAL - CITY OF FARMINGTON
 Approved pursuant to Minor Subdivision procedure of the City of Farmington UDC

on this _____ day of _____
 City of Farmington Community Development Department

By _____
 Community Development Director

City Engineer _____ Water and Wastewater O&M Manager _____
 Farmington Electrical Utility _____ Enterprise Field Services LLC _____

New Mexico Gas Company _____ Owest _____

- PLAT NOTES:**
- ALL BEARINGS AND DISTANCES MEASURED AND RECORD UNLESS NOTED OTHERWISE.
 - THIS PLAT SHALL BE UTILIZED FOR STORM RETENTION WITH LANDSCAPING.

DATE OF FIELD SURVEY:
 OCTOBER 8, 2015

BASE OF BEARING:
 CNE-PT-10K BEARING FOR THIS PLAT IS CITY OF FARMINGTON USE CNE-PT-10K BEARING 306-35700 TO POINT ID 101218. (439018)

BUILDING SETBACKS: 30 FEET
FRONT YARD: 30 FEET
REAR YARD: 45 FEET
SIDE YARD: 5 FEET AND 8 FEET TWO-STORY PORTIONS TO BE 8'
 MINIMUM STREET SIDE YARD IS FEET

MONUMENT NOTE:
 ALL INTERIOR MONUMENTS SHALL BE SET ACCORDING TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO TITLE 24 CHAPTER 6 PART 216 TELEPHONE AND ELECTRICAL NOTE:

CHEEY WALTERS ECHOLS, INC. ASSUMES NO RESPONSIBILITY FOR THE INSTALLATION OF TELEPHONE AND ELECTRICAL SERVICES

GAS LINE DISCLAIMER
 CHEEY WALTERS ECHOLS, INC. DOES NOT GUARANTEE THAT THE GAS LINES SHOWN ARE CORRECT OR THAT THE PROPERTY OWNERS WHOSE PROPERTY ARE LOCATED FROM EXISTING MARKERS ASSUMED TO BE CENTERLINE OF THE PIPELINE AND FROM EASEMENT DESCRIPTIONS FURNISHED BY THE PROPERTY OWNER

SETBACK DISCLAIMER
 BUILDING SETBACKS FROM GAS WELLS AND GAS LINES MUST BE DETERMINED BY THE OWNER PRIOR TO ANY CONSTRUCTION

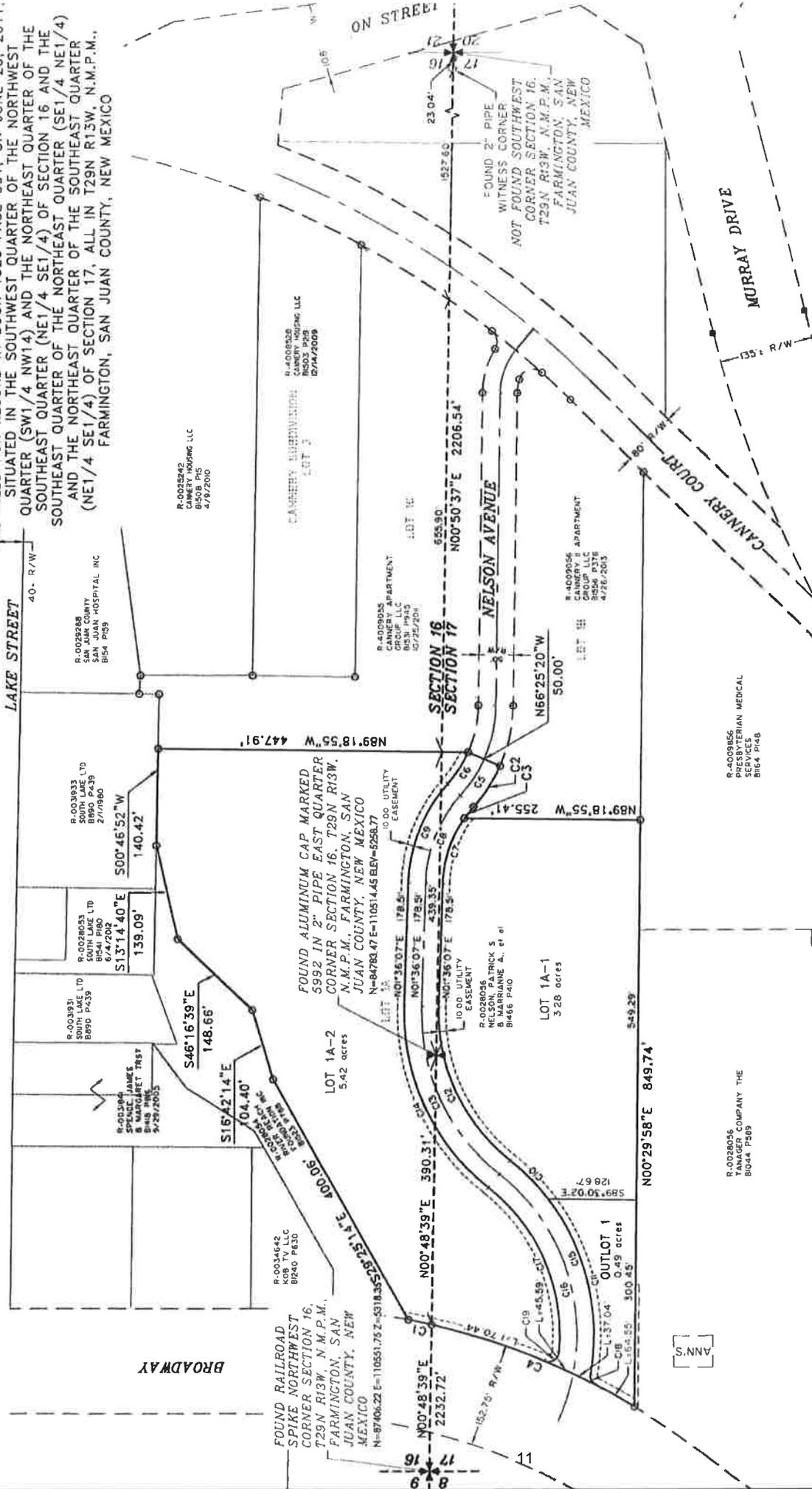
SOILS NOTE:
CHEEY WALTERS ECHOLS, INC. HAS MADE NO DETERMINATION AS TO THE TYPE OF SOILS OR FOUNDATION CONDITIONS OF THE FOUNDATION OR FOOTINGS SUITABLE FOR BUILDING CONSTRUCTION WITHIN THE SUBDIVISION

EPA CONSTRUCTION GENERAL PERMIT
 THE DEVELOPER EACH INDIVIDUAL LOT OWNER AND EVERY CONTRACTOR DOING WORK WITHIN THIS DEVELOPMENT SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE EPA'S CONSTRUCTION GENERAL PERMIT (CGP), AND UPDATING AS NECESSARY, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). **CHEEY WALTERS ECHOLS, INC.** ASSUMES NO RESPONSIBILITY FOR THE COMPLIANCE WITH THESE REGULATIONS.

REFERENCE LIST
 SAN JUAN COUNTY ASSESSOR'S ON-LINE OWNERSHIP MAP - DATE 10/7/2005
 CANNERY SUBDIVISION, REPLAT "A" - 45 FEET FOR RECORD IN BOOK 1526
 WATER RIGHTS:
 REFERENCE TO PATRICK S. NELSON, PATRICK MESSERI, JAMES HANOSH, JR. AND MARIANNE A. NELSON, ANY AND ALL WATER, WATER RIGHTS, DITCH RIGHTS AND DITCH EASEMENTS APURTENANT THERETO

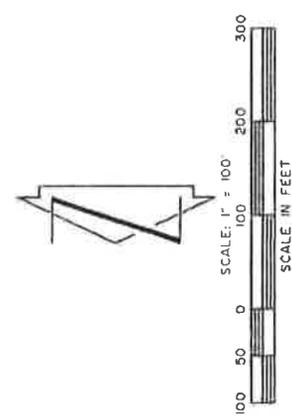
CANNERY SUBDIVISION, REPLAT 'B'

A REPLAT OF LOT 1A OF CANNERY SUBDIVISION, REPLAT "A" AS FILED FOR RECORD IN BOOK 1526 PAGE 991, ON JUNE 20, 2011, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 16 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 17, ALL IN T29N R13W, N.M.P.M., FARMINGTON, SAN JUAN COUNTY, NEW MEXICO



CURVE TABLE

NUMBER	R #	L #	D #	T #	LC #	CD #
C1	930.31'	54.62'	158.7'	17.41'	24.82'	137.2537'E
C2	225.00'	32.57'	179.94'	20.33'	25.8'	137.2537'E
C3	200.00'	37.62'	179.94'	20.33'	25.8'	137.2537'E
C4	300.00'	62.84'	179.94'	20.33'	25.8'	137.2537'E
C5	75.00'	14.8'	179.94'	20.33'	25.8'	137.2537'E
C6	100.00'	19.73'	179.94'	20.33'	25.8'	137.2537'E
C7	150.00'	29.59'	179.94'	20.33'	25.8'	137.2537'E
C8	200.00'	39.45'	179.94'	20.33'	25.8'	137.2537'E
C9	250.00'	49.31'	179.94'	20.33'	25.8'	137.2537'E
C10	300.00'	59.17'	179.94'	20.33'	25.8'	137.2537'E
C11	350.00'	69.03'	179.94'	20.33'	25.8'	137.2537'E
C12	400.00'	78.89'	179.94'	20.33'	25.8'	137.2537'E
C13	450.00'	88.75'	179.94'	20.33'	25.8'	137.2537'E
C14	500.00'	98.61'	179.94'	20.33'	25.8'	137.2537'E
C15	550.00'	108.47'	179.94'	20.33'	25.8'	137.2537'E
C16	600.00'	118.33'	179.94'	20.33'	25.8'	137.2537'E
C17	650.00'	128.19'	179.94'	20.33'	25.8'	137.2537'E
C18	700.00'	138.05'	179.94'	20.33'	25.8'	137.2537'E
C19	750.00'	147.91'	179.94'	20.33'	25.8'	137.2537'E
C20	800.00'	157.77'	179.94'	20.33'	25.8'	137.2537'E
C21	850.00'	167.63'	179.94'	20.33'	25.8'	137.2537'E
C22	900.00'	177.49'	179.94'	20.33'	25.8'	137.2537'E
C23	950.00'	187.35'	179.94'	20.33'	25.8'	137.2537'E
C24	1000.00'	197.21'	179.94'	20.33'	25.8'	137.2537'E
C25	1050.00'	207.07'	179.94'	20.33'	25.8'	137.2537'E
C26	1100.00'	216.93'	179.94'	20.33'	25.8'	137.2537'E
C27	1150.00'	226.79'	179.94'	20.33'	25.8'	137.2537'E
C28	1200.00'	236.65'	179.94'	20.33'	25.8'	137.2537'E
C29	1250.00'	246.51'	179.94'	20.33'	25.8'	137.2537'E
C30	1300.00'	256.37'	179.94'	20.33'	25.8'	137.2537'E
C31	1350.00'	266.23'	179.94'	20.33'	25.8'	137.2537'E
C32	1400.00'	276.09'	179.94'	20.33'	25.8'	137.2537'E
C33	1450.00'	285.95'	179.94'	20.33'	25.8'	137.2537'E
C34	1500.00'	295.81'	179.94'	20.33'	25.8'	137.2537'E
C35	1550.00'	305.67'	179.94'	20.33'	25.8'	137.2537'E
C36	1600.00'	315.53'	179.94'	20.33'	25.8'	137.2537'E
C37	1650.00'	325.39'	179.94'	20.33'	25.8'	137.2537'E
C38	1700.00'	335.25'	179.94'	20.33'	25.8'	137.2537'E
C39	1750.00'	345.11'	179.94'	20.33'	25.8'	137.2537'E
C40	1800.00'	354.97'	179.94'	20.33'	25.8'	137.2537'E
C41	1850.00'	364.83'	179.94'	20.33'	25.8'	137.2537'E
C42	1900.00'	374.69'	179.94'	20.33'	25.8'	137.2537'E
C43	1950.00'	384.55'	179.94'	20.33'	25.8'	137.2537'E
C44	2000.00'	394.41'	179.94'	20.33'	25.8'	137.2537'E
C45	2050.00'	404.27'	179.94'	20.33'	25.8'	137.2537'E
C46	2100.00'	414.13'	179.94'	20.33'	25.8'	137.2537'E
C47	2150.00'	423.99'	179.94'	20.33'	25.8'	137.2537'E
C48	2200.00'	433.85'	179.94'	20.33'	25.8'	137.2537'E
C49	2250.00'	443.71'	179.94'	20.33'	25.8'	137.2537'E
C50	2300.00'	453.57'	179.94'	20.33'	25.8'	137.2537'E
C51	2350.00'	463.43'	179.94'	20.33'	25.8'	137.2537'E
C52	2400.00'	473.29'	179.94'	20.33'	25.8'	137.2537'E
C53	2450.00'	483.15'	179.94'	20.33'	25.8'	137.2537'E
C54	2500.00'	493.01'	179.94'	20.33'	25.8'	137.2537'E
C55	2550.00'	502.87'	179.94'	20.33'	25.8'	137.2537'E
C56	2600.00'	512.73'	179.94'	20.33'	25.8'	137.2537'E
C57	2650.00'	522.59'	179.94'	20.33'	25.8'	137.2537'E
C58	2700.00'	532.45'	179.94'	20.33'	25.8'	137.2537'E
C59	2750.00'	542.31'	179.94'	20.33'	25.8'	137.2537'E
C60	2800.00'	552.17'	179.94'	20.33'	25.8'	137.2537'E
C61	2850.00'	562.03'	179.94'	20.33'	25.8'	137.2537'E
C62	2900.00'	571.89'	179.94'	20.33'	25.8'	137.2537'E
C63	2950.00'	581.75'	179.94'	20.33'	25.8'	137.2537'E
C64	3000.00'	591.61'	179.94'	20.33'	25.8'	137.2537'E
C65	3050.00'	601.47'	179.94'	20.33'	25.8'	137.2537'E
C66	3100.00'	611.33'	179.94'	20.33'	25.8'	137.2537'E
C67	3150.00'	621.19'	179.94'	20.33'	25.8'	137.2537'E
C68	3200.00'	631.05'	179.94'	20.33'	25.8'	137.2537'E
C69	3250.00'	640.91'	179.94'	20.33'	25.8'	137.2537'E
C70	3300.00'	650.77'	179.94'	20.33'	25.8'	137.2537'E
C71	3350.00'	660.63'	179.94'	20.33'	25.8'	137.2537'E
C72	3400.00'	670.49'	179.94'	20.33'	25.8'	137.2537'E
C73	3450.00'	680.35'	179.94'	20.33'	25.8'	137.2537'E
C74	3500.00'	690.21'	179.94'	20.33'	25.8'	137.2537'E
C75	3550.00'	699.07'	179.94'	20.33'	25.8'	137.2537'E
C76	3600.00'	708.93'	179.94'	20.33'	25.8'	137.2537'E
C77	3650.00'	718.79'	179.94'	20.33'	25.8'	137.2537'E
C78	3700.00'	728.65'	179.94'	20.33'	25.8'	137.2537'E
C79	3750.00'	738.51'	179.94'	20.33'	25.8'	137.2537'E
C80	3800.00'	748.37'	179.94'	20.33'	25.8'	137.2537'E
C81	3850.00'	758.23'	179.94'	20.33'	25.8'	137.2537'E
C82	3900.00'	768.09'	179.94'	20.33'	25.8'	137.2537'E
C83	3950.00'	777.95'	179.94'	20.33'	25.8'	137.2537'E
C84	4000.00'	787.81'	179.94'	20.33'	25.8'	137.2537'E
C85	4050.00'	797.67'	179.94'	20.33'	25.8'	137.2537'E
C86	4100.00'	807.53'	179.94'	20.33'	25.8'	137.2537'E
C87	4150.00'	817.39'	179.94'	20.33'	25.8'	137.2537'E
C88	4200.00'	827.25'	179.94'	20.33'	25.8'	137.2537'E
C89	4250.00'	837.11'	179.94'	20.33'	25.8'	137.2537'E
C90	4300.00'	846.97'	179.94'	20.33'	25.8'	137.2537'E
C91	4350.00'	856.83'	179.94'	20.33'	25.8'	137.2537'E
C92	4400.00'	866.69'	179.94'	20.33'	25.8'	137.2537'E
C93	4450.00'	876.55'	179.94'	20.33'	25.8'	137.2537'E
C94	4500.00'	886.41'	179.94'	20.33'	25.8'	137.2537'E
C95	4550.00'	896.27'	179.94'	20.33'	25.8'	137.2537'E
C96	4600.00'	906.13'	179.94'	20.33'	25.8'	137.2537'E
C97	4650.00'	915.99'	179.94'	20.33'	25.8'	137.2537'E
C98	4700.00'	925.85'	179.94'	20.33'	25.8'	137.2537'E
C99	4750.00'	935.71'	179.94'	20.33'	25.8'	137.2537'E
C100	4800.00'	945.57'	179.94'	20.33'	25.8'	137.2537'E



- LEGEND**
- ⊕ = SECTION CORNER AS NOTED
 - ⊙ = BENCHMARK/SECTION QUARTER CORNER AS NOTED
 - = FOUND MONUMENT AS NOTED
 - = FOUND REBAR WITH CAP MARKED "6159"
 - ⊕ = SET 1/2" REBAR WITH CAP MARKED "6159"
 - = FOUND HIGHWAY RIGHT OF WAY MONUMENT

COMMUNITY DEVELOPMENT STAFF REPORT
Zone Change from MU Mixed-Use and OP Office Professional to
IND Industrial
Petition ZC 16-02
804 F South Drake Ave. and 710 S. Lake Street

A. STAFF REPORT March 15, 2016

PROJECT INFORMATION

Applicant	San Juan Regional Medical Center
Representative	Doug Frary and Larry Smith
Date of Application	February 25, 2016
Requested Action	Zone Change from OP and MU to IND
Location	804 F South Drake Ave. and 710 S. Lake Street
Existing Land Use	Vacant Parcels with a small parking lot and 2 storage buildings with Information Technology and Grounds Maintenance supplies
Existing Zoning	MU Mixed Use, OP Office Professional
Surrounding Zoning and Land Use	North: IND Industrial District / Commercial South: IND Industrial District / Vacant East: IND Industrial District / Commercial West: MU Mixed Use District / Commercial
Notice	Publication of Notice for public hearings of the Planning and Zoning Commission appeared in the Daily Times on Sunday, March 6, 2016. Property owners within 100 feet were sent notice by certified mail on Wednesday, March 2, 2016 and a sign was posted on Friday, March 11, 2016.
Staff Planner	Keith M. Neil, Associate Planner

STAFF ANALYSIS

Project Description:

The petitioner requests a zone change to IND Industrial for a large parcel of land (approximately 11.05 acres) south of Drake Ave. and north of Murray Drive as well as a long narrow parcel (approximately 1.28 acres) east of S. Lake St. between two commercial businesses, Century Link and FedEx. The request comes to the city as part of San Juan Regional Medical Center’s Plan to implement sustainable energy throughout their medical campus. SJRMC is proposing to utilize these parcels for a 1.5MW major utility solar array. The zone change to IND Industrial will permit this use by right and not require a Special Use Permit.

Section 2.7.4G defines major utilities as “infrastructure services necessary to support legally established uses and do not need to be located in or near the area where the

service is provided.” Examples of major utilities include “water towers, gas regulating stations, water and waste treatment plants and electrical substations.”

The properties in question were recently annexed into the City of Farmington in 2014. Although these properties were not part of the city in 2002 when the Comprehensive Plan was developed, the 2020 Future Land Use Plan recommends the properties for Commercial zoning.

These parcels abut IND Industrial to the east and northeast with a well servicing company, south with vacant land, and southwest with a concrete supply company and bottled water company. The western portions of the parcels abut MU Mixed Use zonings with commercial uses and OP Office Professional to the northwest with medical facilities.

Due to the proximity of these parcels to the Metropolitan Redevelopment Area (MRA), this request will be presented at the March 17, 2016 meeting of the MRA Commission for their input and consideration.

The 2009 MRA Plan lists this area as “Medical Center Campus” and is in close proximity to the #3 Catalyst Project. This Catalyst Project is identified as “Medical Center Support” (office/retail, Housing mix). As part of the “Medical Center Support” designation, the proposed zone change to IND Industrial for a major utility solar array would fall under the support aspect of the Project. The proposed solar array will generate approximately 1.5 Megawatts of energy strictly for use by the hospital. While the energy produced will not cover the total per-day usage of the hospital’s electricity needs, it will support the hospital by providing a cost savings on energy.

Additionally, in the MRA Plan, “Development Opportunity Area 3- San Juan Regional Medical Center” describes an area that can:

“host a variety of projects which will benefit from synergy with the Center and can represent some of the early signature projects for the MRA – setting the tone for quality, style design and creativity. For example, this area could be a good location to showcase “green building” or LEEDs certified construction which in turn could establish a meaningful trend for the district.”

This push for “green building” would seem to justify the creation of a solar array in close proximity to the MRA District.

Section 5.11 of the UDC titled Operational Performance brings forth the performance standards to all uses within any district within the City of Farmington. 5.11.3 states:

“The conduct of residential and nonresidential uses shall not produce offensive noise, vibration, fumes, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, electrical interference or other objectionable effects that can be experienced outside of the exterior walls of such uses.”

The petitioner has stated that the proposed use of the property as a solar array will not produce vibration, fumes, smoke, dust or other particulate matter, odorous matter, humidity, electrical interference or other objectionable effects. The area of concern with this proposal would be offensive noise, heat and glare.

The petitioner has stated that there will be minimal noise produced, similar to that of a normal conversation, as the panels track the movement of the sun. There will be no noise once the sun goes down. The panels will be absorbing all the sunlight that they are attempting to collect and the face of the panel is designed with a material

also presented information regarding the issue of increased heat from the array stating that the panels will not produce any further heat.

The petitioner has stated that SJRMC has entered into a contract for an extended period of time with the solar array developer and have no plans to remove the array or sell the property to another individual or business in the future. A list of all uses permitted by right in the IND Industrial is attached.

STAFF CONCLUSION

Staff concludes that approval of ZC 16-02 is appropriate. The requested zone change is in accordance with the Metropolitan Redevelopment Area Plan and is consistent with the Industrial and Commercial nature of the area.

STAFF RECOMMENDATION

The Planning Division of the Community Development Department recommends **approval** of Petition ZC 16-02, a request from San Juan Regional Medical Center, for a zone change from MU-Mixed Use and OP- Office Professional to IND Industrial for approximately 12.33 acres at 804 F South Drake Ave. and 710 S. Lake Street.

Memo

To: Chair Cardon and Members of the Planning and Zoning Commission
From: Mary L. Holton, AICP, Director
Date: March 21, 2016
Subject: Additional Considerations – ZC 16-02, Zone Change Request to IND at 804 F South Drake Ave. and 710 S. Lake Street

While Planning Division staff has made some good points in their staff memo, the ultimate question in considering rezoning petitions is to ask whether the proposed zoning district is the appropriate one for the subject area. Please consider the following:

- The subject area – though not in the City at the time --- was included as part of the Animas District in the “City of Farmington Peninsula, Animas District and Downtown Plan, referred to as the “Gruen Plan” in 1994. A copy of the Animas District Plan from the Gruen Plan is attached.
- The introduction to the Gruen Plan asserts: “Specifically, the Animas District Plan incorporates the burgeoning health care campus southwest of Downtown, and the State of New Mexico offices at the District’s northern edge, encouraging integration with City center activities. Institutional expansion, professional offices and medium- to high-intensity residential development (to provide workforce housing opportunities) are foreseen...Most land would remain, for the foreseeable future, in industrial usage...Thin layers of commercial use insulate Miller from industrial properties’ visual blight...The Animas District neighborhood plan objective is, therefore, to bring about land use transition, over a period of time, for more productive, attractive development.” (pages 2-3)
- The overarching goal of the Animas District Plan from the Gruen Plan states: “*The Animas District Plan has as its mission the instilling of productive land use so as to enhance, rather than detract from, the adjacent Downtown Farmington and Peninsula planning areas; and, in so doing, establish opportunity sites for housing, commerce, institutional expansion and access to Animas River recreation that may knit together over time into a masterplanned district with a character of its own.*” (page 23)
- Figure 4.2, 2020 Future Land Use Plan, from the City’s 2002 Comprehensive Plan, recommends commercial uses for the subject area. A copy of the plan map and an enlargement of the area are attached.

