



**Environmental  
Planning  
Commission**

**Agenda Number: 01  
Project Number: 1006936  
Case Number: 17EPC- 40005  
April 13, 2017**

**Staff Report**

<b>Applicant</b>	Metropolitan Redevelopment Agency, City of Albuquerque
<b>Request</b>	<b>Sector Development Plan Map Amendment (Zone Change)</b>
<b>Legal Description</b>	Tract 1 of the Silver Gardens Subdivision
<b>Location</b>	Silver Avenue between 1 <sup>st</sup> and 2 <sup>nd</sup> streets
<b>Size</b>	Approximately 0.8 acres
<b>Existing Zoning</b>	SU-3/Housing Focus
<b>Proposed Zoning</b>	SU-3/Arts and Entertainment Focus

**Staff Recommendation**  
**APPROVAL/DENIAL/DEFERRAL of Project # 1006936 Case # 17EPC-4005 based on the Findings beginning on Page 16.**

**Staff Planner  
Cheryl Somerfeldt**

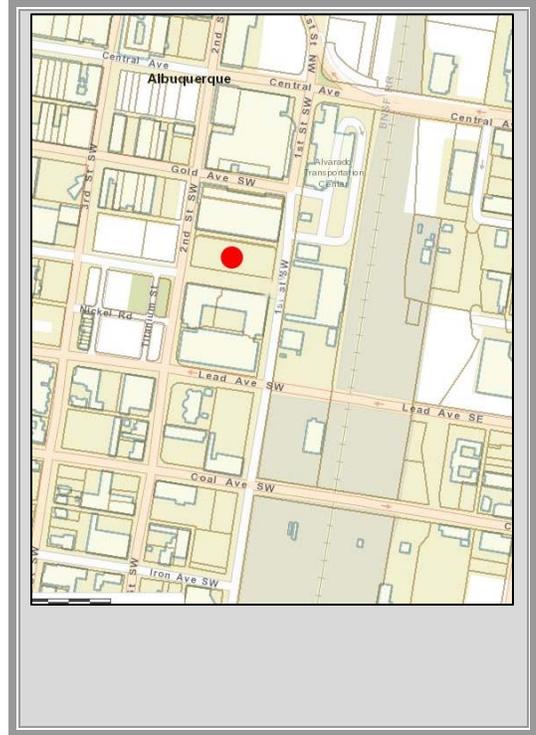
**Summary of Analysis**

This a request for a Sector Development Plan Map Amendment for a one half block vacant site within the Downtown 2025 Sector Development Plan boundaries.

The applicant proposes to change the subject site’s zoning from SU-3/Housing Focus to SU-3/Arts and Entertainment Focus in order: to permit retail/commercial uses and office/institutional without “review required”; to permit artisanal and craft manufacturing; and to allow a larger variety of mixed-use building types with more height permitted in the center of the block.

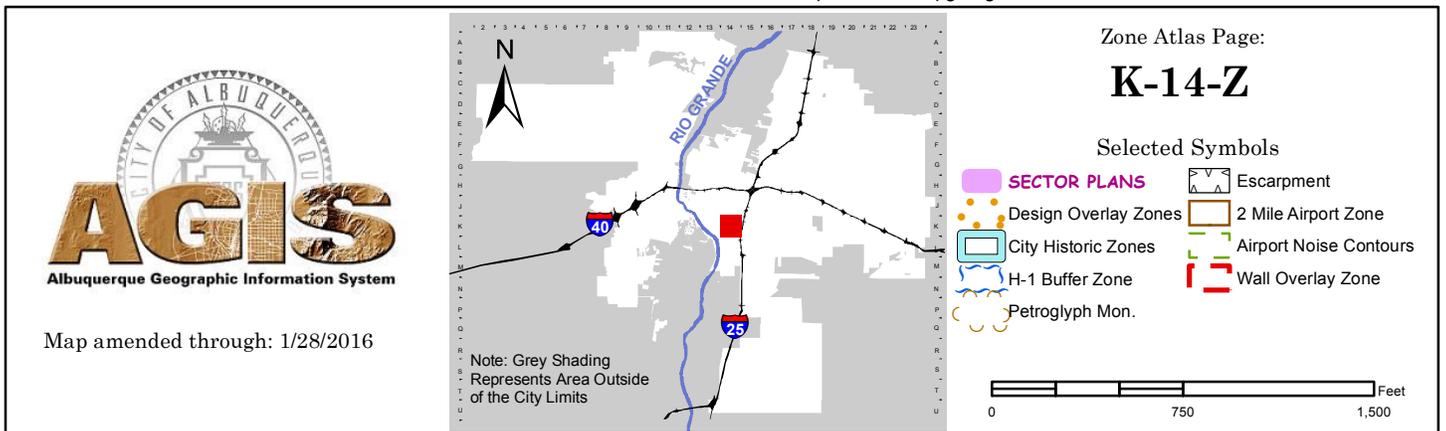
The subject site is in the Central Urban Area within the Established Urban Area of the 2002 Comprehensive Plan and is designated a Major Activity Center. The request generally furthers applicable goals and policies and has been adequately justified pursuant to R270-1980.

