The following are the summary minutes from the Comprehensive Plan Advisory Committee for held May 29, 2019 at 10:00 a.m. at City Hall, Room 2007-B, 700 North Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT:
- Sharon Thomas, Planning & Zoning Commission, Chair
- Harvey Gordon, Planning & Zoning Commission (Departed 12:07)
- John Moscato, Las Cruces Home Builders Association
- Christina Ainsworth, Dona Ana County (Departed 12:15)
- Todd Stuve, Health Policy Review Committee
- George Vescovo, Economic Development Policy Review Committee
- Heather Watenpaugh, NMSU
- Roberta Gran, Planning & Zoning Commission (Departed 11:56)
- James Bennett, Planning & Zoning Commission (Departed 12:45)

Members Absent
- Mary Ann Hendrickson, Infrastructure/CIP Policy Review Committee, Vice Chair
- La Vonne Muniz, Planning & Zoning Commission
- Abraham Sanchez, Planning & Zoning Commission
- Russ Smith, Planning & Zoning Commission

STAFF PRESENT:
- Srijana Basnyat, Community Development
- John Castillo, Community Development
- Dominic Loya, Community Development
- Mark Miller, Community Development
- Larry Nichols, Community Development Director
- David Weir, Community Development

OTHERS PRESENT:
- Jim Carrillo, Halff Associates
- Christian Lentz, Halff Associates
- Kendall Howard, Halff Associates
- Kasandra Gandara, City Councilor

I. Call to Order (10:00 p.m.)

Chairperson called the meeting to order

II. Introduction

Introductions all around.
III. Approval of Minutes

Minutes were postponed to later in the meeting as they were just printed.

IV. Project Status and Update

Halff & Associates discussed thoroughly this in conjunction with Elevate Las Cruces and the future development map and guidance. Appreciated the Board's feedback. Mentioned that community profile data for 2017 is now available and so are using that data instead of 2016.

V. Future Development Maps – Discussion

1. Future Development Map Review

The first volume of the plan includes vision statement, and future development, policies and major thoroughfare map. Need meat behind the map. Discussed different place types and applying to future development map and being defined. Be sure consensus growth scenario is what is service base for future development map. Maps do not show potential annexation.

CPAC: New State Land Officer and this person is interested in reinstating previous agreement. State land and BLM met and do a trade, planning agreement.

Halff & Associates stated regardless of who owns the land the map still needs to say as how you as a city should develop and consider place classification; urban, suburban, rural. Continue to refine place types first created. Those terms have not changed, but definition/descriptions and other, educational campuses, airport, industrial park what was urban now mixed-use corridor, added placeholder for neighborhood planning areas and blueprint areas already developed such as Blueprint areas; Amador Proximo and Apodaca to be included in a separate map. The plan will embrace the idea of special area/district planning

CPAC said around Red Hawk, economics. Can have both commercial with plans and neighborhood commercial. Improve zoning changes might manage in other areas and not apply to existing zoning. Less Governmental and more entrepreneurial.

Halff & Associates discussed the various places types:

Open space preserve publicly owned and privately owned

Rural reserve, applied to areas along river valley, acknowledge working agricultural lands, preserve working lands
Rural neighborhood - acknowledges these might be areas to have some degree of structured residential development

Suburban neighborhood. This is really the catchall place type, it would allow for a variety of residential types and densities, promoting single family; promotes them or requires them to have this true sense of neighborhood instead of 1,000 homes without that sense of neighborhood

Regional commercial, outdoor display,

Urban neighborhood broader residential and densities mixture of different residential options, higher densities, smaller lot size, Solano, Mesquite,

Downtown, we have downtown master plan, mixture of uses, ground floor, and residential upper, vertical as opposed to horizontal

Civic and institutional, large Business park and industrial, airport and industrial park, but also concentrations of commercial and warehousing units. Motel Boulevard

Town center.

Further discussion on each of the various place types:

**Open space preserve** - should policy be revised, added, removed, preserve for natural features, also corridors, trails, arroyos discussed.

Halff & Associates state to adopt a future development map. This is where we want to go and where to put public infrastructure, direction to be more focused areas, not doing single family

Staff stated idea that we amend the plan every 10 years, not rigid, can be amended, some flexibility.