- Chapter 13, Downtown Neighborhoods, from the City's 2002 Comprehensive Plan, also included the subject area as part of the Animas Neighborhood. A copy of this chapter is attached.
- Chapter 13 states: "The operative word for the Animas Neighborhood is **'Redevelopment.'** This is an area that offers the opportunity to change not only its appearance, but also its function by allowing new and different uses. The Animas Neighborhood could be most productive as a mixed-use neighborhood – live/work housing, multiple family and patio homes, professional offices, and neighborhood retail." (pages 14-15)
- Chapter 13 continues: "The hospital/medical center complex should be protected from incompatible land use and its role as a major area employer by expanding city limits to Murray on the south and the west." (page 16)
- The specific goal for the Animas Neighborhood in the Comprehensive Plan is: *"Redevelop the Animas Neighborhood as a mixed-use development with new types of affordable housing, expanded medical and cultural facilities linking Downtown to the Riverwalk."* (page 21)
- *Objective 13C.9: Encourage mixed use residential and commercial by allowing creative housing types.*
- The Comprehensive Plan's recommended actions supporting Objective 13C.9 are:
 - Action 13C.9.1: Create a mixed use zoning district that would allow both housing and commercial uses on smaller lots.*
 - Action 13C.9.2: Provide incentives to locate the affordable, often smaller, housing in areas that have existing infrastructure and services.*
 - Action 13C.9.3: Investigate and initiate possible relocation of industrial uses to more appropriate locations by providing opportunities for land swaps.*
 - Action 13C.9.4: Coordinate with neighborhood organizations and partnerships to develop methods for interaction, as in the linkage between the Medical Center and housing development in the hospital area.*
- The Animas District Goal from the Comprehensive Plan is restated in the MRA Plan: *"Redevelop the Animas Neighborhood as a mixed-use development with new types of affordable housing, expanded medical and cultural facilities linking Downtown to the Riverwalk."* (page 12)
- A general strategy in the MRA Plan: "Regulatory changes are recommended to facilitate the desired land use pattern. These range from zone map amendments to allow the Animas District to transition from industrial to mixed use..." (page 13)
- The section devoted to the Animas District from Chapter IX, Physical Character of Downtown from the MRA Plan is attached. (page 43)

- The significance of the San Juan Regional Medical Center to the Animas District and the MRA is highlighted on page 48 (attached) of the MRA Plan.
- The objectives in the MRA Plan developed to support the Animas District Goal include:
 - Objective 3: Relocate storage tanks and equipment from the district. Establish an industrial park outside the district but within the City that is a suitable location for these types of industrial uses. Provide incentives and opportunities for relocation of the industrial uses in the Animas District. (page 60)*
 - Objective 6: Achieve a more sustainable mix of land uses once the area is remediated including market-rate housing and neighborhood-serving public and institutional uses. (page 60)*
- Potential projects for the area surrounding San Juan Regional Medical Center are identified on pages 66-67 of the MRA Plan.
- The infill potential of the area surrounding San Juan Regional Medical Center is addressed on pages 77, 78, and 80 of the MRA Plan.
- Though not included in the MRA as the tract was not in the City when the MRA Plan was adopted in 2008, the Catalyst Project Areas Map (page 81) in the MRA Plan indicates the parcel as part of the Medical Center Campus support area (office/retail, housing mix) for an MRA Catalyst Project.

Once rezoned to IND, any use permitted in the IND, Industrial District, would be permitted within the subject area. Not just what is being proposed here and now, but also any industrial use now and into the future. Is this an appropriate location for all IND uses? In light of what the City has tried to accomplish for this area for over the last 20+ years, and in consideration of the impact a successful rezoning to IND would have on adjoining properties, the Downtown, and the MRA, this planner is compelled to say **No – Rezoning this area to an Industrial District is not the right action.**

While innovative energy sources and solutions should always be encouraged, the rezoning to IND at this location should not be supported. Wouldn't it be better if the petitioner found another location for this use outside of this area or utilize the roofs of their existing and future buildings for what they propose? Wouldn't a combination of office and residential uses, for which the subject area is already zoned for, be more suitable here?

The Commission should instead forward a recommendation to the City Council to deny the rezoning to IND, and recommend that the petitioner consider another location for this use.

City of Farmington

Peninsula, Animas District and Downtown Plan

October 1994

Prepared by:

**Gruen Associates
3900 East Camelback Road, Suite 611
Phoenix, Arizona 85018**

In association with:

**William Freimuth Architecture
316 North Behrend
Farmington, New Mexico 87401**

Funded in part by:

**CDBG Grant Project No. 93-C-NR-I-6-G-19
Through the Local Government Division
Department of Finance and Administration
State of New Mexico**

A desire for quality living environments encompasses The Peninsula Plan vision goals. Spaciousness, a rural atmosphere close to the heart of the City, affordable housing value, increased use of the rivers as recreational resources and development of leisure-time facilities are among the future qualities most frequently listed by planning process participants. They see the Peninsula as offering an attractive, alternative lifestyle which is distinct among Farmington area neighborhoods.

Growth potential is recognized as a positive factor. Understanding that increased population will help to encourage employment and neighborhood shopping opportunities, citizen planners favor the promotion of homebuilding and housing rehabilitation programs on the Peninsula. However, there is a wish to guard against subdivision sprawl. Compact, land efficient clusters of masterplanned residential developments interspersed with employment campuses and preserved open spaces are envisioned as the preferred land use pattern.

As a focal point in a future subcommunity dedicated to Farmington's riverine enhancement themes, the abandoned gravel pits are viewed for their future development potential. There, planned recreational water features bring together visions for new housing in attractive settings, a neighborhood center, nature trails and an outdoor activity destination for the entire City and its visitors accessed by the proposed Miller Avenue corridor.

Bringing The Peninsula, the Animas District and Downtown closer together through transportation improvements, appreciation of land values for increased development activity and enhancement of riverine amenities helps to focus investment – both public and private – into the entire central City opportunity area. The transition from Peninsula to Downtown, rural to urban, is seen as a dramatic positioning of lifestyle opportunities that is available in few other communities. Residential growth is seen as the prerequisite for future development investment in employment campuses, commercial recreation and resort destinations.

ANIMAS DISTRICT

This neighborhood – from Animas Street to the Animas River – was identified as a logical extension of the abutting area plans. Both The Peninsula, to the south, and Downtown Farmington, to the north, have much to gain from a revitalized Animas District. The area, itself, is separate and distinct from its neighbors. Although it contains employment and residential uses, they are very different in character.

Specifically, the Animas District Plan incorporates the burgeoning health care campus southwest of Downtown, and the State of New Mexico offices at the District's northern edge, encouraging integration with City center activities. Institutional expansion, professional offices and medium- to high-density residential development (to provide workforce housing opportunities) are foreseen. Lineal retail and office developments are encouraged along the transportation corridor planned to connect Downtown with Farmington's riverine recreation areas and beyond to the Peninsula. Trails paralleling the proposed Miller Avenue Axis would promote alternative transportation as well as attractive access to water feature enjoyment from the City's commercial core.

There is also a substantial amount of housing. However, the Animas District's large tracts of open industrial uses and vacant lands surrounding neighborhood dwelling enclaves can hardly be characterized as predominantly residential. The Animas District Plan recommends encouragement of masterplanned residential developments around the major employment locations' edges to offer a variety of affordable dwelling types convenient to workplace recreation and shopping. Relatively compact neighborhood densities are envisioned to cluster, with appropriate buffering, at the District's northern edge and along the west side of Miller Axis frontage developments. Most land would remain, for the foreseeable future, in industrial usage.

Similarly, non-residential construction would be confined to relatively small proportions of the District. Thin layers of commercial use insulate Miller from industrial properties' visual blight; and widen into riverine node spaces for private investment in restaurants or shops as well as public parklands with Animas River trails connections. The concept is to drive a wedge of more active, attractive land use along the District's north-south transportation spine.

The Animas District neighborhood plan objective is, therefore, to bring about land use transition, over a period of time, for more productive, attractive development. Residential opportunities can support economic growth both here and in Downtown Farmington. Commercial corridor development, streetscape/pathway enhancements and special riverbank treatments can raise the District's image as an integral part of Central Farmington. Through Plan implementation, the Animas District will establish its own, better-defined identity.

DOWNTOWN FARMINGTON

The compact, mature central business district serves, today, as one of the commercial activity centers of the Four Corners Region. The City's market area is far more extensive than is typical for municipalities of comparable population. Today, however, downtown establishments share commercial activity with other retail and service enterprises scattered throughout the City. The Downtown Plan Vision calls for character improvements – visual and functional – to restore the neighborhood to its former role as the region's primary hub.

Compared with other American cities, Farmington's Downtown is well-tenanted and attractive. Notwithstanding competition from the mall and other outlying shopping areas, the Broadway/Main Street Corridor maintains a presence for a variety of shopping and service establishments, restaurants, offices and financial institutions. Proposed planning efforts will emphasize the area's welcoming enhancements. These improvements are intended to appeal to residents of the City and Greater Farmington as well as tourists and downtown employees.

The Downtown Plan promotes convenience with more parking, better traffic circulation, improved security and pedestrian amenity. It includes components for extending Main Street's positive streetscape appearance; for sponsoring activities in special "people places" that will draw crowds into the central city. Hospitality industry facilities are especially encouraged, along with a strengthened employment base and new housing opportunities in the vicinity, to increase the number of customers attracted Downtown.

This area is seen as offering one-of-a-kind experience, goods, events and services to an entire region. It is necessary, therefore, for this central place to provide special consideration to its customers' safety, convenience and comfort; and, in turn, for area residents to use and support its facilities. The riverine assets of the Animas River, as it flows toward confluence with the San Juan, are recognized as having strong potential for enhancing Downtown enjoyment. Recreational activity and scenic, natural areas so near the central business district call for improvements "to bring the River closer" to Farmington's downtown experience. By means of redesigned roadways, multi-purpose paths and attractive streetscaping Downtown can better connect with the City's unique riverside environment, as well as with its surrounding neighborhoods on all sides.

In short, the attitude of the Downtown Farmington Plan is one of outreach. There is strong motivation to reinforce Downtown's primacy as the central place for residents from throughout the City, County and Four Corners as well as a distinctive experience for tourists. One overriding aim is to make Downtown more active. Another is to promote accessibility. A third commits to improving its appearance specifically to identify Downtown as a special place.

Animas District Plan

INTRODUCTION

The premise of an Animas District grew from the gradual recognition by citizen planners, City staff and consultants that there is an underutilized land area between Downtown Farmington and The Peninsula that requires special attention. That the District was not readily apparent is not surprising. It contains few distinguishing features, by-passed in the City's street network, more appealing to view from the distant bluffs to the south than while driving through.

Yet, the area has strong potential. There is proximity to Downtown. There are jobs here at the San Juan Regional Medical Center and State of New Mexico offices. A scenic stretch of the Animas River borders the District. On the whole, real estate remains undeveloped or underdeveloped throughout this close-in, central area – characterized by open storage and large, vacant tracts. When one stops to look, it is not at all difficult to imagine higher and better land use for the Animas District.

I. GOALS

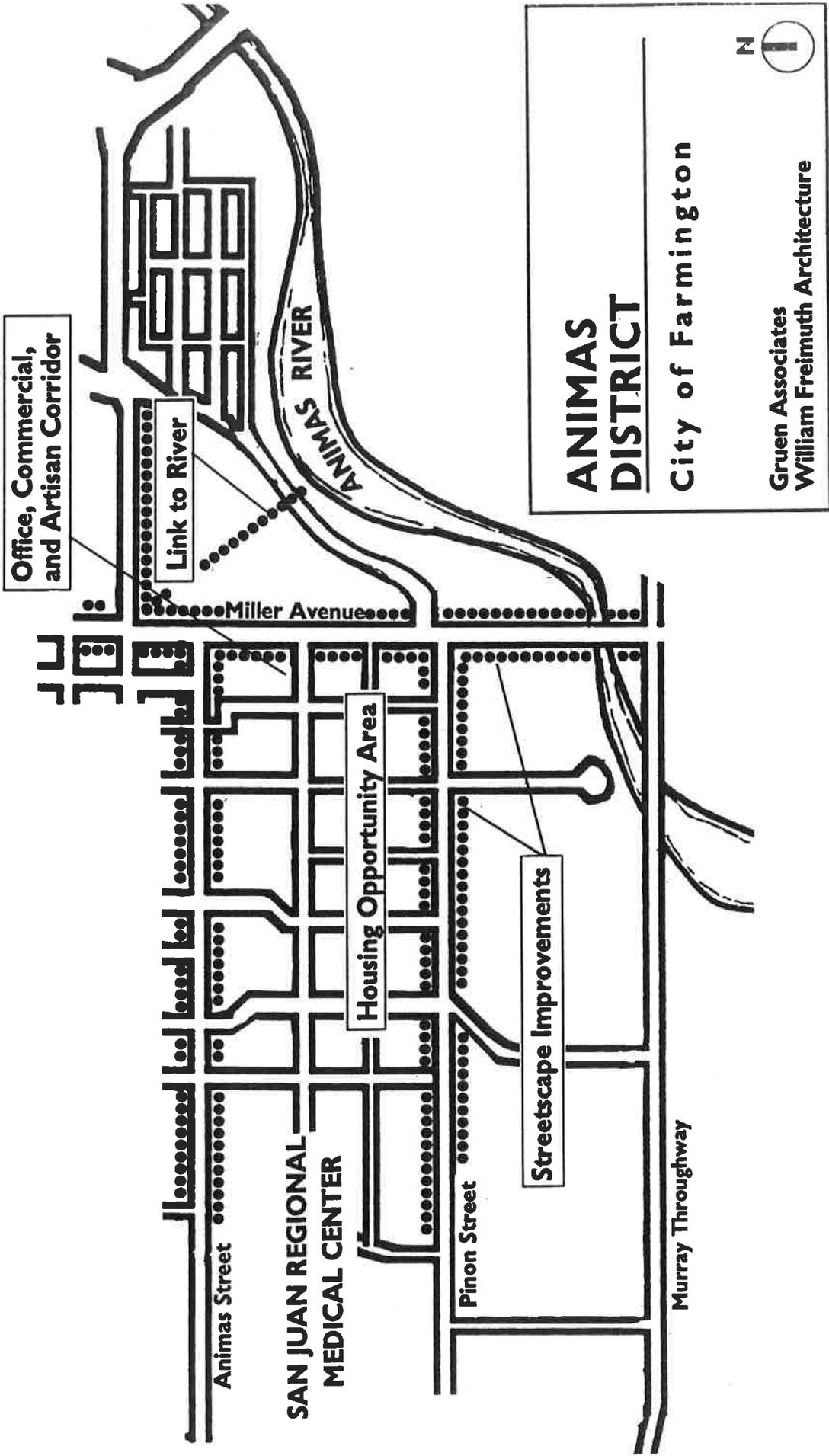
Sparsely populated, with approximately 700 people living in residential enclaves scattered among the District's 340 acres, the area's present character is established by its prevailing industrial zoning. Municipal services are easily available, so it is very possible that a number of diverse land uses could be planned to serve or employ area residents. The challenge here is to provide better, more profitable alternatives for developing private property.

Public planning workshops elicited little citizen commentary about this area. No property owners or residents identified themselves; no one expressed a vision for improving the neighborhood. From this silence, contrasted with public enthusiasm evoked by adjacent Peninsula and Downtown Plan concepts, the most critical need was distilled: stimulating more varied development.

The Animas District Plan has as its mission the instilling of productive land use so as to enhance, rather than detract from, the adjacent Downtown Farmington and Peninsula planning areas; and, in so doing, establish opportunity sites for housing, commerce, institutional expansion and access to Animas River recreation that may knit together over time into a masterplanned district with a character of its own.

The Animas District Plan proposes a general framework for land use transition. Little public expenditure is recommended, but projects proposed for their City-wide benefits (for example, the Miller Avenue Axis transportation corridor improvements) are expected to provide impetus for private development.

Two broad Animas goals encompass the possible advantages that may be gained by local landowners and residents through Plan implementation. In each instance, the District's future prosperity is tied to its neighboring planning areas.



ANIMAS DISTRICT DEVELOPMENT EVOLVED FROM CENTRAL FARMINGTON GROWTH NEEDS.

Nearby employment at the San Juan Regional Medical Center and job creation called for in the Downtown Plan suggests that portions of the District could be used for in-town housing. Medium to higher density residential development would be responsive to this anticipated demand. Affordable real estate may also accommodate small businesses and suppliers to Downtown commerce or the Medical Center.

Development diversifications should be phased to locate, first, as lower intensity buffers around the commercial and institutional uses they support. Industrial land uses should, of course, be encouraged to continue (without being shoved out of the area) until a more beneficial and profitable land use is proposed.

THE DISTRICT SHOULD EXPLOIT ITS CONNECTIVE FUNCTION, TYING DOWNTOWN TO THE RIVER AND THE PENINSULA.

Two obvious opportunities exist for bridging land use patterns between Animas District focal points and neighboring plans. In the first instance, residential development would constitute a logical connection between the health care campus and Downtown. Housing choice for San Juan Medical Center employees will have a positive impact on the core area's desired attraction of nearby residents. A second potential development linkage encourages commercial, office and artisan studio location along the proposed Miller Axis transportation corridor.

These higher image land uses are intended to encourage use of pedestrian/bicycle pathways between the Animas River and Downtown as well as creating a more attractive edge for the Animas District.

II. ANIMAS RE-USE INITIATIVES

Transition to more productive land use in the District requires consideration of various options from the standpoint of the area's existing constraints and its future opportunities. Market demand, together with property owner preference, will establish Animas development directions. This Plan does not purport to specify changes in zoning classification, rather it provides a checklist of factors that owners may wish to consider for enhancing land values.

A. District Context

The area exemplifies passed-over, heavy industrial areas that exist near the downtowns of many cities. A more positive image requires overcoming negative impacts as well as capitalizing on features which were overlooked in the past.

1. *Constraints.* Many of the existing land uses are unsightly. There is heavy truck traffic over the area's few collector streets which are not improved to industrial traffic standards. The City's wastewater treatment facility is located in the Animas District.
2. *Opportunities.* Underutilized land, some in large unsubdivided tracts, is available for development. Scenic vistas and riveredge bosques contribute an attractive natural setting. The Medical Center vicinity is well-maintained and includes a large, neighborhood-scale, public park.

B. Living Quality

Transforming the Animas from its present sparsely-settled and underdeveloped character into a positively contributing central neighborhood will take time. It is, however, by no means an impossible task. Logical land use decisions, careful planning and highlighting the area's natural and locational attributes can instill environmental quality where little exists today.

1. *Impact Mitigation.* Property owners, the City, interested institutions and businesses need to cooperate in efforts to reduce negative aspects in the Animas District. Street projects can route truck traffic past, not through, residential neighborhoods. Heavy landscape screening helps baffle industrial noise and block views to where eyesores are hidden. Paved parking eliminates dust.

Residential amenity is absolutely necessary to promote the Animas District as a desirable place to live. Homebuilders would be expected to design peripheral landscaping, recreational facilities, and attractive street entries both to improve neighborhood image and to increase housing value.

2. *Proximity.* Being close to Downtown and medical campus jobs is the big drawing card for increasing Animas liveability. Residential opportunities may be created as extensions of these areas where on-going civic and quasi-public investments are being made.

Affordable housing becomes an even greater value by cutting transportation costs, permitting residents to access work or shopping by using multi-purpose paths. Entertainment and recreation are also just a short walk or bicycle ride away.

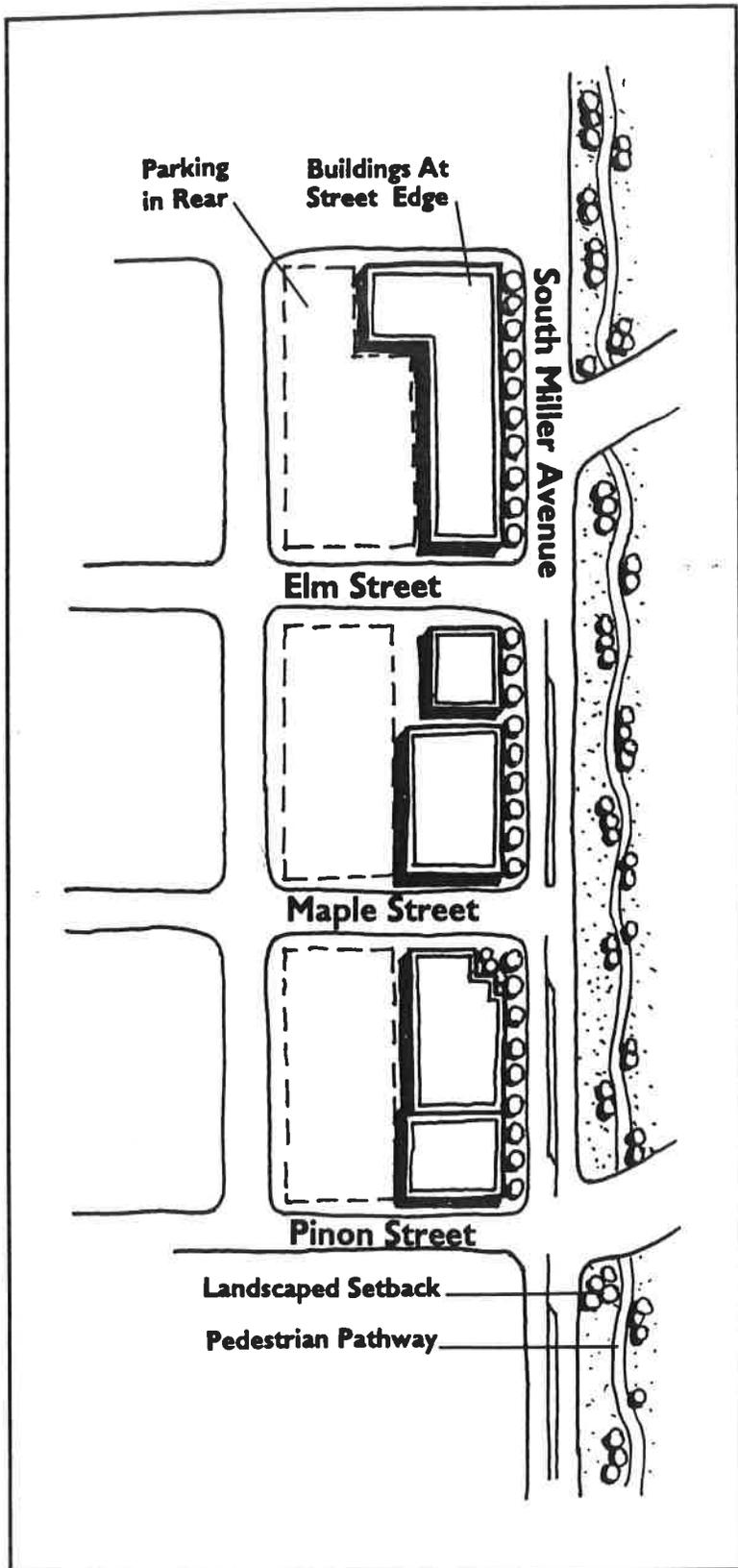
3. *Spaciousness.* Compact development plans are preferred. Buffers of large, open areas are used to separate residences from storage yards and other industrial uses. The overall neighborhood population density is relatively low because of the Animas District's preponderance of open land uses.

C. Commercial Corridor

Recommendations for establishing the Miller Avenue Axis through the Animas District creates a land use challenge. Lineal retail/office development may take advantage of excellent street frontage exposure and, at the same time, create interest for pathway travelers between Downtown and riverine recreational facilities. Transitional zoning patterns paralleling the commercial frontage could encourage artisan, cottage industry and home occupation entrepreneurial opportunities.

1. *Retail/Office Development.* Shops, restaurants, galleries and individual professional or administrative offices line Miller Avenue to establish a finished-looking edge along the Axis corridor. Parking facilities are planned along the rear half-block to provide access from parallel interior streets. This reduces the need for curb cuts onto Miller, maintaining it as a limited access, north-south roadway and reducing traffic across pathways and trails meandering along Miller.

Residential-scale development is recommended. The objective is to provide a more economical business space alternative, but not to compete directly with Downtown space.



Conceptual Drawing of Miller Axis

2. **Artisan Studios.** Housing-workplace combinations insulate the Corridor's commercial uses from adjacent future neighborhoods. This special start-up business opportunity is provided as an incentive to promote living in the Animas, as well as enhancing tourist interest in the area.

D. River Edge Assets

North Bank Animas riverine space is planned to become the District's focal point. Parks, trails and entertainment/dining destinations are suggested. The concept turns unused bosque into a natural resource activity area.

1. **Window on the Animas.** Today's Boyd Park at the Miller Avenue bridge crossing (northeast riverbank), has great potential as a recreation hub. The space might provide rest facilities for bicycle riders and hikers, a small playground and picnic ramadas. Riverine trail connections permit exploration to the existing, developed system. The open area allows views of the River from the roadway as well as the park.

Although the park need not cover a large area -- 5-10 acres would be sufficient, there should be space for river event spectators.

A small amphitheater could be sculpted for viewing and sponsored cookouts. Parking areas would be provided on the park fringes – which could be expanded onto adjacent private business lots during peak evening or weekend park usage. A concession building is planned for refreshment sales, bicycle supplies, bike/boat rentals and public restrooms.

2. *Recreation Trail Linkages.* Improvement of existing riverine pathways connecting to the Miller Axis crossing is essential. Preferably, a safe underbridge pedestrian/bicycle crossing would be designed to connect Boyd Park to Animas Landing on the west side of the Miller Axis roadway. Westward links along the north riverbank are to be added over time.
3. *Animas Landing.* This concept envisions development of a food-and-fun commercial node at the northwest junction of the Miller bridge and the extended riverine trails system. Restaurants with broad, plank decks for riverside enjoyment and small shops would serve as a commercial anchor for the Animas District's retail/office corridor development. Individual establishments' decks could be connected by a boardwalk which ramps down to the trails system. As on the east side, peripheral parking areas may be shared with other nearby businesses.

III. ANIMAS DISTRICT PLAN ELEMENTS: IMPROVEMENT RECOMMENDATIONS

Transitioning goals for weaving the Animas District into Farmington's urban fabric are motivated by objectives intended to encourage long term progress and to serve specific expansion needs. The combined objective of providing growth for the Regional Medical Center and supplying housing opportunity for its employees, for example, should be furthered by City zoning incentive policy. Attention to neighborhood security, such as extending community policing bicycle patrols and street lighting improvements, are essential to enhanced residential quality. Transportation plans, implementing the central core neighborhood unification objective, are accompanied by a roadway beautification policy that establishes Animas visual appeal through introducing pathway design treatments for Miller Avenue as it passes through the District.

A. Institutional Land Use

Public and quasi-public agencies' land use requirements are seen as a driving force for Animas revitalization. Planning for long term City, State and San Juan Regional Medical Center development needs in the vicinity can establish the parameters of new residential clusters and the circulation systems that will serve a more varied development and activity pattern than exists today.

1. *San Juan Regional Medical Center.* As the District's major employer and principal traffic destination, it is essential to reserve future space for the Center's growth. In consultation with City officials, appropriate expansion acreage should be designated for primary health care facilities and for support uses such as medical practitioners' offices, testing laboratories, long-term and nursing care housing.

Oscar Thomas Park serves as a transitional buffer between hospital facilities on the west and north and future residential construction east of the Center. This amenity serves to contain institutional intensity and traffic to its planned campus area.

2. *State Offices.* The State of New Mexico facility on Animas Street should be encouraged to grow at its current location, too. An expanded State office complex offers convenient service access to residents of the region. Planned improvements for nearby housing, area clean-up and Downtown shopping convenience enhances its employees' working environment. Job growth potential here can make a significant contribution to the Animas District's rejuvenation and, at the same time, better serve the needs of New Mexico citizens.
3. *City of Farmington/Civic Projects Anchor.* Municipal influence for positive land development patterns in the Animas District is specifically geared to strengthening ties with Downtown Farmington. Land banking for residential development in this District is an action initiative that might be taken by the City.

Well-designed City properties would be both central business district convenient (without consuming additional space in the compact Downtown) and image-building components for the Animas. Examples of potential projects immediately proximate to Downtown might include museums, cultural centers and hotel sites with conference facilities.

Public Library relocation should be considered, for example, as an activity-center bridge between the District and Downtown. Removal of the key facility, which serves Farmington residents of all ages, from the City's central neighborhoods would be counterproductive to revitalization strategies. However, the site selected for this facility must be safe, spacious and conveniently accessible. Special efforts will be required to make the Animas District an attractive location choice. Other City-sponsored activities, such as job training or dial-a-ride transportation services, may also be centrally located in this Downtown edge vicinity.

B. Housing Opportunities

The single most important quality desired for Animas District improvement is establishing its residential liveability. A variety of affordable housing types may be planned for homebuilder development, including: compact family dwellings, rental units and specialty housing.

1. *Family Living.* Creating good value for first-time homebuyers, especially young families, is one of the Animas District Plan's primary objectives. Single-family detached houses, patio dwellings and townhomes may be clustered near employment in groupings of 40-100 lots on parcels of ten acres or more. Generally, planners envision dwelling units with 1200-2000 square feet of living space which, by reason of reduced land costs, may be sold profitably at prices lower than in other Farmington neighborhoods.
2. *Rental Choice.* Apartment construction, particularly in parkside units that cater to health campus employees, is seen as an early housing project in the District. Efficiency, one- and two-bedroom units (serving, potentially, as a move-up market to family housing in the neighborhood) are intended.

Units would be planned in fairly large (80-200 d.u.) complexes to afford economies of scale and management efficiency. Densities of 14-20 units per acre are envisioned on 6-12 acre sites with ample common open space and parking. Apartments or condominium units would, typically, range in size from 600-1000 square feet.



Medium Density Townhomes in the Animas District

3. ***Specialty Housing.*** The health service proximity suggests a potential demand for retirement and nursing home living accommodations. Under San Juan Regional Medical Center sponsorship, these units – as well as, perhaps, adult day care space – might be provided along the hospital side edges of the vicinity’s community park.

C. Unifying Corridors

The Animas District’s planning identity, as well as its connectivity promise, stems from the Miller Avenue Axis proposal which it shares with the Downtown Farmington and Peninsula plans. There is imperative necessity in improving the roadway’s appearance as it passes through the district from Animas Street to the River – and there is definite opportunity for enhancing the value of properties that front on, and parallel, Miller Avenue. Ideally, the positive influence would extend for up two blocks into the Animas District interior.

1. ***Westside.*** This frontage is immediately appropriate for redevelopment. New businesses may be constructed during major street improvement phasing to take advantage of City-assisted roadway, landscaping and parking investment. Retail establishment, particularly shops and restaurants, are preferred on Miller, itself, with shared parking access provided from intersecting streets. Offices and artisan home occupation development are appropriate along interior streets paralleling Miller. Structures would be designed at low-bulk, residential scale so that the corridor’s spaciousness is emphasized.



A pedestrian oriented river walk would greatly enhance the Animas District.

2. **Eastside.** Unbroken trail improvement, within a 20-40 foot easement adjacent to Miller, connects from the Downtown gateway to the Window on the Animas at Boyd Park. Landscaped berms separate the pathway from existing industrial use which, as across the roadway, may more gradually convert to higher commercial usage.

Protected crossings for cyclists and hikers are provided at north and south ends; additional points of access to westside Miller shops and services would be available at collector street intersections marked by trail crossing signage. Adjacent trailside development here would tend to retain the current industrial employment character, with, however, occasional trail- and employee-serving commercial nodes (containing food stands, convenience stores, service stations) spotted at intervals of a quarter mile or more.

3. **Medical Center Connection.** Internal circulation streets and paths provide access to Downtown without requiring travel on major streets. Vehicular traffic should, of course, skirt residential areas, though pathways may be routed through housing developments, designed to serve District dwellers as well as Medical Center staff.

D. Animas Character

Transforming the District's image begins at its edges. It is understood that relocation of its industrial and open storage functions may take decades to accomplish and there is neither intent

nor urgency to coerce redevelopment on privately-held property. Development variation begins around job centers and along the Miller Axis Corridor, spreading slowly throughout the vicinity over time. As the Animas District becomes more lived-in, its character will change for the better.

1. *Employment Orientation.* When as little as twenty percent (about 60-70 acres) of the District's available land area is devoted to institutional expansion and adjacent housing, a marked transformation will have begun to occur. The Medical Center will have become an employment-based neighborhood, blocks between Lorena and Orchard south of Animas Street will provide Downtown support housing. Home businesses along the Miller Corridor will add to the neighborhood's population.

Employment-driven homebuilding makes for stable neighborhoods, its residents tend to stay near their jobs. As institutional expansion continues, demand— and value—in housing increases.

2. *Riverine Advantages.* The Corridor and riverbank improvement nodes highlight the District's proximity to Farmington's most outstanding natural advantages: riverside recreation at the Animas and the scenic vistas afforded by the bluffs south of the San Juan River. By opening up views on both sides of the Miller bridge, the entry to the Animas District becomes perceived in a more positive light, as an area of natural beauty instead of visual blight.

IV. ANIMAS DISTRICT PLAN IMPLEMENTATION

An outline of Plan achievement objectives is described below and is further detailed in the Comprehensive Implementation Strategy beginning at page 51, which integrates the Animas Districts' projects with those cited in The Peninsula and Downtown Farmington plans. The City accepts its role as enabler to encourage effective private property redevelopment throughout this central core sector. One of the first, necessary steps is to undertake intensive, specific planning for the neighborhood with particular emphasis for reclassifying land through "market zoning" so as to enhance development potential.

A. Priority Projects

Development timing for Animas District improvements may vary according to employment expansion plans. However, the City of Farmington expects to create positive momentum by announcing several local government initiatives such as economic planning and infrastructure investments to be included in the municipality's Capital Improvement Program.

1. *Key Animas Projects.* Commitment to open space improvements — parks, trails and, especially, riverine area focus — is a top Animas District priority. Equally important are market-driven plans for employment expansion and new housing to capitalize on the District's opportunities. Transportation improvements — from Miller Axis streetscape to pathway connections — are also first line essentials to Animas District development.
2. *Additional Priorities.* Providing profitable alternatives for area landowners is necessary for private sector investment in the District. Incentives for commercial corridor implementation are prepared by the City to engender development interest along the Miller Corridor and its parallel roadways, such as Commercial Avenue. Riverbank enhancements

are planned to allow profitable business enterprise additions in and around public open spaces or trail connections. Vehicular parking space in shared, off-street lots is a continuing City assistance priority.

3. *Related Programs.* Coordinating Animas District progress requires on-going citizen involvement. A central role is envisioned for the River Reach Foundation, whose leadership can help to facilitate improvements and, especially, to focus special event activity into the area. Housing demonstration programs should be encouraged by designating a continually growing selection of available residential construction sites.

B. Preferred Improvement Phasing

In contrast to Downtown and The Peninsula, the Animas District Plan looks toward more gradual change. Nonetheless, its success will be better ensured with early evidence of an image transformation. Consequently, two high-profile enhancements and commencement of affordable housing demonstrations are ascribed immediate priority – with additional projects intended to be inspired by these initial accomplishments.

1. *Immediate Decisions.* City of Farmington elected officials and staff should commit now to parkland and to trail/pathway designations along the proposed Miller Axis Corridor. Likewise, in cooperation with property owners, detailed opportunity area planning, producing a selection of affordable housing demonstration sites (both single- and multi-family) should be an immediate priority.
2. *Mid-Term Initiatives.* Municipal direction for transportation improvements and commercial corridor development entitlements is needed early, also, to allow private sector planning. Employment expansion and corridor construction, occurring in the mid-term, are intended to be facilitated by Miller Axis engineering design and improvement. Land acquisition for Animas Landing and other river related private development (if eminent domain powers are required) should also commence within the next two to three years so as to permit project development later in this decade.
3. *Long-Range Improvements.* Completion of Animas District Plan components is expected to be spread over two decades. By the Year 2015, residential and employment growth, the trails system, commercial corridor and riveredge amenities may be completed; yet, the Animas District will not have become totally transformed. Half or more of its land area would remain in open land or industrial use. Future Plan iterations will determine whether there is demand to continue transition and, if so, what implementing action will be required.

C. Resources and Responsibilities

The Animas District Plan relies heavily on property owner and institutional preference to follow its guideline recommendations. Local government is looked upon to help provide required infrastructure, finance open space, solicit outside funding and, if necessary, help to assemble or "bank" land for private investment projects that serve public benefit purposes.

1. *Municipal Funding.* Street improvements, open space and trail easement acquisition and land banking represent, together with the comprehensive Miller Axis Corridor commitment, Farmington City government responsibility. Some monies may also be expended for joint-use parking facilities to assist commercial corridor development.

2. *State Assistance.* Help from Santa Fe centers on encouragement for expanded State office employment and more responsive allocation of pass-through funding to Farmington projects from federal sources. Legislative reforms regarding tax increment financing and development impact fees could also help in facilitating Animas District improvements.
3. *Grants.* Community Development Block Grant funding may become more realistic as a result of this Plan's call for affordable housing assistance. ISTEA grants are seen as potential funding sources for Miller Axis streetscape improvements. Particular attention should be focussed on building support for grants to the River Reach Foundation.
4. *Private Investment.* Success in this District is absolutely dependent on its Plan being persuasive to property owners. Vision for better land utilization (through profitable housing, commercial and tourism-related development) is the essence of Animas District Plan implementation. Investment risk is minimized through public sector support that permits landholders to participate in joint ventures with capital being supplied by homebuilders and commercial investors.

D. Implementation Summary

A checklist of the programs that are included in this Animas District Plan is provided with suggested improvement timing and potential funding sources. Implementation can be expedited to the extent that the San Juan Regional Medical Center, the City and the State will commit to facility construction in the area. Annual programming updates are recommended to re-evaluate Plan priorities.

Project	Timing	Description	Resources
1. Open space development	1995	Boyd Park "window", trails acquisition	City reserves
2. Market zoning	1995	Land Use Plan, implementation	City, landowners
3. Employment expansion	1995-1998	Medical Center, State office, library	Employer commitment
4. Housing demonstration	1995-1996	300 d.u., 4-5 developments	Homebuilders, City assist
5. Traffic improvements	1996	Residential streets, Miller Axis	Local street funds
6. Commercial corridor	1997-1999	Retail, restaurant, office, artisan	Private investment, City
7. Riverine enhancement	2000	Boyd Park "window" extension, trails, Animas Landing	Bond funds, benefit district
8. Trails complete	2005	Crossings, extensions	Bond funds
9. Animas amenity complete	2015	Amphitheater, additional parking	Private, foundation funds



Farminston Comprehensive Plan



**Framing the Future
October 2002**

City of Farmington
Comprehensive Plan

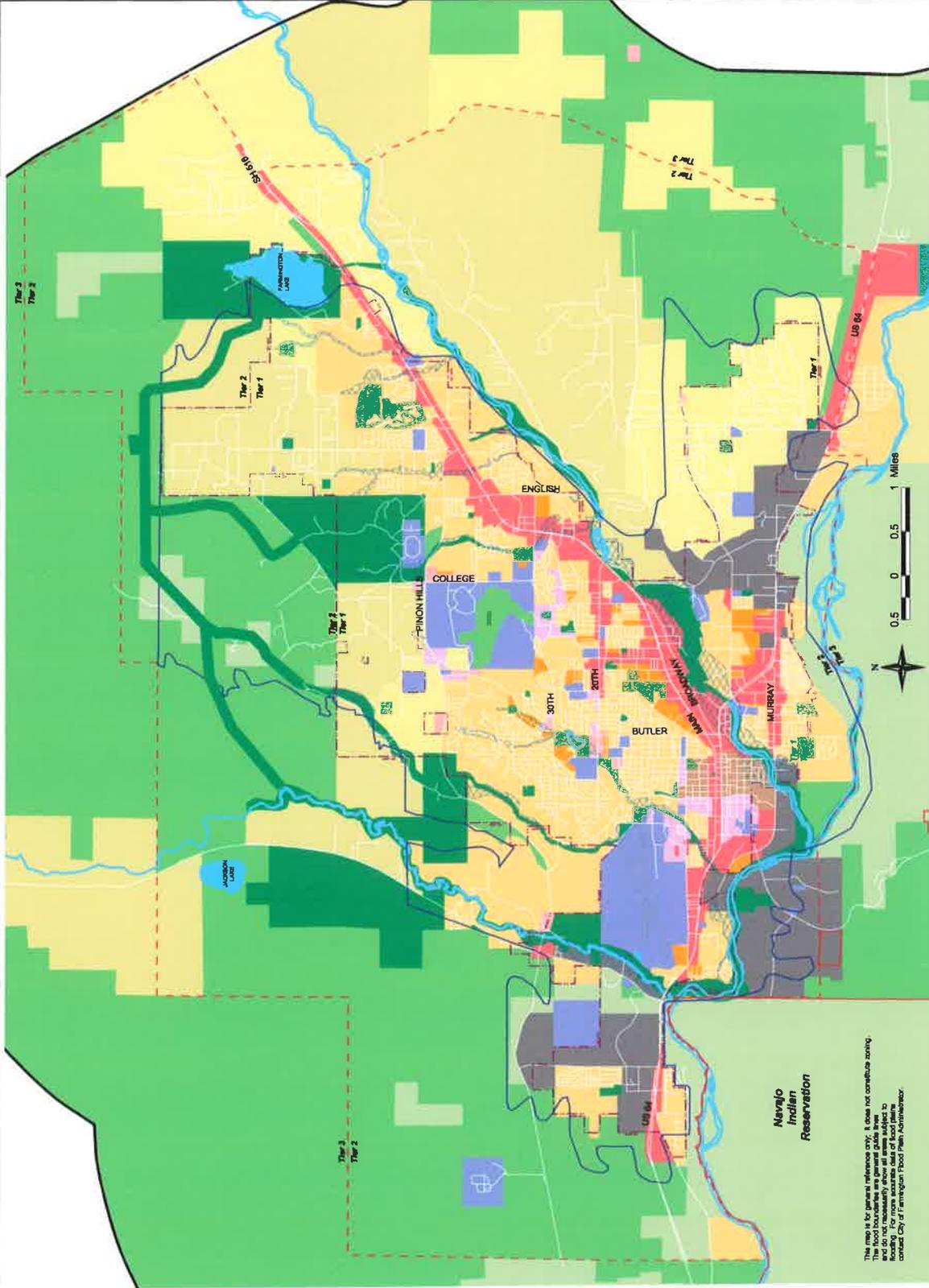
Figure 4.2
2020 Future
Land Use Plan

Legend

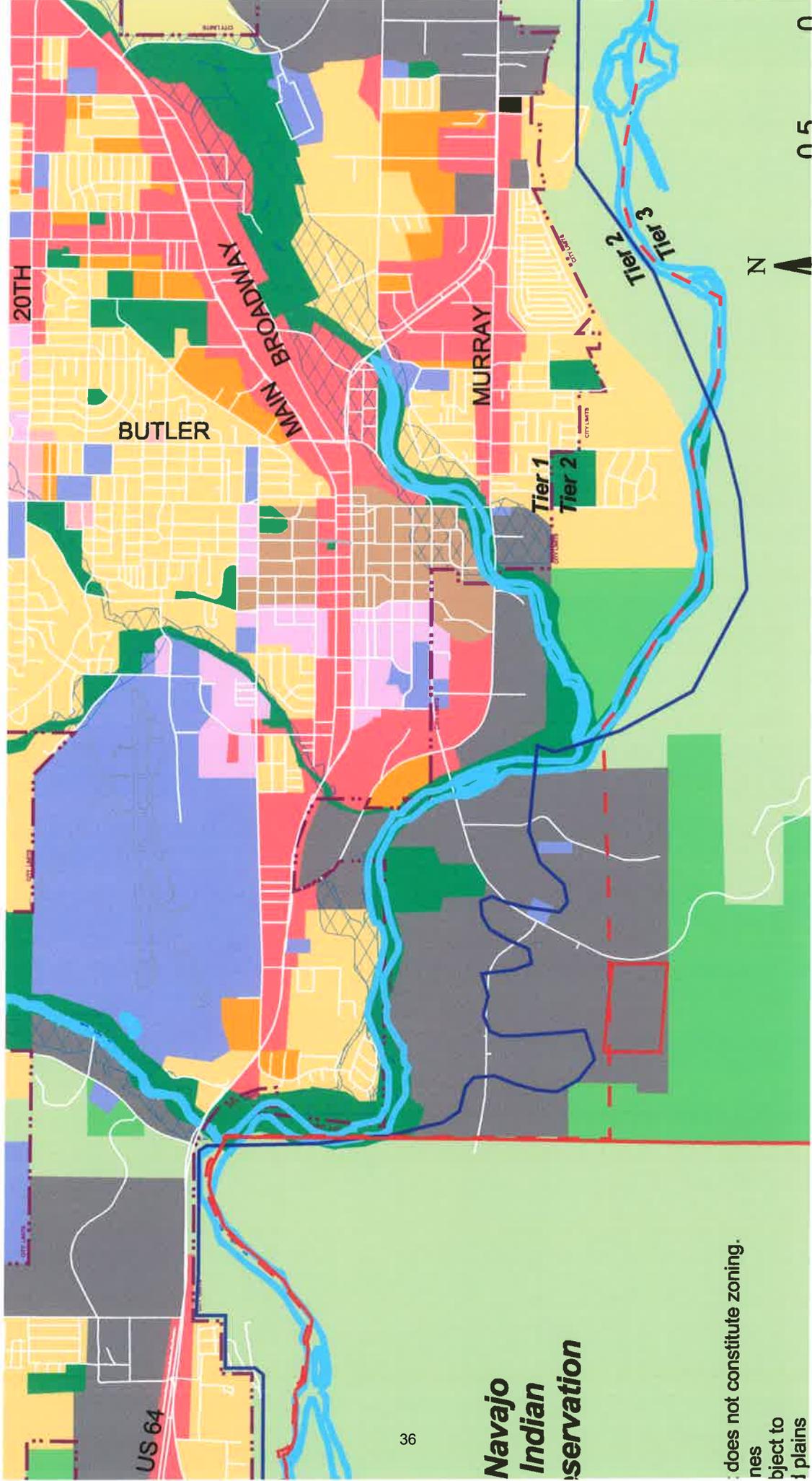
- Future Land Use
- Rural
- Residential Single Family Low Density (greater than or equal to 1.0 acre lot)
- Residential Single Family Suburban (less than 1.0 acre lot but greater than 20,000 sq. acre lot)
- Residential Single Family Urban (less than 20,000 sq. acre lot)
- Residential High Density
- Mixed Use
- Office Professional
- Neighborhood Commercial
- Commercial
- Institutional
- Light Industrial
- Open Space/Public Lands
- Parks
- Farmington Water
- Service Area Boundary
- Development Tiers
- Navajo Indian Reservation
- Flood Plain 100 Year
- Lake
- River
- City Limits
- Planning and Platting Jurisdiction (PPJ)

October 2002

Source: City of Farmington, San Juan County, FEMA, BLM



This map is for general reference only. It does not constitute zoning and does not necessarily show all items subject to zoning. For more accurate use of flood plain flooding, contact the City of Farmington Planning Department.



**Navajo
Indian
Reservation**

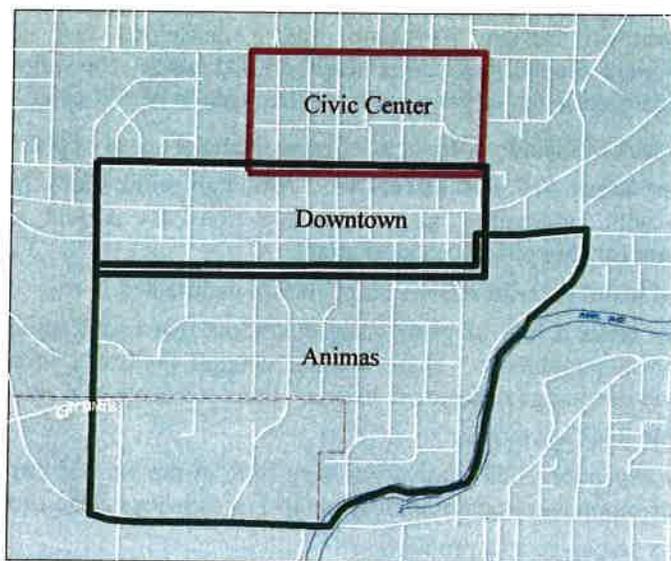
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CHAPTER 13

DOWNTOWN NEIGHBORHOODS

Downtowns all across the United States have traditionally been the heart of the city. These areas were the primary locations for all commercial, social, and governmental activities. Over time, these activities moved to new, larger, and more convenient sites away from older buildings with their perceived space limitations and redevelopment restrictions. Downtowns declined as people no longer came to shop or go to the movies. Empty and deteriorated buildings became the norm. Adjacent neighborhoods also suffered as homes were torn down or inappropriately converted to commercial uses. Zoning ordinances and building codes encouraged relocations by placing restrictions on uses and structures. Late in the twentieth century, many cities realized that this was not an acceptable turn of events and saw the need to establish new roles for older central business districts, roles that would have historical and commercial viability.

Downtown Farmington and the adjacent Civic Center and Animas neighborhoods are important features of the city's past and future. This chapter of the Comprehensive Plan identifies current issues facing these areas, suggests possible design solutions, defines goals and objectives, and proposes specific actions to revitalize the three neighborhoods. A primary purpose of this chapter is to find new ways to restore downtown as a cultural and commercial center of the City and the Four Corners region. Another purpose is to identify what is needed to preserve and redevelop the adjacent neighborhoods, linking them to the Downtown and the river both aesthetically and functionally. The three distinct, yet interrelated neighborhoods are described as follows.



Downtown Neighborhood (Farmington Downtown or Downtown) is along both sides of Main Street and Broadway north to Arrington and south to Animas, from Airport Drive on the west to Butler Avenue on the east. It is currently a mix of

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buildings that date from the 1880's through the 1950's, a few of which are historically and architecturally significant. Businesses, professional offices, and financial institutions that serve local needs, as well as shops and galleries that cater to the tourist trade, are the current occupants of Downtown. A number of buildings, including two vintage movie theaters, are unoccupied or used for storage.

The **Animas Neighborhood** is the area south of Animas Street and north of the Animas River and Murray Street, east of Lake Street. It includes the San Juan Regional Medical Center and related medical offices, commercial and industrial operations, the City-owned offices of the Farmington Intertribal Indian Organization, and a variety of smaller, older homes interspersed with oilfield services and general commercial. There are also numerous vacant tracts.

Civic Center Neighborhood extends from Arrington Street north to Apache Street between Lorena Avenue on the west and Court Avenue on the east. In the western portion there is a mix of homes, businesses, and offices around the Civic Center. An office/commercial corridor is along Auburn Avenue. Mixed uses also include auto repair and moving van storage. In the eastern portion there are several municipal facilities including the Children's Museum, Senior Citizens Center and the Lions Pool and Tennis Courts. There are a variety of older houses, some of which have been converted into offices. Other older buildings include Sacred Heart Catholic Church and Swinburn School (Farmington's oldest public school).

KEY ISSUES

During development of the Comprehensive Plan, whenever the downtown neighborhoods were mentioned, comments were directed at the lack of visual appeal and their limited functions as destination shopping areas or as places to live. A result of the identification of the issues by the Steering Committee, the Downtown and neighborhood focus groups, attendees at the Community Forum and the Downtown Design Workshop was a consensus that substantial improvements were needed in all three neighborhood areas. The following key issues were identified as the primary concerns that need to be addressed.

- There is a lack of identity without a cohesive theme or sense of place.
- **Downtown areas are not attractive.** Although some areas have been improved with landscaping and benches, it does not present a friendly environment for shopping or entertainment.
- **Older and historic buildings** are empty or not maintained.
- Downtown **lacks a mix of retail establishments** that could attract tourists and the local population. There are not enough **facilities, services and activities** to encourage downtown visits by either residents or visitors.
- **Few people live Downtown.**
- With few exceptions, Downtown has very little in the way of **any evening venues** for shopping or entertainment as most of the shops close early.
- **Parking** is perceived as a problem.
- A large portion of the **traffic** on Main and Broadway is pass through traffic.
- Downtown is not perceived as a **safe place** and there is a perceived lack of security and police presence.

- ❑ **Civic Center expansion** is needed but should not negatively impact the surrounding areas.
- ❑ There is **no pedestrian connection between Downtown and the Animas Riverwalk**, one of the outstanding features of the city.
- ❑ There are **vacant lots** that could be used for new types of residential and mixed-use developments.
- ❑ It is **difficult to renovate or restore** existing buildings.
- ❑ **Previous plans** to improve the appearance and function of Downtown and the adjacent neighborhoods **have not been implemented**.
- ❑ Many of the buildings are owned by **uninvolved owners who are generally** not interested in downtown or neighborhood improvements.
- ❑ There is a lack of **municipal presence** in Downtown.