CPAC mentioned out Highway 70, Porter Road, Organ, schools. Need for schools healthcare where hospitals might be, clinics infill, fire departments,

Staff stated the fire department does have stations 9 and 10 planned and also takes that into consideration

Halff & Associates stated arroyos are a critical concern and not very defined and what it means to neighborhood around, and any adjustments

**Rural reserve** - and rural neighborhood understand in conservation neighborhoods, cluster development and preserve the nature areas.
Discussion on topography and how that plays a part. Arroyos and 100-foot buffer.

Staff questioned: do you want to keep topography, natural alignment, design with existing topography,

**Suburban Neighborhood**

Halff & Associates stated new residential is shifting to not homes forever, connectivity, walkability, true neighborhoods that everybody can grow around and connected.

CPAC stated older neighborhoods have parkways and trees along, cooling, more likely to walk and the newer neighborhoods have no trees, no cooling factor, not attractive. Present design standards no trees in parkway less than 7 foot wide.

**Regional commercial**

CPAC mentioned huge mistake on El Paseo not connecting parking lots

Halff & Associates stated communities do a good job with sidewalks but often leave out street to door of business and between businesses and parking areas. Relationship of building to parkways to street. Place type is intended to provide auto centric type of uses, but include development policies.

CPAC mentioned Oro valley Tucson looks nice, certain classy businesses pay for it.

Staff stated visual consistency, harmony in architecture, but not tie business owners creativity.

CPAC mentioned no to stymy. Create neighborhoods, unique architecture, unique part of the country, need consistency of architectural cultural inheritance.

**Downtown**

CPAC mentioned complete neighborhood, whole concept, distinctive neighborhoods and enabling other neighborhoods to follow

Halff & Associates mentioned perfect transition tie, neighborhood centers, and also complete idea of complete neighborhoods. Balancing some of the neighborhood centers. In a perfect world quarter mile between neighborhood centers and filling them in and adjusting existing neighborhoods.
CPAC mentioned downtown took a long time to change and that people are not
going to buy until built out better.

Halff & Associates mentioned incentives, market driven, school center.

2. Future Thoroughfare Discussion

Staff mentioned current MTP all you see are big streets, collectors and above but
no local streets and no policies for local streets in their plan.

CPAC mentioned the MPO are much more committed to this type of discussion
but have no control over funding. Need to have 200,000 population to get better
funding

VI. Design Workshop Demonstration Sites – Discussion

Jason King discussed the Elevate Las Cruces meeting held last evening and over
the next couple of days. People are needing more walkability, coffee shops and
small grocery, art, housing types for all variety, repurpose mall, downtown parking
garages, change parking to development or parks, more art, children’s museum.
Discussed word clouds for today and future.

CPAC: showing mixed use corridor on university.

Halff & Associates mentioned we have wide roads, lots of cars, landscape and
places for cars, but unpleasant place to be to walk. Need to increase mobility and
access function of roadways. More mobility means less access as in highways.
Adjust lane widths, narrower lanes, complete streets, calm streets, road diets,
curvature to slow traffic more economic development. Other uses for of curb and
edge of right-of-way. Roadway context, balance of mobility of cars, non-motorized
users, aesthetical, concepts, complete streets.

Halff & Associates stated rural streets, designed for mobility, connections to
employers or residential areas optional curb and gutter, optional sidewalks and
bicyclist accommodations next few days and look at fantastic ideas that Jason
and folks are developing into plans and images.

VII. Public Comment

There was no public comment.
VIII. Next Steps

Survey Number 2 will be out in the next few weeks. The next CPAC meeting will be during the summer Halff will send out a list of dates to staff and staff will set up a doodle poll for CPAC to respond and decided on the next meeting date and time.

IX. Approval of Minutes

George Vescovo asked for one change in his presentation to include that the last slide was the gross receipts tax rates across the state of New Mexico.

Moved by George Vescovo with one change. Seconded by Heather Watenpaugh. Passed unanimously.

X. Adjournment (1:02 p.m.)

Heather Watenpaugh moved to adjourn. Seconded by George Vescovo