PLAN DEVELOPMENT

Planning the revitalization of Downtown Farmington and the adjacent neighborhoods is not a new concept. Two previous efforts, the *Harland Bartholomew Plan, 1968* and the 1994 *Peninsula, Animas District and Downtown Plan* (often referred to as the Gruen Plan), were only partially implemented, primarily due to fiscal constraints and an admitted lack of coordinated direction and responsibility.

In December 2000, a three-day Downtown Design workshop or “charette” was held by the City and consultant team to focus on improvements to the core areas of the city. The design professionals of the consultant team worked with interested citizens to identify what would help improve the downtown and the surrounding areas and to respond to the key issues identified above. The workshop included a survey of appearance options, development of illustrations of possible improvements and a summary presentation to the City Council and Planning and Zoning Commission.

THE ROLE OF CITY GOVERNMENT

The City can take the lead in promoting a public/private effort to establish a clear identity and promote a unique and recognizable pedestrian-oriented image for historic Downtown Farmington. Improvements to Downtown will, however, require cooperative efforts among the Farmington Downtown Association, the Mayor’s Downtown Task Force, property owners, and financial institutions as well as the City. The City controls land use, zoning, building codes, streets, public services, and traffic operations. Changes to the Zoning Ordinance to allow more diverse residential uses and rezoning of vacant land to residential uses are ways the City can encourage redevelopment. Improvements to the streetscape through lighting and landscaping, directional signage, and traffic control are other City responsibilities. If desired by the citizens, the City can designate one-way streets and create plazas by closing streets. The City can also assure a safe environment by providing additional police protection.

In addition to what the City can do, it will take an intense commitment and private investment from the property owners, investors, and residents downtown to implement many of the identified improvements. The creation of a Business Improvement District (BID), Public Improvement District (PID), Tax Increment Financing District (TIF), or similar entity are options. In these special districts,

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an additional tax would be used to finance the visual improvements and provide incentives to property owners to make renovations.

With the City acting as a catalyst by improving the physical environment and reducing regulatory impediments to change, there can be a renewed economic vitality of all three neighborhoods. The City cannot, however, be expected to underwrite the entire cost of improvements. It cannot make businesses locate downtown, nor can it force the private sector to redevelop buildings or construct housing units.

In the interest of involving the citizens with the staff in planning processes, the City created several task forces that are directly related to the development of the Comprehensive Plan. The **Mayor's Downtown Task Force** is a group of citizens and business leaders that were appointed in 1999 to provide community support and guidance for the creation of a downtown master plan. The **Civic Center Task Force** was created in 2001 to develop an acceptable plan for improvements and expansion of facilities at the Farmington Civic Center.

ROLE OF THE DOWNTOWN ASSOCIATION

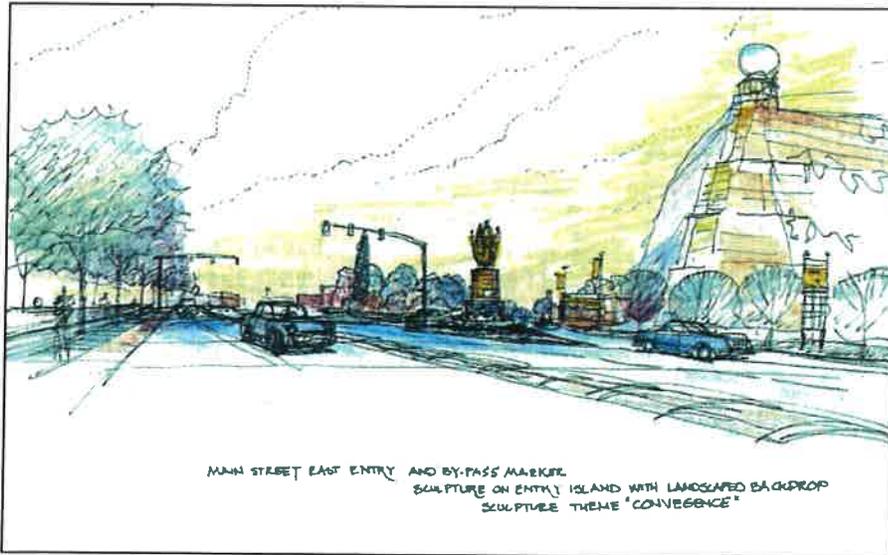
In 1995, the Farmington Downtown Association, a non-profit corporation, was created to address the migration of businesses to the regional mall and to assist the remaining individually owned businesses that remained along Main Street. As a result of the combined efforts of the City and the Downtown Association, Farmington was inducted into the New Mexico Main Street program in 1997. As a New Mexico Main Street program, the Downtown Association focuses on its four-point approach of organization, promotion, design and economic restructuring. With over 50 local business members, they have been successful in acquiring a "showcase block" grant that would upgrade utilities and streetscape improvements. They also worked on the designation of the Downtown as an historic district by the State of New Mexico. Although the Downtown Association is limited in its ability to implement larger scale projects, they can participate in partnerships with the City, the Chamber, and San Juan Economic Development to support improvements that could attract specialty businesses, restaurants, and entertainment venues to the historic core.

REVITALIZATION, REDEVELOPMENT, AND PRESERVATION

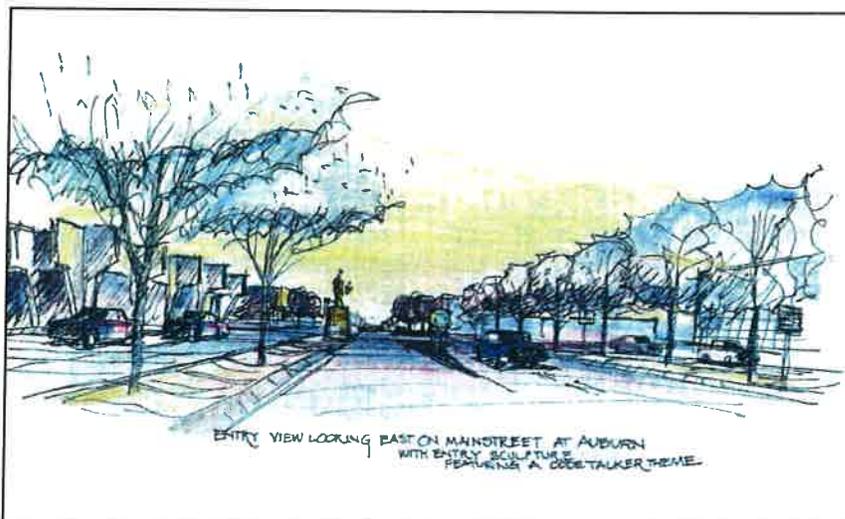
As the city's historic commercial, and cultural center, Downtown is at the western end of a five-mile long regional commercial center that provides goods and services to the entire Four Corners area. Revitalization of the Downtown as an attractive local shopping area and a tourist destination would transform Downtown into a destination for events and entertainment, and a desirable place to live and work.

What is currently missing? One expects to see older buildings with shops, particularly arts and crafts, gifts, antiques, and a variety of food and entertainment places. Currently, there are not many of these types of businesses, given the size and regional location of the community. It is critically important that Downtown is attractive to the local/regional population and that it is not focused entirely on tourists. Roberta Brandes Gratz, author of *Cities Back from the Edge*, noted in a recent speech that a downtown must be built for the locals. If it is attractive to them, the tourists will come, but if it is built only for the tourists, it will not appeal to the locals and thereby not appeal to anyone.

An **identity or a sense of place** needs to be recreated in Downtown Farmington. It should be distinctive, making the most of the historic heritage. There should be a pedestrian-scale shopping core that focuses on specialty shopping for tourists and local shoppers. Pedestrian friendly improvements include interesting pavement textures, eye-catching colors, historic lighting, landscaping, attractive signs, street furniture, and the use of traffic slowing techniques will work together to make Downtown a more pleasant place to be, easier for pedestrians to cross the street, easier to park cars, and will create a unique sense of place. Possible changes or improvements to downtown and the adjacent neighborhoods are described in the following sections.



Entry Markers or “gateways” would define the entrances to Downtown. These gateways could include a regional art monument, such as a WW II “Code talker” statue, special lighting, signage, and other treatments to highlight Downtown.



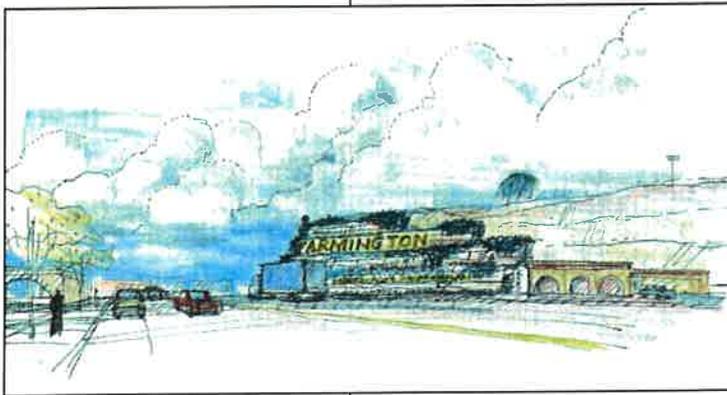
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Proposed locations for the entry treatments are:

- ❑ Broadway at Main (near American Plaza);
- ❑ Murray at Miller (south of Miller Street bridge);
- ❑ Murray at Auburn; and,
- ❑ Main at Court (site of the east side cross-over).

Graphic Identity and Signs will help create a sense of place. A vivid Downtown logo and associated theme should be created. The logo would be used extensively throughout the area on banners, flags, street signs, and directional signage; at the gateways, the Civic Center, public facilities; and on advertising and promotional materials.

Unique street signs in each of the Downtown Neighborhoods along key north-south linkage corridors (Behrend, Miller, Orchard) should be of an identifiable color (other than the standard street sign) and have the Downtown Neighborhood logo.



There is the potential to **landscape the bluff** at Main and Court, which marks the east end of downtown with terracing, landscaping, and signage that would identify the beginning of the Downtown. Suggested improvements include a water feature and/or monument on top of the mesa.

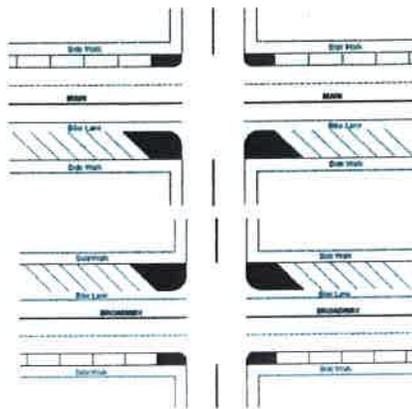
The City has already installed many **Streetscape Improvements**, but there needs to be continued efforts to improve the visual appeal along Main and Broadway (Court to Auburn) that includes decorative pavers in

crosswalks at major intersections, decorative historic lighting, street furniture with coordinated landscaping and street tree planting.

Pedestrian amenities such as sidewalk extensions, bulb outs at corners, pavement texture changes and landscaping could be used through transition areas to the proposed *Main Street Shopping Park* and along Broadway.

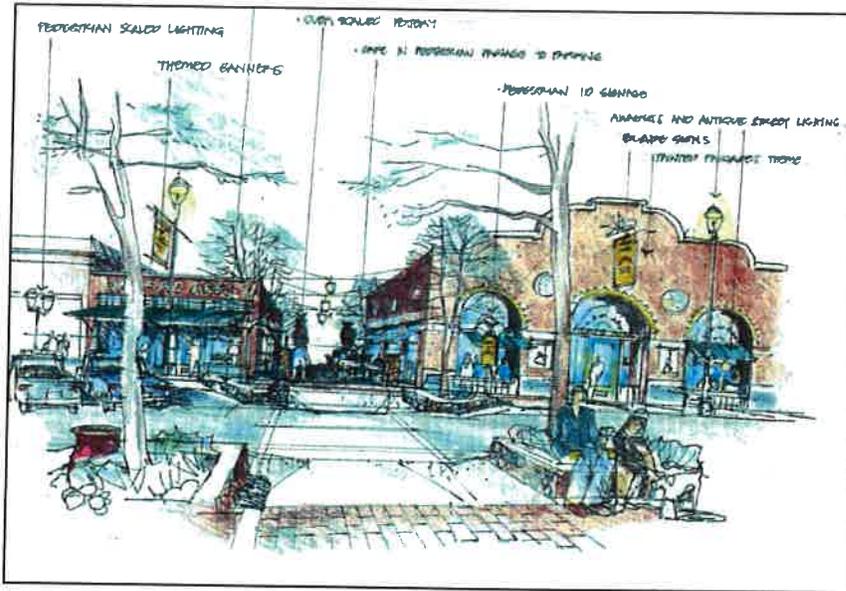
Roadway improvements could include the re-stripping of travel lanes on Main and Broadway and the designation of parallel and diagonal parking spaces that make the shops and businesses on both street more accessible and still provide

for the east and west pass through traffic. On Main Street from Butler to Lake there would be two westbound lanes and one eastbound. Parallel parking would continue on the north side of the street while diagonal parking would be provided on the south side. This would provide more on-street parking and still allow for optimum traffic flow. On Broadway there would be a similar configuration with two eastbound lanes and one west bound. Again, both parallel and diagonal parking would be provided.

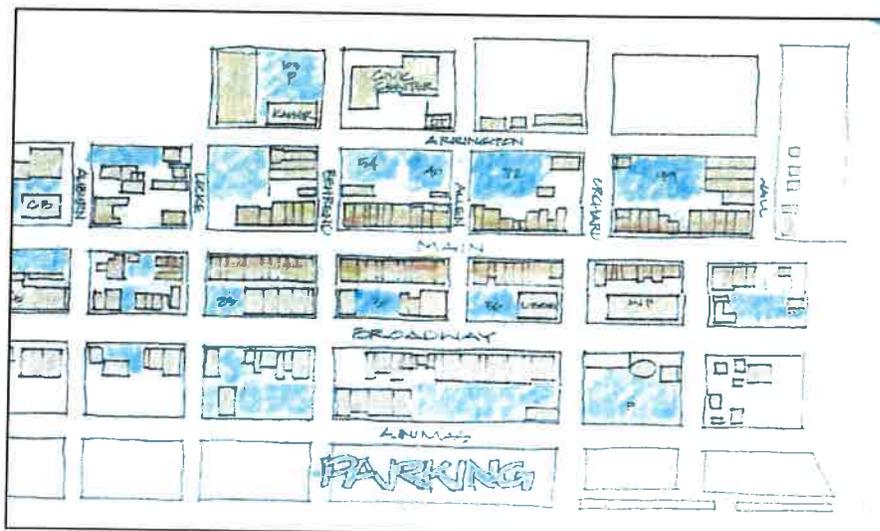


This is a relatively simple and inexpensive measure that would make the Downtown user-friendly.

Parking Improvements could be as simple as the installation of directional signage that identifies where the parking lots are located. Reserved parking in accessible lots could be provided for building tenants and their employees so that the street parking spaces would be available for shoppers. Mid-block access through pedestrian-only passageways could be provided at the extension of Allen Street south of Main to Broadway and in other selected locations. In the residential areas, parking courts on vacant lots or in medians can provide necessary parking spaces.



While there is currently ample parking in the Downtown area and adjacent Civic Center Neighborhoods, the expansion of the Civic Center will require additional parking. This may be best accomplished in a multistory parking garage, the first floor of which could provide new locations for shops and offices.



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GATEWAY TO CHANGE

If Farmington’s Downtown and adjacent neighborhoods are going to improve in appearance and function, they must all have more residents as well as more businesses. The following considerations and recommendations originated in the three-day Downtown workshop where discussions and activities centered on how to revitalize the Downtown and the adjacent neighborhoods.

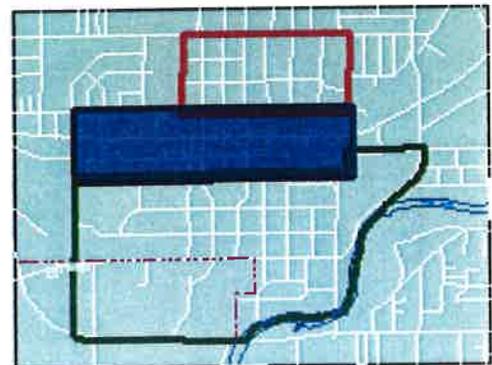
- Allow the **use of upper floors of buildings** throughout Downtown for offices and residential uses. By adding floors (sometimes called pop-ups) to existing buildings, new residential and office units would be created. A variety of new housing units (upstairs lofts, patio homes, multi-family, live/work) south of Main Street could be built. New and additional housing needs are being created by the Medical Center for staff and elderly housing. There is also an unfilled regional market for apartment complexes aimed at younger tenants. This will require rezoning of vacant and industrial tracts to allow more variety in housing types south of Broadway in the Animas neighborhood.
- **Provide incentives and eliminate “disincentives” to adaptive reuse of buildings.** Simplify the renovation permitting process and reduce the bureaucratic roadblocks often encountered when trying to bring older buildings into compliance with code requirements. One of the more prevalent “disincentives” to renovation is the perception, and often the reality, that taxes and rents will increase when the building is improved. The Downtown Association and the City should make the property owners more aware of the Main Street program and other incentive programs.

Many of the recommendations will require amendments to current zoning requirements or the creation of new zoning districts in the *Farmington Unified Development Code*. Subsequent rezoning may be necessary to implement this Downtown Neighborhoods Plan.

The following neighborhood specific recommendations represent the basis for the guidelines for the *Unified Development Code*. Future zoning text and district changes should be contingent on land use compatibility and consistency with this *Plan*. In addition, and in order to fully implement this *Plan*, there are infrastructure improvements that need to be made in each neighborhood as described below.

Changes and Improvements for the Downtown Neighborhood

If the area along the Main Street in Downtown is to be revitalized as a local specialty shopping and tourist destination, there will need to be new businesses in existing buildings which could include restaurants along the pedestrianized portion of downtown, a hotel to complement the Civic Center, new Western/Native American arts and crafts galleries, clothing and accessory stores, and former movie theaters adapted into a cafe/bar or bookstores with old or art movies and

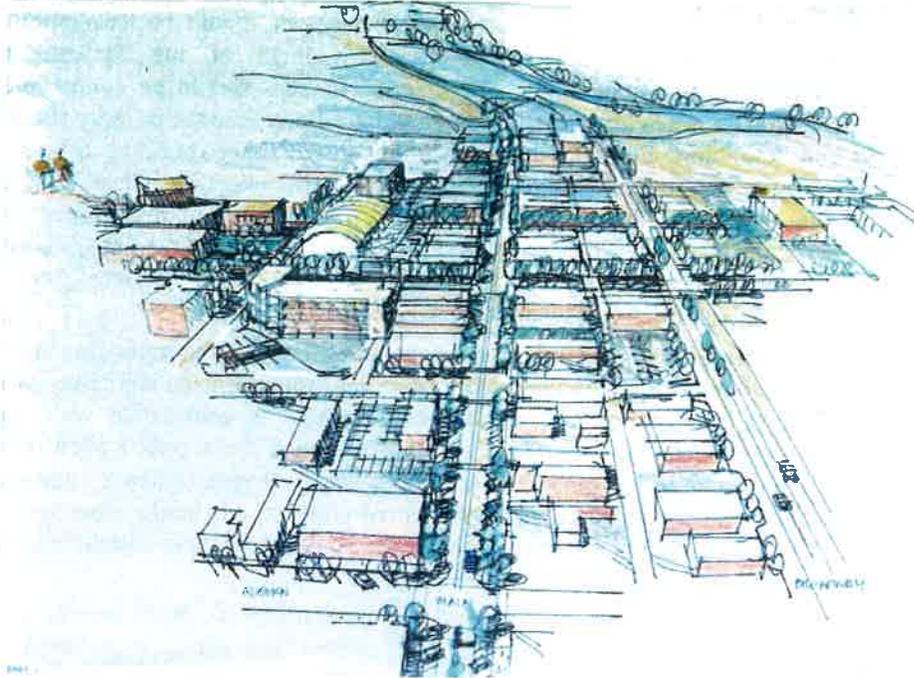


live performances. Currently the rents are lower in the Downtown and tend to attract tenants rather than owner-occupied buildings. There will be new opportunities for tax credits for improvements when the Downtown is designated as a state historical district.

In addition to the historical designation, a **Main Street Shopping Park** between Auburn and Wall could become an extended pedestrian zone. With streetscape improvements, public amenities, and landscaping, Main Street could become a *park were you go shopping*. In the Main Street Shopping Park, the traditional downtown between Auburn and Wall, there would be opportunities to have unique qualities and features that require supplemental building design standards. As displayed in the illustration below, the proposed streetscape improvements along with façade restoration, canopy and awning replacement, landscaping, unique, yet consistent signage, and other pedestrian enhancements together will create an attractive and desirable destination for residents and visitors of Farmington. New standards should preserve the character and heritage of the Main Street Shopping Park through consistent setbacks, pedestrian enhancements such as street furniture and landscaping, renovated façades, and cohesive signage. The standards and guidelines are recommended for the Main Street Shopping Park, which encompass all or portions of the block immediately north and south of Main between Auburn and Court as essentially the same as the Downtown with the following additions.

For the Downtown Neighborhood and Main Street Shopping Park, **new land use and development guidelines** should specifically encourage preservation and revitalization to reinforce the unique function and atmosphere that will enhance its viability as an economic, social, and civic focal point of the community.

First of all, **older and historically significant buildings should be preserved**. Incentives through the Main Street program and recognized historic district tax credit potential as well as through the appropriate applications of the building



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code should be used to encourage the repair and renovation of the older buildings, thereby preserving Farmington's past. Imaginative approaches should be taken to consider new uses for older structures. There should be a reasonable means of tax relief considered so as to not inhibit the adaptive restoration and reuse of the older buildings. These could include such measures as tax rates frozen at pre-improvement rates for a set period of years or a tax rebate or refund based on the cost of the improvements.

Redevelopment and adaptive reuse of empty buildings should be considered. A large City owned building should be considered as a regional multi-cultural center that could provide studio, gallery, and entertainment space for local artists as well as a location for satellite municipal offices.

Second-story dwellings in commercial buildings should be permitted to **attract more residents downtown**. Efforts to promote increased residential uses could be supplemented by tax incentives or regulatory flexibility to interest property owners to redevelop their buildings.

Outdoor service areas such as patios and sidewalk tables for restaurants should be encouraged. **Occasional displays** of merchandise or outdoor markets along the public sidewalk during special promotional activities should be permitted, but outdoor storage should be prohibited.

There is the potential for a **downtown hotel** that would be accessible to the Civic Center for increased convention and tourist activities.

The **height of new or redeveloped structures** should be influenced by the overall character of the block for compatibility with existing buildings and appearance consistency. There should be, however, be some measures of flexibility to allow somewhat taller structures such as a new downtown hotel or office buildings near the Main Street Shopping Park as long as they do not block the views of the mesas and bluffs. A maximum height of 40 feet should be considered.

Architectural design, building materials, and colors should be harmonious with the overall appearance, history, and heritage of the Downtown Neighborhood. The height, mass, and exterior finishes should be compatible with the character of the area. Buildings should generally face the primary street. Solid and continuous building façades without visual relief (building off-sets, display windows, vertical elements) should be discouraged. Clear design guidelines to control the architectural style, placement, and appearance of buildings, including materials, colors, and use of design elements, ornamentation and other visual elements, can be implemented through the *Unified Development Code* with oversight by the Downtown Association.

Outdoor mechanical and utility equipment as well as loading/unloading areas should be fully screened from view with dense year-round foliage shrubbery or a decorative wall, fence, or architectural element that is compatible with the building. Waste containers should be fully screened from public view and located in an enclosed masonry wall or a solid fence. Screening fences that are visible from a street should be constructed of solid wood, brick, masonry or stone. Chain-link fences, corrugated metal or fiberglass panels should not be allowed.

Increased capacity of the current utilities, particularly electrical service and telecommunications is needed Downtown. When and where it is feasible,

electric, telephone, cable lines and service drops should be relocated underground.

Improvements should be designed to **preserve existing trees** and should consider building location, orientation, and parking lot configuration. New trees should be appropriate native trees that have the “lacy effect” to soften the appearance of the streetscape.

Business signage should be attractively designed and compatible with the building façade. There should be limits on the number of signs on the building. Hand-painted wall and projection signs should be encouraged. Awnings could also have limited signage. Temporary signs, including sandwich signs, would add to the pedestrian ambiance, however roof signs should not be permitted. Window and door signs should be limited in size and number to not obstruct window shopping.

Parking needs can be provided in shared public/private parking arrangements in a number of lots that are actually in, or in close proximity to, the Downtown commercial area. Off-street parking areas should be located to the rear of properties when properties are adjacent to Broadway, Miller, Orchard and Behrend to maintain a consistent frontage. Access through mid-block open spaces, plazas, and even through buildings would provide links to existing parking areas. Curb cuts permitted for each lot should be based upon the amount of lot frontage. Minimum separation between driveways and distance between driveways and street corners should be regulated. Parking lots should generally be constructed of concrete, separated from the street by a landscaped strip, and striped in accordance with City standards. Parking areas with more than 20 spaces should have landscaped islands with shade trees and ground cover.

Public sidewalks should be provided on both sides of all streets and should be wide enough to accommodate window shoppers as well as those on their way to businesses.

To **encourage and promote appropriate development or redevelopment**, the City in coordination with the Downtown Association may require a “certificate of appropriateness” to assure that the improvements, new or redeveloped, are substantially consistent and compatible with the desired appearance and conditions of the Main Street Shopping Park. The Planning and Zoning Commission would consider such a certificate when there are assurances that the proposed development would not substantially contrast with the general character and/or physical appearance of the area as well as the historic character of the Main Street Shopping Park.

Reinvestment in the Downtown and Main Street Shopping Park by **upgrading existing public infrastructure of streets, sidewalks, parking lots, and utilities** will encourage the desired sustainable neighborhood and business environment. Infrastructure improvements will help prevent future deterioration of the economic value, appearance, and attractiveness as a place to live, work, and shop.

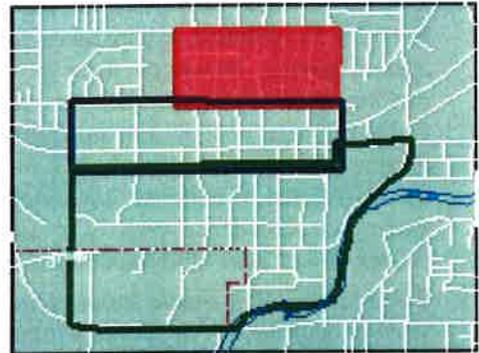
The **creation of a new Downtown District zone**, replacing the CBD (C-3) district in the new *Unified Development Code*, should recognize the unique characteristics of the traditional downtown neighborhood area, including a lively mix of uses and a pedestrian-oriented commercial setting with buildings close to the street, clusters of storefronts for window shopping, and the potential for second-floor offices and residential lofts above commercial uses. The creation of

a new District would complement efforts to establish a unique identity and *sense of place* in Downtown. Specific and targeted regulations also can guide future development and redevelopment patterns by specifying and limiting the permitted uses in the area and establishing standards for development.

Creating a business improvements district (BID) may provide some other incentive methods needed to revitalize downtown. The purpose of the Business Improvement District Act [3-63-1 to 3-63-16 NMSA 1978] is to promote and restore the economic vitality of areas within municipalities by allowing the establishment of business improvement districts with the powers to provide for the administration and financing of additional and extended services to businesses within business improvement districts; to finance local improvements within those districts; and provide municipalities and entrepreneurs a more flexible and proactive vehicle to collaborate in the revitalization efforts of their downtowns, commercial districts, and central business districts.

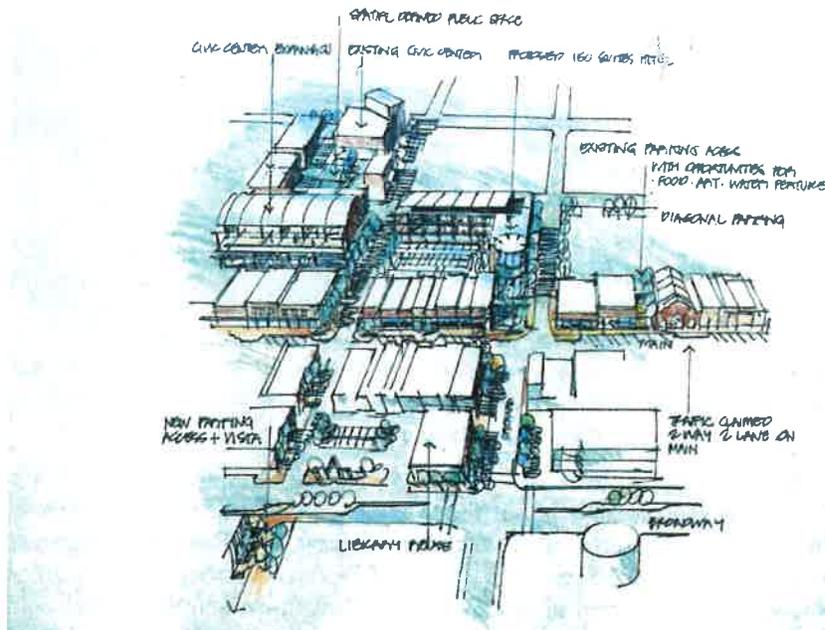
Changes and Improvements for the Civic Center Neighborhood

In the area north of Broadway between Arrington Street and Apache Street, Lorena Avenue and Butler Avenue, there is a mixture of homes, businesses, and the Farmington Civic Center. Over the years, a number of the homes have been converted to commercial uses, sometimes in combination with residential uses. In the interest of preserving and protecting the distinctive value, aesthetic integrity, and economic stability of the Civic Center Neighborhood, the creation of a zoning district may be a method to guide the preservation and potential redevelopment of a unique area.



In the Civic Center Neighborhood **preserving the local heritage** will help protect the visual character of the existing neighborhood. Craftsman and cottage-style homes and residential landscaping dominate its character. In reality, this area includes two distinctive sub-districts that are considered significant to the history and origin of Farmington with the character of the Civic Center Neighborhood changing mid-block between Wall and Court Streets. The eastern portion of the neighborhood is substantially residential in character, while the western part includes a mix of residential and office uses.

It will be important to **protect character of the neighborhood** and its sub-areas in concert with the planned expansion of the Civic Center that is currently under consideration. Any expansion should not disturb the heritage and local significance of the surrounding district particularly in terms of incompatible uses and parking. Protection of the neighborhood from undesirable, adverse impacts will ultimately protect the interests of the area property owners and the community.



Preservation and redevelopment of existing housing will be more likely to occur if there are policies and incentives for maintaining residential uses in the neighborhood. The following policies should be considered in directing neighborhood improvements. The **height and setback of new, preserved or redeveloped structures** should be influenced by the adjacent or nearest buildings to ensure compatibility and consistency. Accessory dwellings should be allowed when they are compatible with surrounding land uses. There should be required **off-street parking** for each residence or business.

A “certificate of appropriateness” is a method used to **encourage and promote the preservation or redevelopment** that is substantially consistent and compatible with the prevalent appearance and conditions of the east and west Civic Center neighborhoods, particularly the outstanding and desirable design elements such as front porches, pitched roofs, gables, chimneys, picket fenced front yards. In complete renovations, at least some of the identifiable elements should be incorporated in each new or remodeled structure.

A small traffic circle at the intersection of Allen and La Plata would **improve traffic control** and soften the boundary between the Civic Center and the mixed-use neighborhood to the north and east.

As in the Downtown, there needs to be **improvements to existing public infrastructure**, particularly sidewalks, to preserve the character and integrity of the Civic Center neighborhood.

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Changes and Improvements for the Animas Neighborhood

The Animas Neighborhood is an area of divergent mixed uses, residential, industrial, medical, and vacant. Anchored on the west by the San Juan Regional Medical Center (SJRMC) complex, on the north by the Downtown Neighborhood and on the south and east by the Animas River. It is the location of the Medical Center complex, Farmington Indian Intertribal Center, Berg Park, and the Riverwalk on the Animas River. The hospital provides an important location for regional medical care as well as an employment center. Continued expansion of medical related services and offices should be encouraged.



A large portion of the Animas Neighborhood is located in the Animas River flood plain. The close proximity of the Animas Neighborhood to Downtown Farmington and the natural waterway and interesting river edges present opportunities for linking Downtown to the Riverwalk through the Animas neighborhood. The perceived distance between Downtown and the River could be reduced if there were new and different land uses including a variety of housing types and local neighborhood retail establishments. More green space along the river would help to shorten the distance to Downtown.

Improving the **linkages between the three Downtown Neighborhoods and the Riverwalk** can be fostered by streetscape improvements by the City along Orchard, Miller, and Behrend between the Riverwalk and Downtown and east-west along Animas, Elm and Maple between the Medical Center and the Riverwalk: Improvements could include sidewalk extension/repair, decorative pavers in crosswalks at major intersections, pedestrian-level lighting along sidewalks, street furniture, and coordinated landscaping and street tree planting.

The operative word for the Animas Neighborhood is **“Redevelopment.”** This is an area that offers the opportunity to change not only its appearance, but also its function by allowing new and different uses. The Animas Neighborhood could



be most productive as a **mixed-use neighborhood – live/work housing, multiple family and patio homes, professional offices, and neighborhood retail.** With existing streets and municipal infrastructure, the area has great potential as a new housing area, housing that will be affordable for medical workers, senior citizens and those employed in the expanded Downtown Shopping Park and in the anticipated general increase in office/professional space.

Development and redevelopment of a mixed-use neighborhood could include **professional offices and a variety of housing types oriented toward serving senior and youthful housing markets.** Allowing new and different residential development in an area that has existing infrastructure, particularly water sewer and other city services, may provide the right location for the much-needed affordable housing.



To improve the visual appeal there should be **specific landscaping standards** for office complexes and residential developments that include street trees and landscaped parking lots.

The lumberyard, brickyard, and other industrial uses currently occupy key locations in the Animas Neighborhood, but might be better located in an industrial park. An exchange of land might be considered by which the industrial uses would move to equally or more accessible locations.

The City owns property south of Maple between Orchard and Behrend. Although the Allen Street right-of-way is in the middle of the block, it could be vacated for the construction of municipal offices or a civic plaza.

Over the years, areas of the Animas Neighborhood have been used for heavy industrial uses and there may be “existing or perceived “brownfield,” areas of environmental abuse or neglect. Environmental cleanup will be needed to assure the health and safety of residents and businesses that may locate on these sites.

Since a part of this area is in the flood plain and extension of the Animas Riverwalk is planned, the City should renew its initiatives to acquire properties along the north bank of the Animas River (as they become available) for the

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expansion of the Riverwalk parkway southeast of the new Animas Park. Some of this property would be ideal for use as recreational play, and ball fields. New industrial development should be discouraged as the water edge has intrinsic value, particularly with respect to the Riverwalk.

The hospital/medical center complex should be **protected from incompatible land use** and its role as a major area employer by expanding city limits to Murray on the south and the west.

The development of a variety of services, including clinics and professional offices, and high density senior and youth housing south of Main and Broadway, east of the medical complex, and east of Orchard should be encouraged through rezoning. Innovative housing types, patio homes, cluster homes, semi-attached cottages, could then be built in the Animas Neighborhood.

Continued redevelopment and expansion of the Farmington Intertribal Indian Center should include events space and landmark that could substantially exceed established height limits in order to provide a strong visual focal point. A park or open market across the street would provide an alternative gathering place to Main Street and other commercial areas. Live/work housing around the Indian Center would provide complementary locations for regional artists and artisans.



The **creation of a new zoning district** between Animas River, Animas Street, and Lake Street would allow the mixed uses of new types of residences. A **variety of new residential uses** should be allowed to include patio homes, cluster homes, senior living centers, lofts, and semi-attached cottages. New structures should be allowed to have zero mandatory front building setbacks, with required parking in the rear or on the side (except on corner lots) rather than in the front yard. Off-street parking requirements for new uses should take into consideration the availability of on-street parking or parking courts.

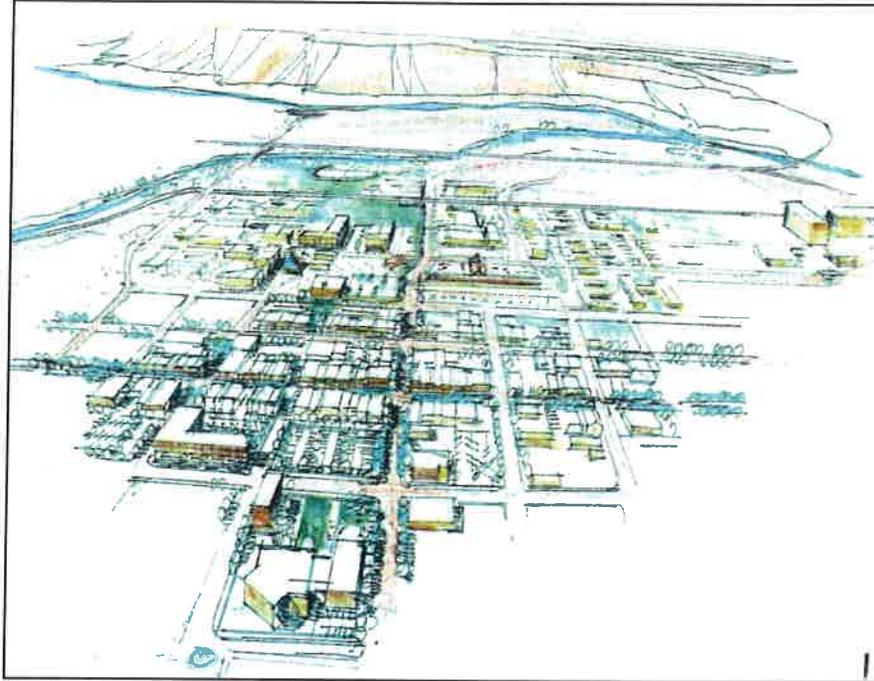
Outdoor service areas associated with eating establishments should be encouraged so that there is an interaction with the neighborhood. Occasional displays of merchandise along the public sidewalk during special promotional activities should be allowed.

Streets and new development should incorporate urban design that includes plazas and parks as community reinforcing gathering places.

Upgrading existing infrastructure should encourage reinvestment and redevelopment in the Animas Neighborhood. New sidewalks and repair of older sidewalks with curb and gutter improvements are needed in several areas.

Install **streetscape improvements** including textured pavement treatments, historic lighting, and street furniture along key corridors through the Animas Neighborhood will help to create new sustainable neighborhoods and business environments. The areas that are ripe for redevelopment are:

- ❑ Orchard from Broadway to Piñon;
- ❑ Behrend from Broadway to Piñon;
- ❑ Miller from Broadway to Piñon;
- ❑ Animas from San Juan Medical Center to Miller;
- ❑ Elm from San Juan Medical Center to Miller; and,
- ❑ Maple from San Juan Medical Center to Miller.



IMPETUS FOR CHANGE

In order to begin making the changes recommend above, it will take a cooperative effort from all the parties involved, the City; property owners; tenants; Downtown Association; Chamber of Commerce; and Farmington Convention and Visitors Bureau. To coordinate the efforts, the City should consider funding the creation of a Downtown Neighborhoods Liaison office. As City staff, this office could coordinate improvements as well as guide property owners, developers, investors and tenants interested in building and site redevelopment through the entire development process.

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GOALS, OBJECTIVES, AND ACTIONS

As in the other chapters of the Comprehensive Plan, goals, objectives, and actions are outlined. Since there are three distinct areas in this chapter the goals are separated into: A-Downtown, B-Civic Center, and C-Animas Neighborhoods.

A-Downtown Goal: Revitalize Downtown Farmington by creating a visual and functional identity as the heart of the Four Corners area, with streetscape improvements, adaptive reuse of older buildings in a shopping park environment, with residential uses, encouraged by incentives for redevelopment.

Objective 13A.1: Establish a renewed Downtown Identity, a sense of place.

Action 13A.1.1: Commission a graphic designer or advertising specialist to develop a Downtown logo design, color scheme, and associated theme.

Action 13A.1.2: Install new street signs in the Downtown Neighborhood with a unique color scheme and the new logo design for Downtown.

Action 13A.1.3: Use the Downtown Farmington logo on banners, flags, street signs and directional signage; at gateways and public facilities; and on promotional materials.

Action 13A.1.4: Design and install minor gateway improvements along the North side of Piñon at Behrend, Orchard and Miller to attract visitors and passersby to the Downtown area.

Action 13A.1.5: Support private efforts to coordinate advertising and promotions for Main Street Shopping Park businesses and activities.

Objective 13A.2: Improve the visual, aesthetic and functional characteristics of Downtown.

Action 13A.2.1: Improve the appearance by instituting new streetscape improvement programs. Select an alternative streetscape concept for the Main Street Shopping Park and implement the streetscape improvements through the City Parks Department: sidewalk expansion, parking realignment, historic street lighting, street furniture and street trees and planting beds with sit-walls, pavement treatments.

Action 13A.2.2: Initiate design and installation of gateway or entrance treatments at Main and Broadway on the west and at Main and Court.

Action 13A.2.3: Initiate traffic improvements, parking, and accessibility by re-stripping Main and Broadway to improve traffic flow and new parking scheme.

Action 13A.2.4: Amend the CBD District in the Zoning Ordinance to include recommended criteria or develop a new zoning district for the Downtown Neighborhood. Coordinate

with the existing requirements of the Downtown Association.

- Action 13A.2.5: Implement zoning ordinance changes that encourage new residential uses particularly those that are compatible with the pedestrian character and uniqueness of the Downtown.

Objective 13A.3: Improve parking options in Downtown.

- Action 13A.3.1: Develop and install directional signage on Main and Broadway to direct visitors to parking areas.
- Action 13A.3.2: Initiate design of access, circulation, and parking layout for public parking areas, including necessary alley improvements.
- Action 13A.3.3: Consider a parking garage for Civic Center in conjunction with the potential expansion.
- Action 13A.3.4: Conduct periodic follow-up surveys of parking accumulation and turnover in Downtown Neighborhood to monitor trends in parking demand and supply and identify necessary adjustments or improvements.

Objective 13A.4: Reestablish the identity of Downtown as the historic center of the city.

- Action 13A.4.1: Develop specific guidelines that recognize and reinforce local heritage and the unique characteristics of the Downtown Neighborhood.
- Action 13A.4.2: Encourage renovation of older buildings by removing obstacles to renovation while still requiring safe and sound structures.
- Action 13A.4.3: Educate citizens through the Downtown Association about available funding sources and grants for the revitalization or restoration of historic buildings. Historic Preservation Fund Grants Program and the Certified Local Government Program.
- Action 13A.4.4: Apply for and/or support the application for appropriate grants/funding from the National Trust for Historic Preservation and from New Mexico's Historic Preservation Division.
- Action 13A.4.5: Work with financial institutions to provide low interest loans for privately sponsored restoration and preservation of historic and architecturally significant properties.

Objective 13A.5: Reinstate Downtown as a viable economic component of the community and improve neighborhood and business environment.

- Action 13A.5.1: Initiate infrastructure improvement programs after determining the extent of the necessary and desired improvements.

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Action 13A.5.2: Evaluate the need to upgrade electrical service in Downtown. Coordinate improvements with upgrades and repairs to other utilities and services.

Action 13A.5.3: Promote legislation that will provide that property owners who improve their older and historical Downtown buildings will not be penalized by increased taxes.

Action 13A.5.4: Consider the creation of a special Downtown financing district, a public improvement district, tax increment financing district or municipal improvement district to direct reinvestment in infrastructure and appearance improvements.

Action 13A.5.5: Explore the creation of financial and/or other types of incentives for appropriate business location and retention, and make this a key element of ongoing economic development and marketing efforts.

Action 13A.5.6: Strengthen the organizational structure for downtown revitalization by restructuring and consolidating the Downtown Association and Mayor's Downtown Task Force and designating a (local government) liaison to help identify and eliminate regulatory hurdles.

Action 13A.5.7: Bolster a municipal presence in Downtown through development of a plan for the reuse of the existing library building that establishes a municipal function of equal or better intensity.

Objective 13A.6: Improve Downtown Farmington as an events and conference facility and as a tourist destination.

Action 13A.6.1: Work with the Downtown Association, Civic Center Expansion Task Force, the Mayor's Task Force, and the FCVB to determine the feasibility of a downtown hotel.

Action 13A.6.2: Work with the Farmington Downtown Association and Mayor's Downtown Task Force to develop and support a street-pole banner program along Main and Broadway Streets to promote Downtown Farmington businesses, festivals, and activities.

Action 13A.6.3: Establish an ongoing Main Street Public Art Program for the Main Street Shopping Park to include both permanent and rotating art exhibits.

Action 13A.6.4: Evaluate the need and feasibility of providing public rest rooms in the Downtown area.

Objective 13A.7: Increase local and tourist oriented activities to increase visitor time in Farmington.

Action 13A.7.1: Expand the range of events and activities that bring residents and visitors downtown by continuing to support the FCVB in promoting the use of Farmington Downtown for other community activities (fun runs, outdoor concerts and theatrical performances, street

fairs, art shows, community book sales/exchanges, parades, volunteer clean-up events).

- Action 13A.7.2: Work with the Mayor's Downtown Task Force, the FCVB, Farmington Downtown Association, and other local organizations to improve and expand on the variety of special events and festivals that are hosted in and around the Main Street Shopping Park.

B-Civic Center Neighborhood Goal: Preserve the neighborhood character by protecting existing structures, improving infrastructure and minimizing the impact of the civic center expansion.

Objective 13B.8: Preserve older and historical structures and the character of the neighborhoods.

- Action 13B.8.1: Evaluate the need for streets, sidewalk, and appropriate lighting improvements.
- Action 13B.8.2: Identify and encourage owner participation in state and/or national historic preservation programs that assist communities in historic preservation.
- Action 13B.8.3: Revise zoning district criteria to protect existing structures yet allow for mixed use and adaptive reuse.
- Action 13B.8.4: Consider the construction of a traffic circle to include planting beds at the intersection of La Plata and Allen.

C-Animas Neighborhood Goal: Redevelop the Animas Neighborhood as a mixed-use development with new types of affordable housing, expanded medical and cultural facilities linking Downtown to the Riverwalk.

Objective 13C.9: Encourage mixed use residential and commercial by allowing creative housing types.

- Action 13C.9.1: Create a mixed use zoning district that would allow both housing and commercial uses on smaller lots.
- Action 13C.9.2: Provide incentives to locate the affordable, often smaller, housing in areas that have existing infrastructure and services.
- Action 13C.9.3: Investigate and initiate possible relocation of industrial uses to more appropriate locations by providing opportunities for land swaps.
- Action 13C.9.4: Coordinate with neighborhood organizations and partnerships to develop methods for interaction, as in the linkage between the Medical Center and housing development in the hospital area.

Objective 13C.10: Connect the Downtown neighborhoods with the Animas Riverwalk.

- Action 13C.10.1: Connect the streetscape improvements, particularly directional signage, along Main Street and Broadway to link the Downtown Neighborhood and the Medical Center with the Animas Riverwalk.
- Action 13C.10.2: Acquire additional parklands along the Animas River and in the flood plain north of the river, and landscape

streets in order to reduce the distance and promote connectivity between the retail Shopping Park and the Riverwalk.

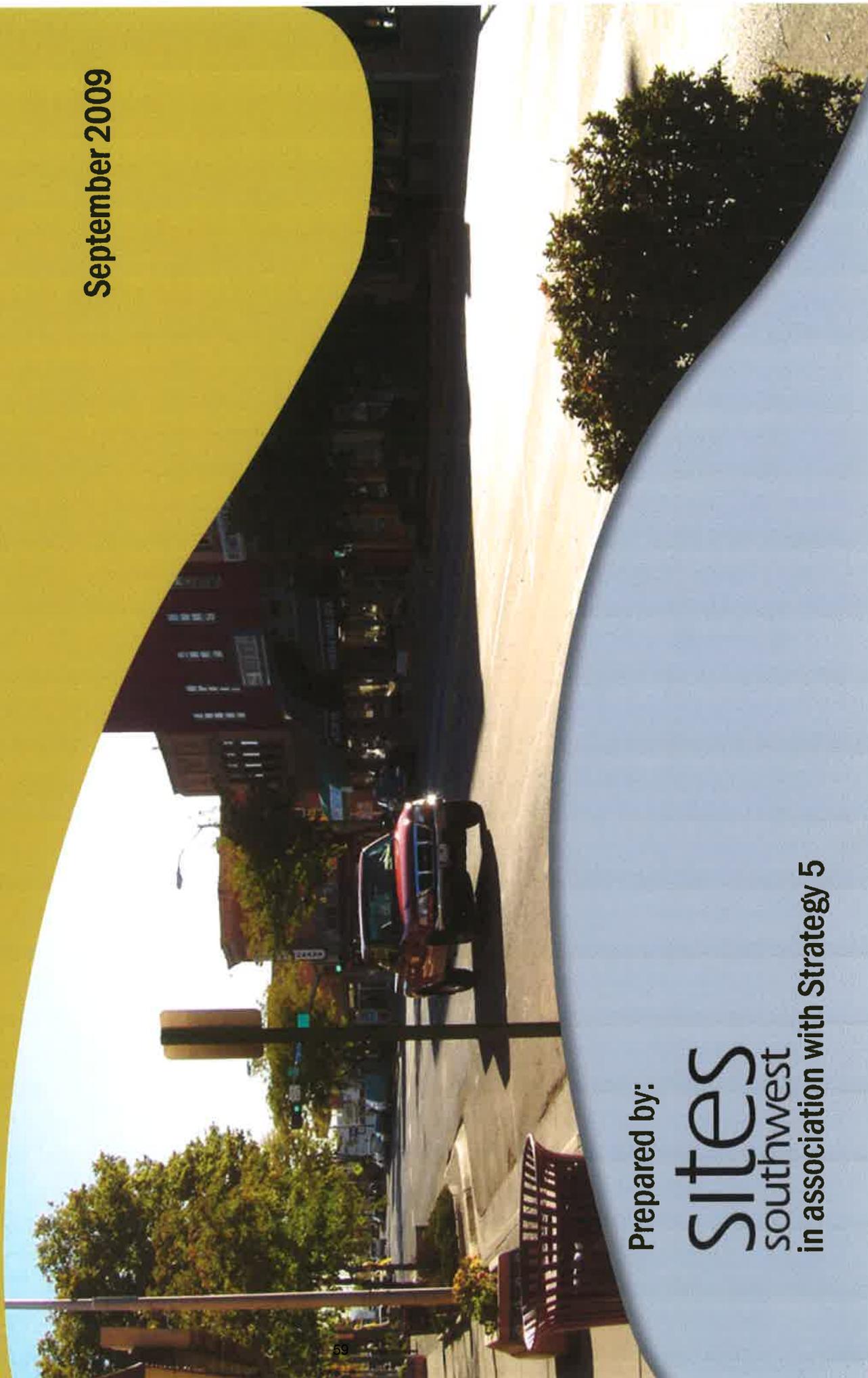
Objective 13C.11: Participate in public/private development organizations to investigate and support redevelopment.

Action 13C.11.1: Work with appropriate Downtown groups to coordinate Downtown Neighborhoods improvements, plan implementation, and assisting development and redevelopment.

The foregoing goals objectives, and actions for improvements to the three Downtown neighborhoods will take time. The revitalization, preservation, and redevelopment of the Downtown Neighborhoods will take dedication and coordination of all the interested parties and thereby benefit the whole community.

Metropolitan Redevelopment Area Plan City of Farmington

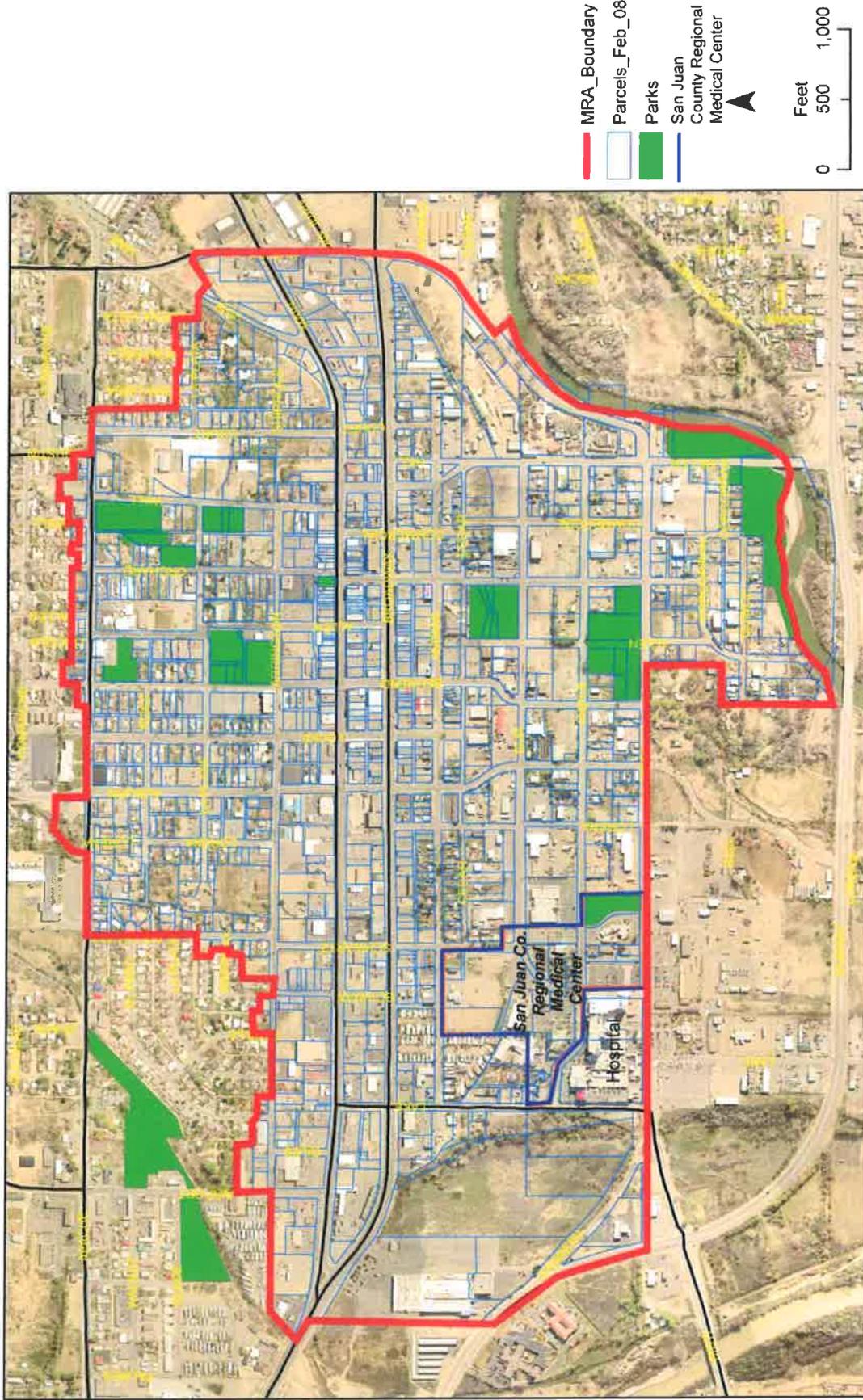
September 2009



Prepared by:

sites
southwest
in association with Strategy 5

Figure 1. Location Map



Animas District Goal:

- Redevelop the Animas Neighborhood as a mixed-use development with new types of affordable housing, expanded medical and cultural facilities linking Downtown to the Riverwalk.



C. MRA Goals

Goals for the MRA were established by the Comprehensive Plan, with distinct goals for the three distinct neighborhoods that make up the MRA.

Downtown Goal:

- Revitalize Downtown Farmington by creating a visual and functional identity as the heart of the Four Corners area, with streetscape improvements, adaptive reuse of older buildings in a shopping park environment, with residential uses, encouraged by incentives for redevelopment.

Civic Center Neighborhood Goal:

- Preserve the neighborhood character by protecting existing structures, improving infrastructure and minimizing the impact of the Civic Center expansion.



D. MRA Plan

Plan for redevelopment, required by state law, to identify the catalytic projects and specific actions to realize the MRA goals.

Catalytic Projects

- The plan identifies five key areas for public/private redevelopment projects that are intended to leverage private investment through public participation in these projects. The five key areas for these partnerships are:
 - The southeast part of the Animas District near the river
 - The area immediately surrounding the Civic Center
 - The Regional Medical Center campus and adjacent area.
 - The eastern gateway entrance into the Main Street area.
 - The area west of the Regional Medical Center.
- The plan describes market conditions affecting retail, hotel, housing and office development.
- The plan assesses the feasibility of five development types:

- A hotel adjacent to either the Civic Center or the Regional Medical Center.
- A retail center.
- A 100-unit mixed income housing project, including both for sale units and rentals.
- A mixed commercial project with retail and professional offices.
- **Public Investment Priorities**
 - Several priorities for public investment in the MRA were considered. These include
 - Renovation and expansion of the Civic Center
 - Main Street improvements, increasing on-street parking and slowing traffic through the downtown.
 - Replacement of water lines to provide adequate capacity for fire protection and allow for infill development.
 - Expansion of public open space at the Riverwalk area west of Miller.
 - Completion of the connection of the Animas area Riverwalk to the east.
 - Construction of a whitewater park at Boyd Park.
 - Streetscape and sidewalk improvements along portions of Orchard, Behrend, Maple, Auburn and Allen. These would be completed in conjunction with water line replacement if possible.
 - Gateway signage and wayfinding.
 - Promotional signage to celebrate MRA projects.
 - Future public projects in the Animas District may include construction of a new convention center and construction of a recreational / entertainment / event complex near the river. However, these are long-term projects.
- **Specific Strategies**
 - Strategies that are not specific to a parcel of land.
 - The plan lays out a land assembly strategy and an array of funding and finance strategies for the projects in the MRA.
 - Regulatory changes are recommended to facilitate the desired land use pattern. These range from zone map amendments to allow the Animas District to transition from industrial to mixed use to text changes in the Mixed Use district and Residential Preservation Overlay.
 - The top projects – those that are either essential to set the stage for future redevelopment or promise near-term potential at the least public cost – are identified, along with specific implementation strategies.

3. The Animas District

The Animas District is the largest of the three neighborhoods and is made up of several different entities including the San Juan Regional Medical Center with affiliated medical office buildings and services, some state offices, and a small amount of housing surrounded by a large amount of industrial use properties and vacant lands. The southern edge of this neighborhood represents the southernmost edge of the city limits.

The Animas District lays in close proximity to the downtown and connects to the Animas River. The area in general seems underutilized and ripe with opportunities. Many of the industrial lots may require environmental clean-up as they appear to have been storage areas for some time. The gas boom of the 1950s and its industrial based economy helped reduce the number of farms and declined agriculture based economy during those same years. As the city has expanded to accommodate the new interests and population bursts, it has moved away from the downtown. Perhaps even more than the Downtown and Civic Center areas, the Animas District has been affected negatively by this shift of population and activity.

The area has significant public amenities that provide a foundation for future improvements. The Animas River Walk connects parks and activities through miles of walkways. A small section of the river walk is located at the southeastern tip of this neighborhood near Boyd Park. It is currently separated from the rest of the river walk by roughly ½ mile.

The park located at the Farmington Intertribal Indian Organization site and Oscar Thomas Park, with its opportunity for a major expansion, are resources in this area.

As one of the region's major employers, the San Juan Regional Medical Center is the focus of current medical related development. Vacant and underutilized land in close proximity to the medical center provide an opportunity for growth and for housing for center employees.



Brownfields

A site visit around the MRA provided evidence of potential Brownfields. The activities of the farming and extractive industries that have taken place in the Farmington area over the decades may have contributed to the number of potential Brownfield sites in Farmington. Currently, there are large lots serving as storage facilities for oil and gas companies. The fields of tanks and machinery present not only aesthetic challenges to the district, they discourage development of nearby lots, and potentially contaminate the soil and groundwater. Voluntary cleanup of these areas, specifically the storage sites between downtown and the river, may expedite revitalization of the MRA. Further investigation is necessary once more definitive plans for redevelopment are produced. However, cleaning up storage areas and abandoned sites within the MRA and nearby would enhance the redevelopment.

Funding for assessment and remediation of hazardous sites is available from the EPA (Environmental Protection Agency). A variety of funding programs have been set up to process grants for a range of clean-up projects. A list of the different funding programs is included in Appendix D.



Downtown is still Farmington's banking center, with branches of Citizens Bank, Wells Fargo, Bank of America, Bank of the Southwest and Four Corners Community Bank located there.

Businesses in the Civic Center neighborhood are predominantly medical and other services. Although many of these businesses are located along commercial streets, the distribution of businesses throughout the neighborhood is indicative of home based businesses.

The Animas District includes the San Juan Regional Medical Center and the large cluster of medical offices surrounding it.

Industrial and oil and gas related businesses, along with scattered services make up the remainder of the Animas District.

The successful businesses in the MRA are important assets, and it is possible to attract new related businesses based on the success of the existing business clusters (specialty retail, medical services, oil and gas administrative offices and so on).

G. Institutions

The San Juan Regional Medical Center and the support services that surround it are a major employer, creating demand for housing and services close to work for medical center employees. The Medical Center also draws people to the downtown area who can support both related businesses (a drug store, for example) and other types of retail and service businesses. The strength of the medical center as an employer and regional draw create opportunities for redevelopment that builds on this asset.

public and institutional uses and facilities to support the Civic Center.

- *Objective 2.* Increase the number of live-work properties within the district.
- *Objective 3.* Increase the number of jobs in the MRA.

► **Design-Based Objectives**

- *Objective 1.* Strengthen visual and pedestrian linkages from the Civic Center to Downtown and the River.
- *Objective 2.* Create appropriate design themes for specific opportunity sites.
- *Objective 3.* Strengthen the historic appeal of the district by establishing a design overlay district.

3. *Animas District Goal:*

Redevelop the Animas District as a mixed-use development with new types of affordable housing, expanded medical and cultural facilities linking Downtown to the Riverwalk.

► **Economic-based Objectives**

- *Objective 1.* Upgrade infrastructure to support economic development.
- *Objective 2.* Attract public and private investment to key opportunity sites and locations.
- *Objective 3.* Relocate storage tanks and equipment from the district. Establish an industrial park outside the district but within the City that is a suitable location for these types of industrial uses. Provide incentives and opportunities for relocation of the industrial uses in the Animas District.
- *Objective 4.* Identify brownfield sites and procure funding for remediation thereof.
- *Objective 5.* Reduce crime by cleaning out the areas near the river

► *Objective 6.* Achieve a more sustainable mix of land uses once the area is remediated including market-rate housing and neighborhood-serving public and institutional uses (for example, a library, government offices, Regional headquarters for Energy Industry, or major entertainment center).

► *Objective 7.* Celebrate the Animas District's proximity to the Riverwalk through expansion and improvements to open space amenities and better, more visible connections to the river.

► *Objective 8.* Make maximum opportunities for entrepreneurs to take advantage of the Riverwalk through the powers granted by the Metropolitan Redevelopment Code.

► **Design-Based Objectives**

- *Objective 1.* Encourage private property owners to maintain and improve the condition and appearance of their properties.
- *Objective 2.* Make streetscape and other physical improvements in the public right-of-way so it is more pedestrian friendly.
- *Objective 3.* Improve design conditions in the district without imposing hardships on business and property owners.
- *Objective 4.* Strengthen visual and pedestrian linkages between Civic Center and the River and through the downtown core.
- *Objective 5.* Create appropriate design themes for specific opportunity sites.

The financial feasibility analysis conducted for a prototypical hotel project in the Farmington MRA (Technical Memorandum 5, provided under separate cover) indicates that such a development could be profitable. In order to achieve the required thresholds of occupancy and average daily room rates however, it is likely the project would have to fulfill several caveats. These could include, but not be limited to, the following:

- A hotel project as depicted in the analysis would probably have to benefit from the synergistic support of a demand driver such as the Farmington Civic Center or the San Juan Regional Medical Center. Alternatively a new hotel might also flourish in the midst of a large, master planned community – particularly if it included a large scale office component. If this community (and the hotel) were located in proximity to the Animas River, the feasibility of a hotel project located therein would be enhanced accordingly.
- The hotel project and other catalyst undertaking may not only benefit from the powers of the MRA Board, but may require use of these powers to reach thresholds of financial feasibility. Assistance in acquiring and assembling land, bond financing, reductions in taxes or fees, provision of parking, use of tax increment financing, a streamlined development approvals process and other assistance may prove invaluable in attracting a private developer and inducing project implementation to occur.
- **Restaurant/Retail** – There may also be an opportunity for a small amount of restaurant and or retail space in this Development Opportunity Area, located on the hotel site and/or nearby.

3. Development Opportunity Area 3 - San Juan Regional Medical Center

This area represents a key leveraging opportunity for the MRA because it already hosts a facility with 1,400 employees, and serves thousands of visitors each year. As such it is one of the few true demand drivers in the district - a significant one. In addition, there are combinations of available land parcels, some owned by the Medical Center and some owned by others that could accommodate significant specific development projects. There is a willingness on the part of San Juan Regional Medical Center to be a strategic partner in launching catalyst projects. This partnership greatly enhances the feasibility environment for suggested projects.



Colorful Retail Center anchors the corner



Office/Retail Building in convenient location

Specific Development Projects

This area can host a variety of projects which will benefit from synergy with the Center and can represent some of the early signature projects for the MRA – setting the tone for quality, style, design, and creativity. For example, this area could be a good location to show-case “green building” or LEEDs certified construction which in turn could establish a meaningful trend for the district. The three development projects types summarized below could be developed in a single, well designed center that goes on one site and benefits from a critical mass of activities offered. Projects which this area could include are:

- **Super-Pharmacy** – In addition to being an output of the market analysis, the Center has expressed a current need for an out-patient pharmacy within walking distance. This facility would be capable of issuing discharge drugs, serving the patient employee and professional base, and the community at large. Modern large pharmacies also offer some food and beverage items, household goods, etc. These were identified as “opportunity gaps” in the team’s analysis. Ancillary service businesses such as durable medical equipment could be co-

- located with the pharmacy. The pharmacy would be a private venture that takes advantage of proximity to the Medical Center.
- **Office** – According to officials, there is a demonstrated demand for additional professional office space associated with activities at San Juan Regional Medical Center – especially in the area of pediatric care. Ancillary medical professions such as physical therapy, speech therapy and occupational therapy, as well as other support services would benefit from proximity to the Medical Center for convenience of professionals and clients alike.
- **Support Restaurants/Retail** – The 1,400 employees and others associated with the Center would be well served by additional cafés delicatessens, restaurants, service retail, and other stores within walking distance. As the Medical Center expands and other professional offices are located nearby, the demand will rise for restaurants, delicatessens and shops from the workforce, patients and visitors.

- **Housing/Residential** – As part of the overall strategy to attract additional residents to the MRA, a housing project developed in proximity to the Medical Center would be an excellent component to develop in an early phase. Feasibility is enhanced by virtue of the Center and the needs of its employees, but would not necessarily be limited to serving this demand source. Sub-types of housing which could be included in his project include:

Workforce housing; Market-rate apartments; Market-rate condos; Live-work space. The housing catalyst project could be a mixed community of market rate single-family homes, patio homes or townhouses, and small apartment units. It could include a small percentage of homes that are rental properties while maintaining a sense of stability and community through the larger percentage of owner-occupied homes. Financial projections for a residential prototype of mixed housing: rental and owned in the affordable (80% of median income) and market rate price range can be found in Technical Memorandum 7 – Housing Concept Analysis, provided under separate cover.

D. Potential Catalytic Project Areas

The catalytic projects do not have specific sites at this point, although there are location advantages for each related to proximity and accessibility to existing assets in the MRA. The following section describes an overall infill strategy and potential land use concepts for the MRA.

1. Infill Potential

Areas with the greatest potential for infill projects are shown in Figure 19. These include scattered sites in the Civic Center Neighborhood, several locations in the Animas District, and a large parcel west of San Juan Regional Medical Center.

The appropriate infill varies by area.

Within the Civic Center Neighborhood, there is potential for small scale residential infill that is compatible with the scale of existing residential structures. Opportunities adjacent to the Civic Center include a hotel, parking and small scale commercial development. Generally, non-residential development associated with the Civic Center should be located south of La Plata and immediately adjacent to the Civic Center to prevent commercial encroachment into residential areas.

The Main Street district, which comprises the downtown core, is fully built out. However, vacant storefronts, vacant second stories, and buildings used as storage provide an opportunity for additional downtown businesses. Larger parcels west of the downtown core are not vacant, but large parking lots may provide an opportunity for infill where such a large amount of surface parking is not needed.

The Animas District has several areas with distinctive characteristics that can serve as the foundation for several infill project types. Properties adjacent to the river can take advantage of the open space and trail opportunities in that location. Blocks closer to existing

public and not-profit services can take advantage of the proximity to those services. Areas to the west adjacent to the medical center can benefit from proximity to the employees, visitors and services of the medical center.

In the Animas District, there is the potential to take advantage of brownfields funding if properties have been impacted by environmental degradation associated with prior uses.

2. Land Use District Concept 1

Land Use Concept 1 (Figure 15), shows the general locations for five development opportunity areas and associated catalyst projects. While specific sites have not been identified, the concept shows potential uses for vacant and underutilized properties and buildings.

1. Area 1, which encompasses the southeastern portion of the Animas District, is shown as a mixed density/mixed use residential area with convenience non-residential uses such as small retail and service businesses.
2. Area 2 is the area immediately adjacent to the Civic Center, suitable for a downtown hotel and supporting retail, restaurant and service uses. Because land in this area is so limited, there may be an eventual need for structured parking. Increased activity in this location ties directly to the downtown core, and uses related to the Civic Center should be kept towards downtown and away from the residential areas of the Civic Center Neighborhood.
3. Portions of the medical center property and adjacent properties outside of the medical center property are suitable locations for moderate to higher density housing targeted to hospital employees and for retail and office uses to serve visitors to the medical center.

4. The “gateway” eastern entrance into downtown provides an opportunity for infill mixed use and office development on vacant parcels.
5. The large vacant property to the west of the medical center provides an opportunity for relatively large scale development, including residential and commercial, with the potential for green space associated with drainage solutions for the property.

3. Land Use District Concept 2

A second land use concept reflects the potential long term for a larger convention center and hotel and large outdoor recreational complex in the Animas District in and adjacent to Opportunity Area 1, with the addition of a potential recreational center and/or sports facility and future convention center and hotel. The major facilities could include:

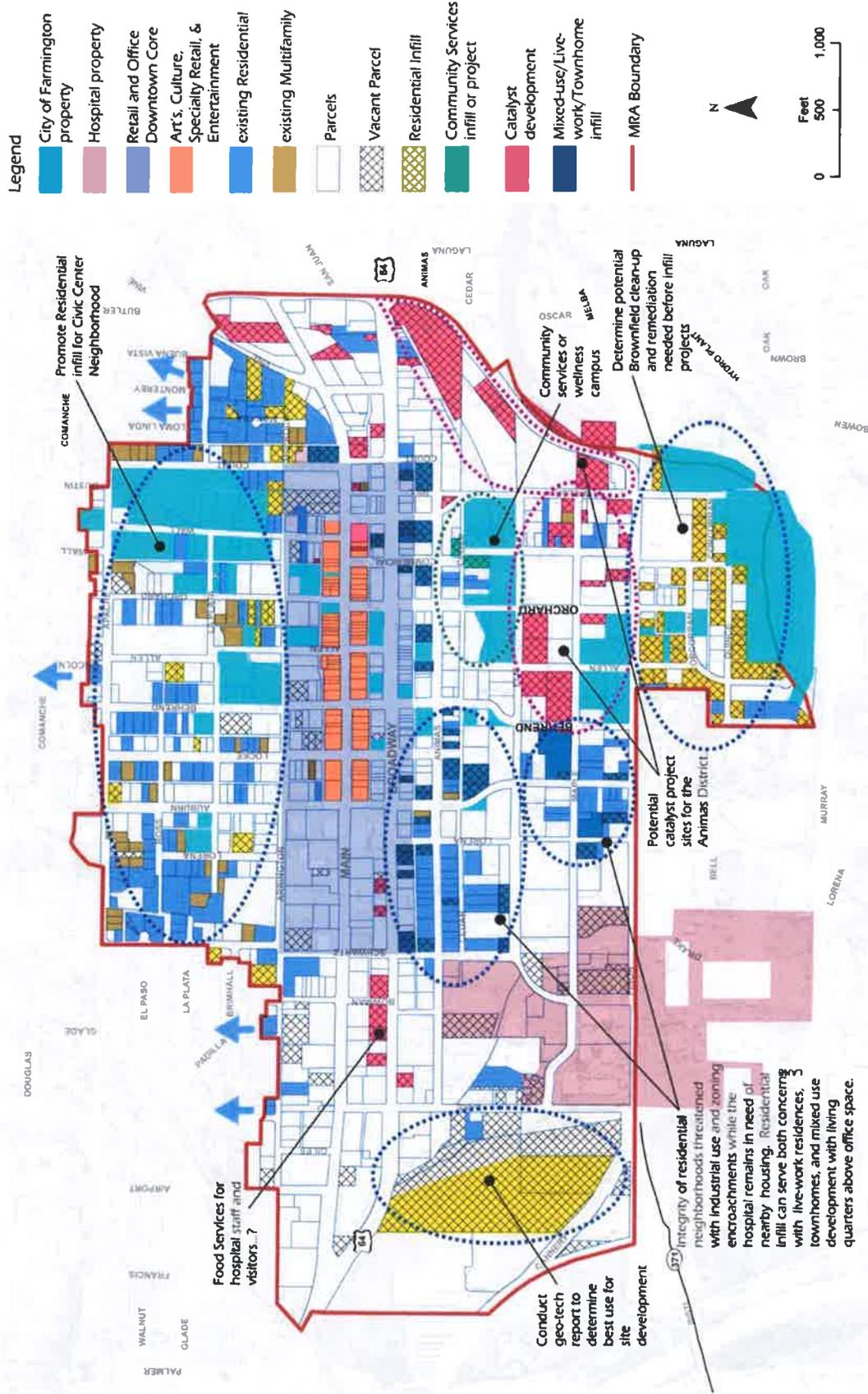
- Outdoor Amphitheater/Sports and Recreation Complex. There is adequate City-owned and underutilized land to accommodate a sports, recreation and entertainment complex adjacent to the river. Activities mentioned for such a facility would include major public events, sports events (the sports complex could be a stadium for semi-pro football) and tournaments.
- Whitewater Park. One of Farmington’s greatest untapped potential for redevelopment is its riverfront south of downtown. Recently, other cities have turned to their rivers as avenues for downtown economic development. Cities very similar to Farmington have realized the economic benefits from cleaning up their rivers as a source of pride, and to provide places not only for residents, but also as an opportunity to attract outdoor recreation enthusiasts.

- New Convention Center. During interviews and in the strategic planning session, this facility has been described as a state of the art convention center of at least 50,000 square feet that is capable of handling larger conventions than can be accommodated at the Civic Center. Adequate parking for large events will be an important component of such a project, as parking is seen as a limiting factor at the Civic Center. A related project to this one would be converting the Civic Center to another public use, such as a community center.

- Related Hotel. A new hotel is seen as a private venture that would be attracted to land adjacent to the new convention center. To ensure adjacency, the convention center and hotel complex should be planned jointly, and land secured as part of the larger project. This property could then be sold to a hotel developer as part of the MRA project, with the City soliciting developer RFPs.

As proposed in the Riverine Corridor Plan, development of the Lower Downtown Riverfront would complement other improvements along the river. A Class II whitewater play area has been developed at Veteran’s Memorial Park.

Figure 19. Infill Potential



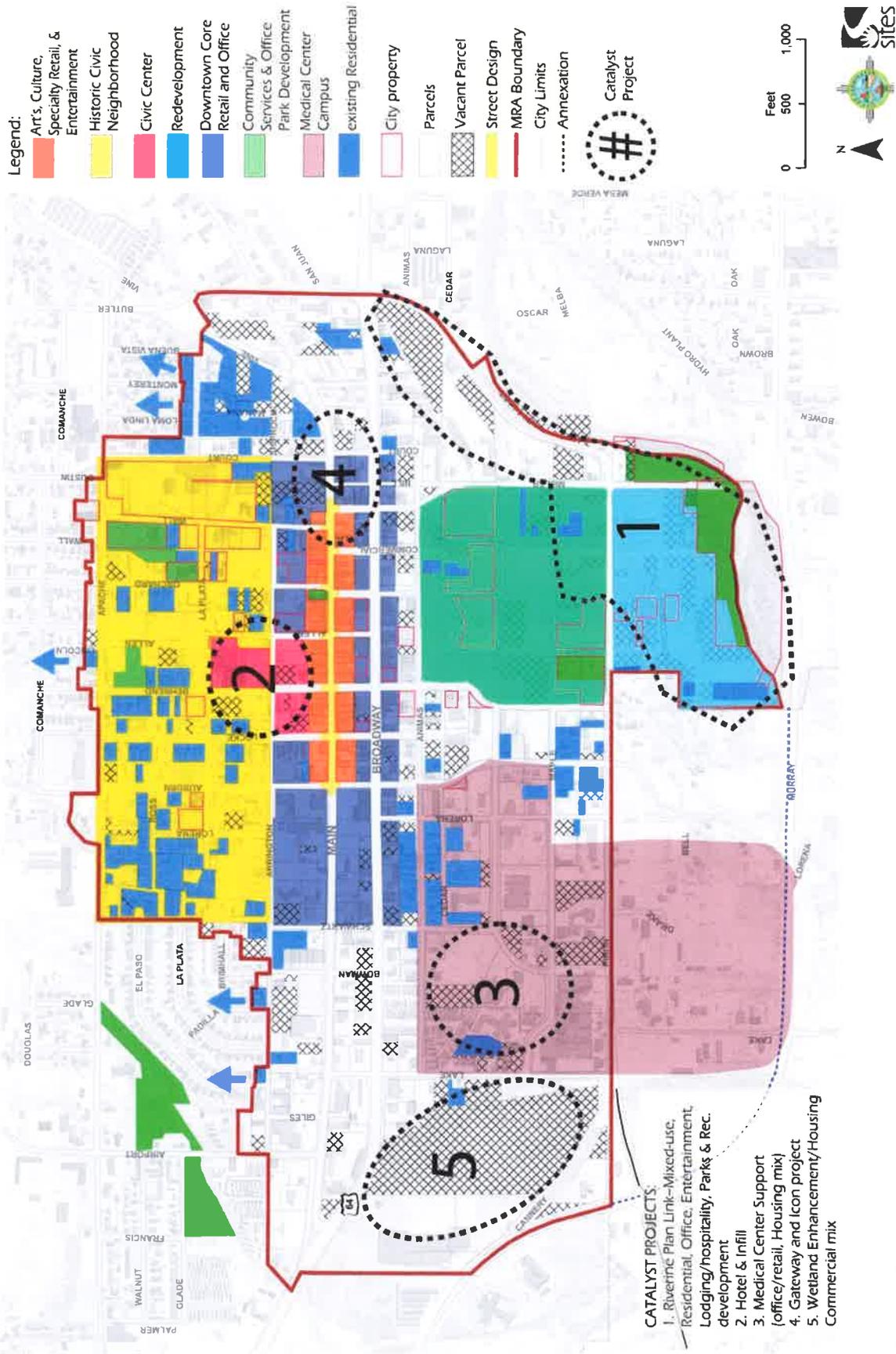


Figure 20. Catalyst Project Areas

TABLE 2.3

		PERMITTED USE TABLE																			
USE CATEGORIES		RESIDENTIAL BASE ZONING DISTRICTS												NONRESIDENTIAL BASE ZONING DISTRICTS						USE STANDARDS	
		RA	RE-2	RE-1	RE-20	SF-10	SF-7	SF-5	SF-A	MF-L	MF-M	MF-H	SF-MH	OP	MU	LANC	CB	GC	PIP		IND
		KEY: P = Permitted Use S = Special Use Blank = Not Permitted																			
Residential Use Categories (Section 2.7.3)																					
Household Living (Sec. 2.7.3C.)	Single-family Dwellings	P	P	P	P	P	P	P	P	P	P	P	P		P		S				Section 2.4.49
	Single-family Dwellings, Attached								P	P	P	P			P		S				Section 2.4.50
	Manufactured Homes, Single-section												P								Section 2.4.32
	Manufactured Homes, Multi-section	P	P	P	P	P	P	P	P	P	P	P	P		P		S				Section 2.4.49
	Duplex Dwellings									P	P	P			P		S				Section 2.4.49
	Multifamily Dwellings									P	P	P			P		S				Section 2.4.34
	Upper-story Residential													P	P	P	P	P			Section 2.4.57
	Mobile Homes												P								Section 2.4.32
	Mobile and Manufactured Home Parks	S	S	S	S	S	S	S	S	S	S	S	S								Section 2.4.31
	Watchman or Caretaker Residence																		S	S	Section 2.4.64
Congregate Living (Sec. 2.7.3B.)	Assisted Living and Nursing Homes									P	P	P		P	P			P		Section 2.4.8	
	Boarding Houses									P	P			P	P			P		Section 2.4.12	
	Dormitories, Fraternities or Sororities									P	P			P						—	
	Monasteries and Convents									P	P			P						—	
	Group Care Facilities									S	S	S		S	P					Section 2.4.25	
	Group Care Homes	S	S	S	S	S	S	S	S	P	P	P			P						Section 2.4.24
Accommodations (Sec. 2.7.3A.)	Bed and Breakfast	S	P	S	S	S	S	S	S	P	P	P		P	P	P	P	P		Section 2.4.11	
	Hostels												P		P	P	P	P		—	
	Motels or Hotels														P		P	P	P	—	
	Homeless shelters														P		P	P	P	—	
Public, Civic and Institutional Use Categories (Section 2.7.4)																					
Community Service (Sec. 2.7.4B.)	Community or Senior Centers				S	S	S	S	S	P	P	P		P	P	P	P	P		—	
	Libraries									P	P			P	P	P	P	P		—	
	Penal or Correctional Facilities																	S	S	S	—
	Private Clubs or Lodges											P		P	P	S	P	P		—	

PERMITTED USE TABLE																					
USE CATEGORIES		RESIDENTIAL BASE ZONING DISTRICTS											NONRESIDENTIAL BASE ZONING DISTRICTS						USE STANDARDS		
		RA	RE-2	RE-1	RE-20	SF-10	SF-7	SF-5	SF-A	MF-L	MF-M	MF-H	SF-MH	OP	MU	LANC	CB	GC		PIP	IND
KEY: P = Permitted Use S = Special Use Blank = Not Permitted																					
Education Facilities (Sec. 2.7.4A.)	Schools, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Schools, Private	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	P	P		
	Colleges	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P			
Day Care (Sec. 2.7.4C.)	Day Care Centers	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P			Section 2.4.16
	Family Day Care Homes	P	P	P	P	P	P	P	P	P	P	P	P	S	S		S	S			Section 2.4.19
Medical (Sec. 2.7.4D.)	Medical Clinic														P	P	P	P	P	P	—
	Hospital or Sanitarium														P	P	S	P	P	P	P
Parks and Open Space (Sec. 2.7.4E.)	Cemeteries, Mausoleums	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S			Section 2.4.14
	Golf Courses	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S			Section 2.4.22
	Parks/Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—
	Playfields, Lighted	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S			—
	Playfields, Unlighted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	S	S
	Public Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Institutions (Sec. 2.7.4F.)	Places of Worship	With 4,000 SF or Less of Sanctuary Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P			—
	With >4,000 SF of Sanctuary Space	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S		P			Section 2.4.38
Utilities (Sec. 2.7.4G.)	Electrical Generation Plants																		S	S	Section 2.4.17
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S			S		S	P	P	Section 2.4.29
	Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—
Retail, Service and Commercial Use Categories (Section 2.7.5)																					
Entertainment Event, Major (Sec. 2.7.5A.)	Fairgrounds	S																S	S	S	Section 2.4.18
	Amphitheaters, Auditoriums and Arenas														S		S	P			Section 2.4.5
	Amusement Parks	S																S	S	S	Section 2.4.6
Office (Sec. 2.7.5B.)	Professional Services													P	P	P	P	P	P	P	—
	Banks														P	S	P	P	P	P	—
	Credit Unions														P	S	P	P	P	P	—
	Loan Companies															S		P			—
	Real Estate													P	P	P	P	P	P	P	—
	Radio and TV Studios													P	P		P	P	P	P	—

PERMITTED USE TABLE																						
USE CATEGORIES		RESIDENTIAL BASE ZONING DISTRICTS											NONRESIDENTIAL BASE ZONING DISTRICTS					USE STANDARDS				
		RA	RE-2	RE-1	RE-20	SF-10	SF-7	SF-5	SF-A	MF-L	MF-M	MF-H	SF-MH	OP	MU	LNC	CB		GC	PIP	IND	
KEY: P = Permitted Use S = Special Use Blank = Not Permitted																						
Parking, Commercial (Sec. 2.7.5C.)	Parking Garages and Lots													S	P	S	P	P	P	P	—	
Recreation and Entertainment, Outdoor (Sec. 2.7.5D.)	Golf Driving Ranges															S		S	P	P	Section 2.4.23	
	Miniature Golf														P	S		P	P	P		
	Racetracks	S																S	S	S	Section 2.4.40	
	Recreational Vehicle Parks and Campgrounds	S																P			Section 2.4.41	
	Swimming Pool, Commercial													P	P	S	P	P	P	P	—	
Retail Sales and Service, Sales-Oriented (Sec. 2.7.5E.)	Art Galleries														P	P	P	P			—	
	Automotive Supplies															P	P	P	P	P	—	
	Bakeries, Retail														P	P	P	P	P	P	Section 2.4.10	
	Book Stores														P	P	P	P			—	
	Cigar Shops														P	P	P	P			—	
	Convenience Stores, Without Fuel Sales														P	P	P	P	P	P	Section 2.4.15	
	Crafts and Fabric Shops														P	P	P	P	P	P	—	
	Drug Stores														P	P	P	P			—	
	Electronics Equipment Stores														P	P	P	P	P	P	—	
	Farmers' Markets	P													P	P	P	P	P	P	Section 2.4.20	
	Flea Markets and Swap Meets																		P	P	Section 2.4.21	
	Furniture and Appliance Stores														P	S	P	P	P	P	—	
	Gift and Card Shops														P	P	P	P			—	
	Greenhouse/Nursery, Retail																P		P	P	Section 2.4.35	
	Grocery Stores															P	P	P	P		—	
	Liquor Stores															P	P	S	P	P	P	Section 2.4.28
	Magazine and News Stands															P	P	P	P		—	
	Outside Sales or Display																S		S	P	P	Section 2.4.46
	Pawn Shops																	P	P			—
	Recreational Vehicle Sales																		P	P	P	Section 2.4.43
Second Hand or Consignment Stores																	P	P	P		—	
Small Local Retail or Service Establishment	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		Section 2.4.51	
Vehicle Sales/Leasing																		P	P	P	Section 2.4.58	

PERMITTED USE TABLE																					
USE CATEGORIES		RESIDENTIAL BASE ZONING DISTRICTS											NONRESIDENTIAL BASE ZONING DISTRICTS						USE STANDARDS		
		RA	RE-2	RE-1	RE-20	SF-10	SF-7	SF-5	SF-A	MF-L	MF-M	MF-H	SF-MH	OP	MU	LNC	CB	GC		PIP	IND
KEY: P = Permitted Use S = Special Use Blank = Not Permitted																					
Retail Sales and Service, Personal Service-Oriented (Sec. 2.7.5E.)	Athletic or Health Clubs														P	P	P	P	P	P	—
	Barber Shop or Beauty Salon														P	P	P	P			—
	Business or Trade Schools													P	P	P	P	P	P	P	—
	Crematoria	S	S	S	S	S	S	S	S	S	S	S	S			S		S	S	S	—
	Dry Cleaning Drop-off and Pickup														P	P	P	P	P	P	—
	Laundromats														P	P		P	P	P	—
	Mortuaries						S									S		P			—
	Photocopy and blueprint services													P	P	P	P	P	P	P	—
	Kennels, Animal Shelters, Animal Training Facilities	P																P	P	P	Section 2.4.26
	Taxi Dispatch															P	P	P	P	P	—
	Veterinary Clinics, Small Animal													S		S		P	P	P	Section 2.4.61
	Wineries (small) and Micro-Breweries														P	P	P	P	P	P	—
Retail Sales and Service, Eating and Drinking-Oriented (Sec. 2.7.5E.)	Candy and Ice Cream Shops														P	P	P	P		—	
	Coffee Shops and Stands														P	P	P	P	P	P	—
	Taverns, Night Clubs and Lounges														S	S	P	P			Section 2.4.55
	Restaurants, Drive-in or Drive-through															S		P	P	P	—
	Restaurants Serving Liquor														S	P	P	P	P	P	Section 2.4.45
	Restaurants Serving Beer and Wine														P	P	P	P	P	P	Section 2.4.44
	Restaurants Not Serving Liquor														P	P	P	P	P	P	—
Retail Sales and Service, Entertainment-Oriented (Sec. 2.7.5E.)	Adult Bookstores and Entertainment																S	S	S		Section 2.4.1
	Amusement Arcades													P	P	P	P	P	P		—
	Theaters														P	P	P	P	P		—
	Body Art Establishment													S		S	P		P		Section 2.4.63
Retail Sales and Service, Repair-Oriented (Sec. 2.7.5E.)	Appliance Repair														P	P	P	P	P	—	
	Bicycle Sales and Repair														P	P	P	P	P	—	
	Furniture Refinishing																P	P	P	—	
	Locksmith														P	P	P	P	P	—	
	Shoe Repair														P	P	P	P	P	—	
	Upholsterer																P	P	P	—	

PERMITTED USE TABLE																									
USE CATEGORIES		RESIDENTIAL BASE ZONING DISTRICTS											NONRESIDENTIAL BASE ZONING DISTRICTS					USE STANDARDS							
		RA	RE-2	RE-1	RE-20	SF-10	SF-7	SF-5	SF-A	MF-L	MF-M	MF-H	SF-MH	OP	MU	LNC	CB		GC	PIP	IND				
KEY: P = Permitted Use S = Special Use Blank = Not Permitted																									
Self-storage Warehouse (Sec. 2.7.5F.)	Self-Storage or Mini-Warehouse																S			P	P	P	Section 2.4.48		
Vehicle Repair (Sec. 2.7.5G.)	Paint and Body Shops																				P	P	P	Section 2.4.59	
	Vehicle Repair																					P	P	P	Section 2.4.59
Vehicle Services, Limited (Sec. 2.7.5H.)	Car Washes, Automatic or Self-service																		S		S	S	S	Section 2.4.13	
	Convenience Stores, with Gas Sales																			P	P	P	P	Section 2.4.15	
	Service Stations																			P	P	P	P	Section 2.4.47	
	Quick Lube Services																				S		P	P	—
Industrial Use Categories (Section 2.7.6)																									
Industrial Sales and Service (Sec. 2.7.6A.)	Agricultural Service																					P	P	Section 2.4.3	
	Bakeries, Wholesale																						P	P	—
	Carpet Cleaners																					P	P	P	—
	Electrical Contractor																						P	P	—
	Furnace/Water Heater Sales																				P	P	P	P	—
	Laundry, Dry Cleaning/Dyeing Plant																						P	P	—
	Machine Shop																						P	P	—
	Manufactured and Mobile Home Sales																						P	P	—
	Tractor or Trailer Sales and Service																						P	P	—
	Truck Stops																						P	P	—
Manufacturing and Production (Sec. 2.7.6B.)	Advertising Display Construction/Sign Shop																					S	P	—	
	Asphalt, Concrete or Redi-Mix Plant																						S	Section 2.4.9	
	Catering Service																				P	P	P	—	
	Printing and Lithography																						P	P	—
	Ornamental Iron Work Shop																						S	P	—
	Manufacture or Production of Artwork and Toys																				P		P	P	—
	Storage, Hazardous Materials																						S	Section 2.4.53	
	Oil or Gas Refining																						S	P	Section 2.4.37
	Storage and Production Yard, Outdoor																						S	P	Section 2.4.54
	Wine Bottling, Manufacturing																						S	S	—

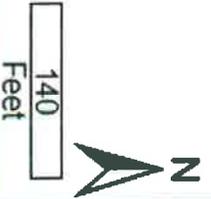
PERMITTED USE TABLE																						
USE CATEGORIES		RESIDENTIAL BASE ZONING DISTRICTS												NONRESIDENTIAL BASE ZONING DISTRICTS						USE STANDARDS		
		RA	RE-2	RE-1	RE-20	SF-10	SF-7	SF-5	SF-A	MF-L	MF-M	MF-H	SF-MH	OP	MU	LC	CB	GC	PIP		IND	
KEY: P = Permitted Use S = Special Use Blank = Not Permitted																						
Warehouse and Freight Movement (Sec. 2.7.6C.)	Bulk Materials Storage																		P	P	—	
	Freight Terminal																			P	P	—
	Grain Elevators																			P	P	—
	Liquor Wholesalers																			P	P	Section 2.4.27
	Machinery Storage Yard																			P	P	—
	Post Offices																P	P	P	P	P	Section 2.4.39
	Recreational Vehicle Storage Yard											S	S			S	S		P	P	P	Section 2.4.42
	Utility Service Yard or Garage																		S	P	P	—
	Warehouses																		S	P	P	—
Waste-Related (Sec. 2.7.6D.)	Sanitary Landfills and Waste Composting																				S	—
	Recycling Centers																		P	P	P	—
	Transfer Station																			P	P	—
Wholesale Sales (Sec. 2.7.6E.)	Mail Order																		P	P	P	—
	Wholesalers of Food, Clothing, Auto Parts, Building Hardware																		P	P	P	—
Other Use Categories (Section 2.7.7)																						
Agriculture (Sec. 2.7.7A.)	Agriculture	P																				Section 2.4.2
	Animals or Fowl	P	S	S	S	S	S	S	S	S	S	S	S									Section 2.4.7
	Nurseries, Non-retail	P																				—
	Stables and Riding Academies, Public	P	S	S	S																	Section 2.4.52
	Veterinary Clinics, Large Animal	S	S																	P	P	Section 2.4.60
	Wineries	S																				Section 2.4.62
Aviation and Surface Transportation (Sec. 2.7.7B.)	Airports, Heliports	S																	S	S	S	Section 2.4.4
	Helipad	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	—
	Bus Terminals															S	P	P	P	P		—
	Limo and Shuttle Services															S	P	P	P	P		—
	Rental Car Agencies															S		P				—
Mining (Sec. 2.7.7C.)	Mining and Extractive Uses	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 2.4.30
	Oil, Gas, or Geothermal Drilling	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 2.4.36
Telecommunications Facilities (Sec. 2.7.7D.)	Telecommunications Towers and Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P		Section 2.4.56

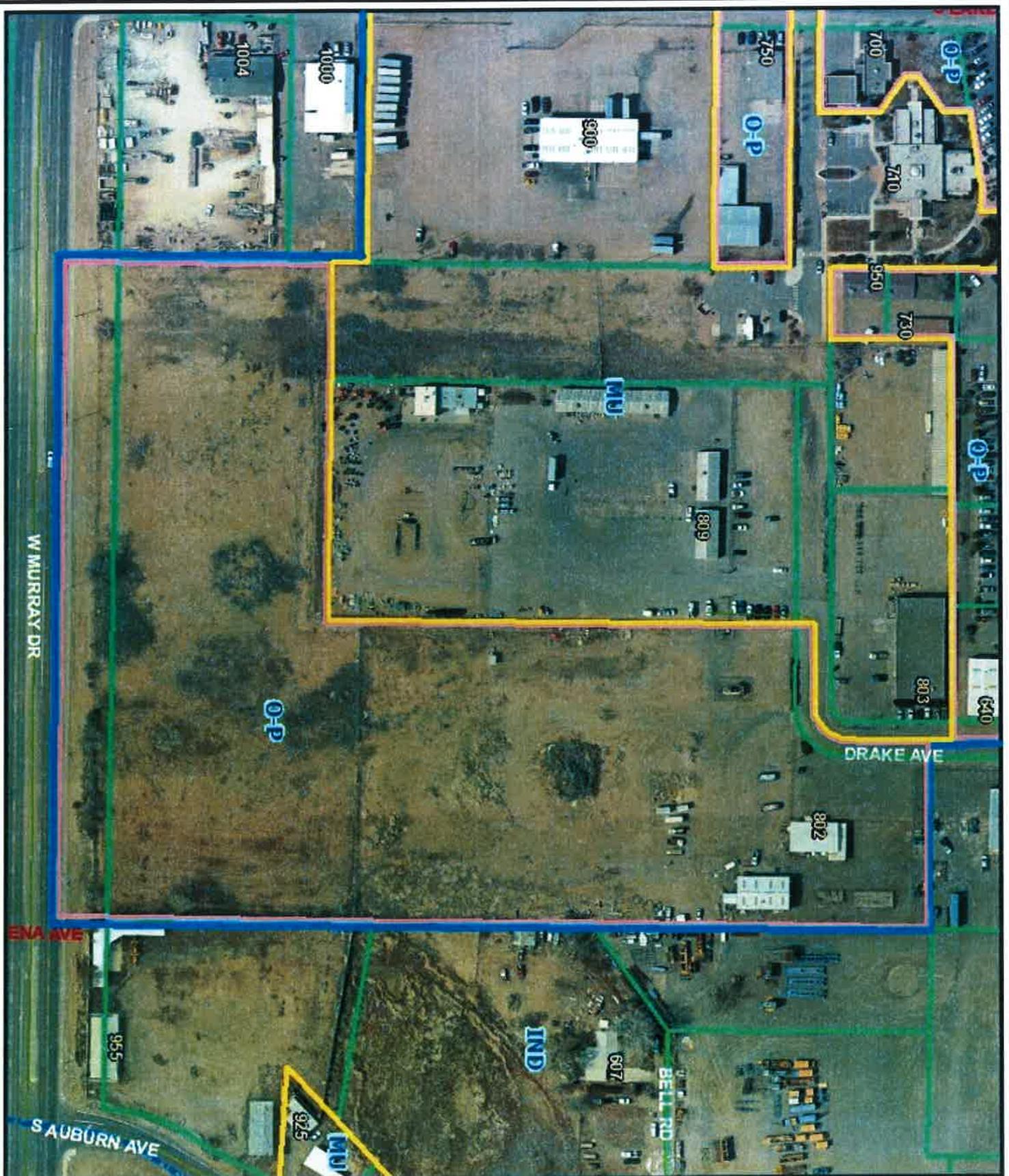


**AREA UNDER CONSIDERATION
ZC16-02 SJRMC**

**COMMUNITY
DEVELOPMENT
DEPARTMENT**

Date: 3/7/2016





W MURRAY DR

DRAKE AVE

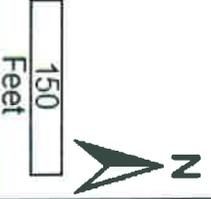
S AUBURN AVE

BELLE RD

AREA UNDER CONSIDERATION ZC 16-02 SJRMC

COMMUNITY
DEVELOPMENT
DEPARTMENT

Date: 2/24/2016



PLANNING MEMO COMMENTS SUMMARY

SP 16-02 SAN JUAN REGIONAL MEDICAL CENTER

Deadline: 3/2/16

City of Farmington Departments

CD	Director – Mary Holton	<p>The 2020 Future Land Use Plan recommends commercial uses for this area.</p> <p>Though not included in the MRA as the tract was not in the City when the MRA Plan was adopted in 2008, the Catalyst Project Areas Map (page 81) in the MRA Plan indicates the parcel as part of the Medical Center Campus support area (office/retail, housing mix) for an MRA Catalyst Project. Generally, the MRA Plan recommends rezoning this area to MU.</p> <p>The impact of rezoning this tract from OP & MU to IND on adjoining properties and in the MRA must be fully evaluated. Once rezoned to IND, any use permitted in IND would be permitted. Is this an appropriate location for any and all IND uses? We may want to consider requiring a PD to allow this specific use.</p> <p>The MRA Commission should be consulted on this proposal.</p> <p>While innovative energy sources and solutions should always be encouraged, this proposal at this location and scale is troubling because of its proximity to Downtown and the MRA. Wouldn't it be better to utilize the roofs of the owner's buildings for this purpose?</p> <p>It is recommended that we also consider revising the UDC in the near future to allow major utilities in all zoning districts with an SUP. If this revision was in place, OP and MU could be retained for the tract, and the proposal could be considered as an SUP petition.</p>
CD	Addressing – Planning Division	
CD	Chief Building Official – Derrick Childers	Building inspection has no comments on ZC 16-02 804 F S Drake & 710 S Lake.
CD	Long Range Planner	
CD	MPO – Duane Wakan	
CD	Oil & Gas Inspector – Leona Simms	
CITY	City Manager's Office – Bob Campbell	
ELEC	Customer Care Manager – Nicki Parks	
ELEC	Electrical Engineering - Luwil Aligarbes	No comment
ELEC	T & D	
FIRE	Fire Marshall –Brandy Vega	
LEGAL	City Attorney – Jennifer Breakell	
LEGAL	Deputy City Attorney-Russel Frost	No comment
POLICE	Code Compliance – Todd Johnston	
POLICE	Sergeant Flores	
PRCA	Cory Styron	

PETITION APPLICATION



Complete applications will not be accepted.

Return completed application to:

Planning Division
Community Development Department
City of Farmington
800 Municipal Drive
Farmington, NM 87401
(505) 599-1317
(505) 599-1299 (fax)

PROJECT TYPE (Check Those Applicable)

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation and / or Zoning
<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Final Plan | <input type="checkbox"/> Summary Plat
<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Variance (ARB) | <input checked="" type="checkbox"/> Zone Change to <u>IND</u> District
<input type="checkbox"/> Temporary Use Permit
Proposed Length of Use: _____
<input type="checkbox"/> Well site equipment modification |
|--|--|--|

INFORMATION

Applicant's Name: <u>San Juan Regional Med.Ctr.</u>	Project Location: <u>12 acres North of W. Murray Dr. and East of S. Lake Street.</u>
Address: <u>801 W. Maple Street</u>	Existing Use: <u>Vacant Land</u>
E-Mail: <u>dfrary@sjrhc.net</u>	Proposed Use: <u>PV Solar Field</u>
Telephone: <u>505-609-6184</u>	Current Zoning: <u>OP and MU</u>
Relationship to Property Owner: <u>Administrative Staff Member</u>	Assessor's Parcel I.D. and/or Tax I.D. Number: <u>R4001298</u>

Legal Description of Subject Property: Properties of SJRMC, lying in the SE 1/4 SW 1/4 of section 16 T29N R13W, N.M.P.M., San Juan County New Mexico Recorded in Book 1335, Pg 220 on 1/11/2002

Is Property subject to deed restrictions, covenants, or homeowners' association agreements? Yes No
 If Yes, please provide copy with application.

REPRESENTATIVE / CONTACT PERSON (if other than applicant)

Name: <u>Doug Frary</u>	E-Mail: <u>dfrary@sjrhc.net</u>
Phone: <u>505-609-6184</u>	Address: <u>801 W. Maple St., Farmington, N.M., 87401</u>

OWNERSHIP

PROPERTY OWNER (Identify General Partners, Managing Partner, Corporation President and Secretary. Specify type of ownership interest: Fee, Real Estate Contract, Option to Purchase) Name: <u>San Juan Regional Medical Center</u> Phone: <u>505-601-6184</u> Address: <u>801 W. Maple St. Farmington, NM 87401</u>	MORTGAGE HOLDERS (If any) Name: _____ Phone: _____ Address: _____
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OWNER CERTIFICATION

*(Physical and Mailing)

I certify that I am an owner and the information and exhibits herewith are true and correct to the best of my knowledge in filing this application, I am acting with the knowledge and consent of all persons in interest and understand that without the consent of all persons in interest the requested action cannot lawfully be accomplished. I give my permission for authorized officials of the City of Farmington or Planning and Zoning Commission to enter the premises described in this application. I understand applications will generally be reviewed by City Council at their first regular session following the P&Z review.

Name: <u>Rick Wallace</u>	Address: <u>801 W. Maple St. Farmington, NM 87401</u>
Owner's Signature: <u>[Signature]</u>	Phone / Email: <u>505-609-3647 / rwallace@sjrhc.net</u>

*** STAFF USE ONLY ***

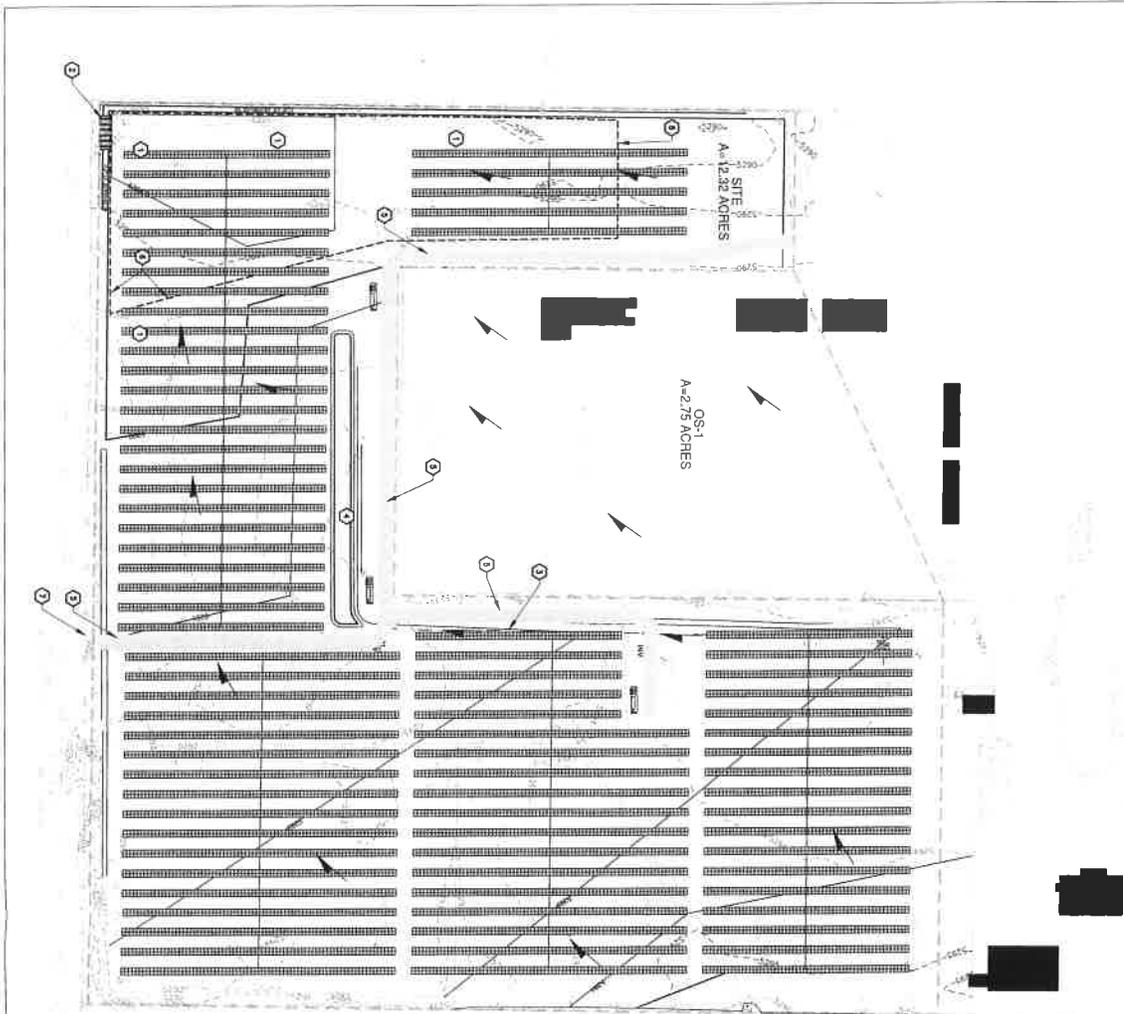
Received By _____ Date <u>2/23/14</u> Fee Received <u>100</u> Project File No. <u>2C116-02 SJRMC</u> Date of Hearing/Meeting: <u>3/24/14 Per 12/14 CC</u>	<input type="checkbox"/> Blueline Copies of Plans _____ <input type="checkbox"/> Ownership Report (subject and surrounding properties) <input type="checkbox"/> Legal Description _____ <input type="checkbox"/> Detailed Statement of Proposed Use
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Purpose of Application

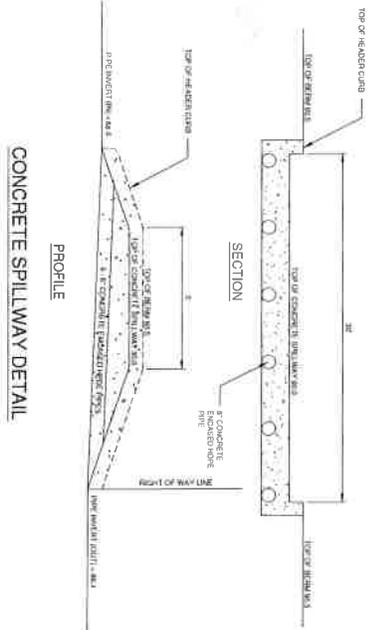
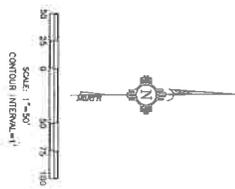
- SJRMC intends to install at 1.5 megawatt solar tracking photovoltaic array. The evidence in the application shows that the hospital owned site is unsuitable for office, clinical space or retail development but is well-suited for solar development.
- Meets objectives of SJRMC's Master Facility Planning guidelines

Application by San Juan Regional Medical Center
for a Zoning Map Amendment. From “Office and
Professional” and “Mixed Use” to “Industrial”, on
Approximately 10 Acres.



KEYED NOTES

1. NEW INTERIOR FINISH, 1/2" GYP SHEET (C-100) FOR POOR DETAIL.
2. NEW 1/2" x 1/2" GYP PANELS AND GIBBERTE SHIMLAK; SET THE SHEET THROUGH SECTION AND FINISH.
3. NEW INTERIOR 1" (MIN) FINISH; SET SHEET (C-100) FOR DETAIL.
4. NEW EXTERIOR FINISH, 1/2" (MIN) FINISH; SET SHEET (C-100) FOR DETAIL.
5. NEW 1/2" (MIN) GYP PANELS; SET SHEET (C-100) FOR INTERIOR.
6. MAXIMUM WATER SURFACE ELEVATION = 3284.72.
7. NEW DOUBLE SLOPE GUT.



CONCRETE SPILLWAY DETAIL

SHEET C-101	SAN JUAN COUNTY GRADING AND DRAINAGE PLAN SAN JUAN REGIONAL MEDICAL CENTER SOLAR ARRAY PROJECT		MILLER ENGINEERING CONSULTANTS <i>Engineers • Planners</i> 3500 COMANCHE NE ROOM 17 ALBUQUERQUE, NM 87117 (505) 468-7500 (505) 468-3600 (FAX)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED</td> <td>JMJ</td> <td>DATE</td> <td>10-05-00</td> </tr> <tr> <td>CHECKED</td> <td>JMJ</td> <td>DATE</td> <td></td> </tr> <tr> <td>CHECKED</td> <td>MM</td> <td>DATE</td> <td>01/26/2010</td> </tr> </table>	DESIGNED	JMJ	DATE	10-05-00	CHECKED	JMJ	DATE		CHECKED	MM	DATE	01/26/2010
DESIGNED	JMJ	DATE	10-05-00													
CHECKED	JMJ	DATE														
CHECKED	MM	DATE	01/26/2010													

**P&Z PLANNING & ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the following application has been filed with the Planning and Zoning Commission of the City of Farmington, New Mexico.

Petition No. ZC 16-02 - a request from San Juan Regional Medical Center for a Zone Change from the OP Office Professional and MU Mixed Use zoning districts to IND Industrial for properties located at 804 F S. Drake Avenue and 710 S. Lake Street on a combined 12.32 acres, in the City of Farmington, San Juan County, New Mexico, as described below:

LEGAL DESCRIPTION

That part of the SE/4SW/4 of Section 16 Township 29 North, Range 13 West, N.M.P.M., in the City of Farmington, San Juan County, New Mexico.

Otherwise located at 804 F S. Drake Avenue and 710 S. Lake Street

Pursuant to the provisions of Section 3-21-6, New Mexico Statutes Annotated, 1978 Compilation, notice is hereby given that these petitions will be considered at the regularly scheduled Public Hearing of the Planning and Zoning Commission of the City of Farmington on Thursday, March 24, 2016 at 3:00 p.m. in the City Council Chambers at City Hall, 800 Municipal Drive, Farmington, New Mexico. If forwarded by the Commission, this petition will be considered by the City Council on Tuesday, April 12, 2016 at 6:00 p.m. in the City Council Chambers. All interested individuals are invited to attend the hearing and shall have an opportunity to be heard with respect to the subject Petition.

Karen Walker
Administrative Assistant

Legal No. 72450 published in The Daily Times on March 6, 2016.

**NOTICE OF PUBLIC HEARING
ZONE CHANGE
PETITION NO. ZC 16-02**

March 2, 2016

Dear Property Owner:

Notice is hereby given that an application has been filed with the Planning and Zoning Commission of the City of Farmington, New Mexico, a request from San Juan Regional Medical Center for a zone change from the OP Office Professional and MU Mixed Use zoning districts to IND Industrial for properties located at 804 F S. Drake Avenue and 710 S. Lake Street, on a combined 12.32-acres, in the City of Farmington, San Juan County, New Mexico, as described below:

LEGAL DESCRIPTION

That part of the SE/4SW/4 of Section 16, Township 29 North, Range 13 West, N.M.P.M., in the City of Farmington, San Juan County, New Mexico.

Otherwise located at 804 F S. Drake Avenue and 710 S. Lake Street

Pursuant to the provisions of Section 3-21-6, New Mexico Statutes Annotated, 1978 Compilation, notice is hereby given that the petition will be heard in a public hearing by the Planning and Zoning Commission of the City of Farmington on **Thursday, March 24, 2016 at 3:00 p.m.** in the City Council Chambers at City Hall, 800 Municipal Drive, Farmington, New Mexico. If forwarded by the Commission, this item will be reviewed by the City Council on **Tuesday, April 12, 2016, at 6:00 p.m.**, in the City Council Chambers. All persons shall have an opportunity to be heard why said application should be granted or denied. All persons in interest and citizens are invited to attend said hearing.

You are receiving this letter because you may own property within 100 feet (excluding public right-of-way) of the proposed change. You are invited to attend the hearings noted above or submit written comments prior to the meeting to the Planning Division -- Community Development Department at 800 Municipal Drive, Farmington, New Mexico 87401. Please be advised that this petition could be cancelled or withdrawn prior to the meeting date.

If you have any questions regarding this notice, or would like additional information regarding this petition, please contact Keith Neil at 505-599-1333 or kneil@fmtn.org.

Sincerely,



Karen Walker
Administrative Assistant

**Names and Tax-Roll Addresses of Owners Within One Hundred (100) Feet
(excluding roadways and easements) of the Following Described Property
Referenced as TRACT 1:**

A tract of land lying in the Southeast Quarter of the Southwest Quarter (SE/4SW/4) of Section Sixteen (16), Township Twenty-Nine (29) North, Range Thirteen (13) West, N.M.P.M., in the City of Farmington, San Juan County, New Mexico, being more particularly described as follows:

COMMENCING at the South Quarter corner of the above said Section 16;

THENCE North 89°16'21" West for a distance of 496.32 feet to a point on the Northerly right-of-way line of L.E. Murray Thruway and the Point of Beginning of said tract;

THENCE Continuing along said right-of-way line and North 89°16'21" West for a distance of 824.90 feet;

THENCE Leaving said right-of-way line and North 00°58'29" East for a distance of 633.08 feet;

THENCE South 89°09'52" East for a distance of 146.53 feet;

THENCE South 00°49'43" West for a distance of 359.71 feet;

THENCE South 89°10'17" East for a distance of 300.00 feet;

THENCE North 00°49'43" East for a distance of 604.72 feet to a point on the Southerly right-of-way line of Drake Avenue;

THENCE South 89°09'52" East and along said right-of-way line for a distance of 109.12 feet;

THENCE Northeasterly and along the arc of a curve to the left for a distance of 114.79 feet whose radius is 73.21 feet and has a chord of North 45°55'08" East for a distance of 103.38 feet;

THENCE North 01°00'08" East and along the East right-of-way line of Drake Avenue for a distance of 75.61 feet;

THENCE Leaving said right-of-way line and South 89°26'55" East for a distance of 196.53 feet;

THENCE South 00°57'34" West for a distance of 1026.15 feet and back to the point of beginning.

LESS AND EXCEPT, HOWEVER, that portion conveyed to San Juan Medical Foundation, Inc., a New Mexico Corporation, in Warranty Deed filed for record in Book 1354, page 400 of the Records of said County.

TRACT 1, 14 & 16

San Juan Regional Medical Center Inc.
801 West Maple
Farmington, NM 87401

That part of the SE/4SW/4 of Section 16,
Township 29 North, Range 13 West, N.M.P.M., in
the City of Farmington, San Juan County, New
Mexico.

Book 1349, page 673 and
Book 1092, page 553 and
Book 1093, page 421

TRACT 2, 3, 4 & 5

Drake Family Real Estate LTD Partnership
P.O. Drawer 538
Farmington, NM 87499

Those parts of the SW/4 of Section 16, Township
29 North, Range 13 West, N.M.P.M., in the City
of Farmington, San Juan County, New Mexico.

Book 1266, page 499, 500, and 501 and in
Book 1312, page 820

TRACT 6

R AND P H Properties LLC
113 West Broadway
Farmington, NM 87401

That part of the SE/4SW/4 of Section 16,
Township 29 North, Range 13 West, N.M.P.M., in
the City of Farmington, San Juan County, New
Mexico.

Book 1364, page 437, re-recorded in
Book 1365, page 854

TRACT 7

Gloria Welch
1100 South Lorena
Farmington, NM 87401

That part of the NE/4NW/4 of Section 21,
Township 29 North, Range 13 West, N.M.P.M., in
the City of Farmington, San Juan County, New
Mexico.

Book 919, page 71

TRACT 8

City of Farmington
800 Municipal Drive
Farmington, NM 87401

That part of the NE/4NW/4 of Section 21,
Township 29 North, Range 13 West, N.M.P.M., in
the City of Farmington, San Juan County, New
Mexico.

Book 1370, page 767

TRACT 9

Douglas and Waunita Murray
1004 South Lake Street
Farmington, NM 87401

Lot 1 of the DM Subdivision, in the City of
Farmington, San Juan County, New Mexico, filed
for record July 19, 2010.

Book 1353, page 454, 455 and 456

TRACT 10

Desert Properties of the Southwest
1004 South Lake Street
Farmington, NM 87401

That part of the SW/4SW/4 of Section 16,
Township 29 North, Range 13 West, N.M.P.M., in
the City of Farmington, San Juan County, New
Mexico.

Book 1292, page 440

TRACT 11

Cascade Bottled Water Co.
Jack A. and Becky Miller
C/O Nancy Ahlm
1000 South Lake
Farmington, NM 87401

That part of the SE/4SW/4SW/4 of Section 16,
Township 29 North, Range 13 West, N.M.P.M., in
the City of Farmington, San Juan County, New
Mexico.

Book 1357, page 197 and re-recorded in
Book 1374, page 21

TRACT 12

FedEx Freight West
ATTN Burke and Associates LLC
3336 East 32nd Street, STE 217
Tulsa, OK 74135

That part of the E/2SW/4SW/4 of Section 16,
Township 29 North, Range 13 West, N.M.P.M., in
the City of Farmington, San Juan County, New
Mexico.

Book 1365, page 448

TRACT 13

San Juan Medical Foundation
P.O. Box 110
Farmington, NM 87499

That part of the SW/4SW/4 and the SE/4SW/4 of
Section 16, Township 29 North, Range 13 West,
N.M.P.M., in the City of Farmington, San Juan
County, New Mexico.

Book 1354, page 400

TRACT 15

Firefox Properties LLC
P.O. Box 6486
Albuquerque, NM 87197

That part of the SE/4SW/4 of Section 16,
Township 29 North, Range 13 West, N.M.P.M., in
the City of Farmington, San Juan County, New
Mexico.

Book 1446, page 190

TO: February 18, 2016. 4:30 p.m.

LIABILITY LIMITED TO THE AMOUNT PAID FOR THIS CERTIFICATE.

SAN JUAN COUNTY ABSTRACT & TITLE COMPANY



By: Jennifer Jenkins, Abstracter

MINUTES
PLANNING & ZONING COMMISSION

March 10, 2016

The Planning and Zoning Commission met in a regular session on March 10, 2016 at 3:00 p.m. in the City Council Chambers, 800 Municipal Drive, Farmington, New Mexico

P&Z Members Present:

Vice Chair-Paul Thompson
Ryan Brown
Shay Davis
Clint Freeman
Rory Jaquez
Kristin Langenfeld
Cody Waldroup
Del Washburn

P&Z Members Absent:

Joyce Cardon
Cheryl Ragsdale

Staff Present:

Bob Campbell
Russel Frost
Mary Holton
Cynthia Lopez
Keith Neil
Toni Sitta
Karen Walker

Others Who Addressed the Commission:

Vernon Gladden
Mario Marquez

Call to Order

Vice Chair Thompson called the meeting to order at 3:00 p.m. There being a quorum present the following proceedings were duly had and taken.

Presentation of the Agenda

Cindy Lopez mentioned that she will be presenting Petitions PP 16-01 and PP 16-02 together, even though it will be necessary to have separate motions for each petition.

Paul Thompson, Vice Chair, recommended that the agenda be changed to hear Petition SUP 16-01 first because it is a 'quasi-judicial' hearing and then hear the Preliminary Plans after. The Commissioners agreed.

Approval of the Minutes

A motion was made by Commissioner Freeman and seconded by Commissioner Waldroup to approve the minutes of the February 11, 2016 P&Z Meeting. This motion was approved unanimously by an 8-0 vote.

Swearing in of Witnesses

All parties that wished to speak on behalf of any agenda items were sworn in by Karen Walker.

<p style="text-align: center;">COMMUNITY DEVELOPMENT PETITION REPORT Special Use Permit for a Nonconforming Use for 4307 Hannon Drive Petition No. SUP 16-01</p>

Planning & Zoning Commission Discussion of Petition SUP 16-01 on March 10, 2016

Associate Planner Keith Neil presented the staff report for SUP 16-01, a request from Martha and Alexander Wu, Sy Ming Deng, and Kang Ho for a Special Use Permit for a nonconforming residential use in the IND Industrial District to allow the structure to be rebuilt if destroyed by more than 50% for property located at 4307 Hannon Drive.

Mr. Neil explained the petitioners were attempting to refinance the property when they were made aware of the non-conforming status. The property is a residential parcel of land that was part of an area annexed into the City of Farmington in 1956. The annexed area was zoned IND Industrial at that time. The residence was built in 1940. The property also contains additional accessory structures. Mr. Neil noted the property is surrounded on three sides (west, east and south) by the Ralph W. Miller Inc. Company. To the northeast of the property are additional residences located within the SF-7 Single Family zoning district. Directly to the north is another legal, non-conforming residence located in the IND district.

Mr. Neil pointed out that Section 9.2.4 of the Unified Development Code states: "If a nonconforming use or structure containing a nonconforming use is destroyed by fire, the elements or other cause, it may not be rebuilt except in conformity with the provisions of this UDC. However, Section 9.2.6(A) states: "Any lawful nonconforming use of a building shall be considered to be in conformity with the terms of this Code upon application and approval of a Special Use Permit."

Staff recommends approval.

Commissioner Thompson asked if there was any other option to protect residential properties located in IND. Ms. Lopez explained that a Special Use Permit was the best option for these types of situations. It allows the property owner to obtain financing and insurance for their property, but also allows the property to remain IND. This is beneficial if the market changed and the property required the IND zoning.

Commissioner Freeman asked if the Special Use Permit stayed with the property forever. Mr. Neil confirmed that it did stay with the property forever.

Mario Marquez of 5208 Hallmark informed the Commissioners that he was speaking for the Wu family. Mr. Marquez indicated that when the Wu's went to refinance their house, they were informed by the bank that a loan would not be approved with the current nonconforming issue.

Planning & Zoning Commission Action of Petition SUP 16-01 on March 10, 2016

A motion was made by Commissioner Davis and seconded by Commissioner Waldroup to **approve** Petition SUP 16-01, a request from Martha and Alexander Wu, Sy Ming Deng, and Kang Ho for a Special Use Permit for a nonconforming residential use in the IND Industrial District to allow the structure to be rebuilt if destroyed by more than 50% for property located at 4307 Hannon Drive.

AYE: Vice Chair Thompson, Commissioners Brown, Davis, Freeman, Jaquez, Langenfeld, Waldroup, and Washburn.

NAY: None

Abstained: None

Absent: Commissioners Cardon and Ragsdale.

Motion passed 8-0

COMMUNITY DEVELOPMENT PETITION REPORT
Preliminary Plan for L and V Subdivision No. 1 & No. 2
Petitions No. PP 16-01 & PP 16-02

Planning & Zoning Commission Discussion of Petitions PP 16-01 and PP 16-02 on March 10, 2016

Senior Planner Cindy Lopez presented the staff report for PP 16-01 and PP 16-02, requests from Vernon Gladden, represented by George Walters of Cheney-Walters-Echols, Inc., for

Preliminary Plans for L & V Subdivision No. 1 and L & V Subdivision No. 2. These are 5-lot subdivisions, each on 4.73 acres located at the intersection of County Road 6480 and 6478. All of the lots are 0.75-acres to 0.87-acres in size.

These properties do not meet subdivision standards because they were subdivided by deed in 1974. They were required to be reviewed and approved by the City of Farmington. The review and approval had been required for subdivisions in the City's Planning and Platting Jurisdiction since 1971. The Preliminary Plans will establish the two large lots as legal lots and allow them to further subdivide as proposed.

Staff recommends approval.

Commissioner Freeman asked if the petitioner would be required to pave the road. Ms. Lopez stated that the properties are in the county and would follow county standards.

Vernon Gladden of P.O. Box 1065, Kirtland, NM commented that he has spoken with Dave Burnett from the county and paving of the road would not be required.

Planning & Zoning Commission Action of Petition PP 16-01 on March 10, 2016

A motion was made by Commissioner Freeman and seconded by Commissioner Jaquez to **approve** Petition PP 16-01, a request from Vernon Gladden, represented by George Walters of Cheney-Walters-Echols, Inc., for a Preliminary Plan for L & V Subdivision No. 1, a 5-lot subdivision on 4.73 acres located at the intersection of County Road 6480 and 6478.

AYE: Vice Chair Thompson, Commissioners Brown, Davis, Freeman, Jaquez, Langenfeld, Waldroup, and Washburn.

NAY: None

Abstained: None

Absent: Commissioners Cardon and Ragsdale.

Motion passed 8-0

Planning & Zoning Commission Action of Petition PP 16-02 on March 10, 2016

A motion was made by Commissioner Freeman and seconded by Commissioner Washburn to **approve** Petition PP 16-02, a request from Vernon Gladden, represented by George Walters

of Cheney-Walters-Echols, Inc., for a Preliminary Plan for L and V Subdivision No. 2, a 5-lot subdivision on 4.73 acres located at the intersection of County Road 6480 and 6478.

AYE: Vice Chair Thompson, Commissioners Brown, Davis, Freeman, Jaquez, Langenfeld, Waldroup, and Washburn.

NAY: None

Abstained: None

Absent: Commissioners Cardon and Ragsdale.

Motion passed 8-0

Business from the Floor: There was no business from the Floor.

Business from the Chair: There was no business from the Chair.

Business from the Members: There was no business from Members.

Business from Staff: Ms. Lopez informed the Commissioners that Petition ZC 16-01, a Zone Change from IND to SF-MH for properties located on Fox Street was approved at the February 23, 2016 City Council meeting.

Ms. Lopez noted that Petition PFP 15-01, a Preliminary Final Plat for Nygren Subdivision No. 5, Replat B, was approved at the February 23, 2016 City Council meeting with a condition to meet the 1992 agreement.

Adjournment: With no further business and a motion by Commissioner Washburn and seconded by Commissioner Davis the Planning and Zoning Commission meeting March 10, 2016 was adjourned at 3:23 p.m.

Paul Thompson
Vice-Chair

Karen Walker
Administrative Assistant