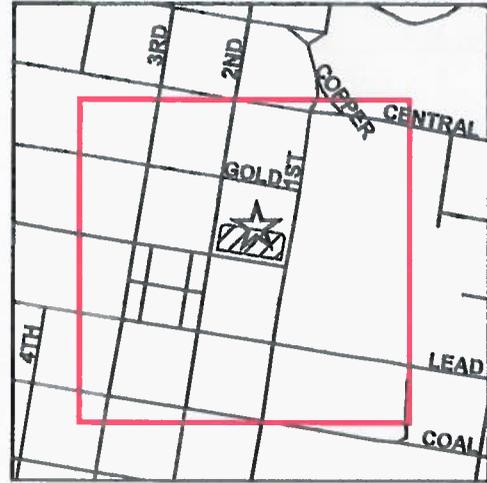
Affected neighborhood organizations and property owners were notified as required. A facilitated meeting occurred on April 6, 2017. Staff recommends approval based on the findings in this report.





For more current information and details visit: <http://www.cabq.gov/gis>





### ZONING MAP

Note: Grey shading  
Indicates County.



1 inch = 189 feet

Project Number:  
1006936  
Hearing Date:  
04/13/2017  
Zone Map Page: K-14  
Additional Case Numbers:  
17EPC-40005



## LAND USE MAP

Note: Grey shading  
Indicates County.

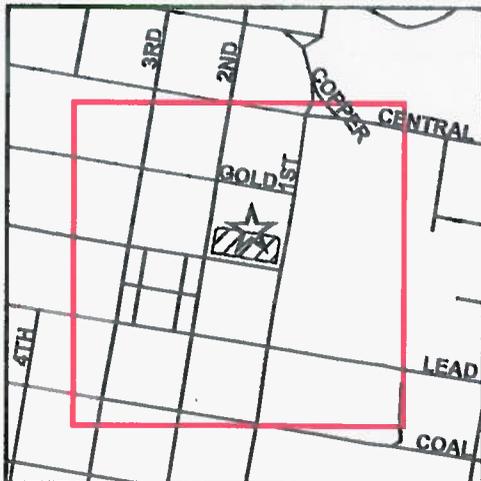
### KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage

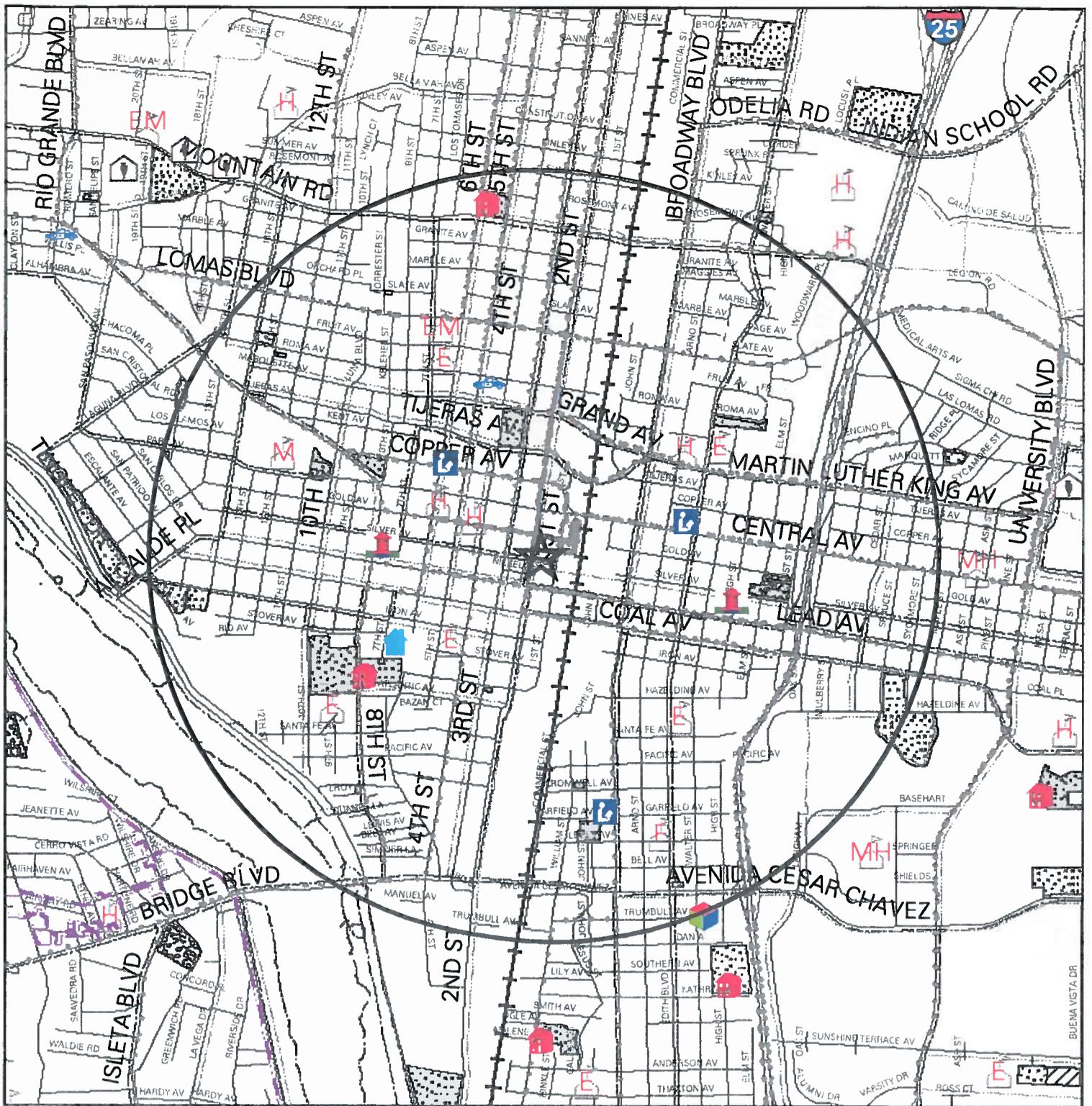


1 inch = 189 feet

Project Number:  
1006936  
Hearing Date:  
04/13/2017  
Zone Map Page: K-14  
Additional Case Numbers:  
17EPC-40006





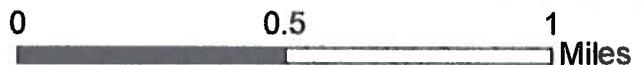


Public Facilities Map with One-Mile Buffer

- |   |   |  |   |
|---|---|--|---|
|  COMMUNITY CENTER     |  FIRE                    |  Public Schools           |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE                  |  Proposed Bike Facilities |  Landfills designated by EHD |
|  SENIOR CENTER        |  SHERIFF                 |  ABQ Bike Facilities      |  Developed County Park       |
|  LIBRARY              |  SOLID WASTE             |  ABQ Ride Routes          |  Undeveloped County Park     |
|  MUSEUM               |  Albuquerque City Limits |  |  Developed City Park         |
|   |   |  |  Undeveloped City Park       |



Project Number: 1006936



**INTRODUCTION**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-3/Housing Focus	Central Urban Area; Downtown 2025	Vacant dirt lot
<b>North</b>	SU-3/Arts and Entertainment Focus	“	Parking Lots / Structures
<b>South</b>	SU-3/Housing Focus	“	Multi-Family Residential
<b>East</b>	SU-3/Warehouse Focus	“	Transportation Utilities
<b>West</b>	SU-3/Arts and Entertainment Focus	“	Multi-Family

**Proposal**

This is a request for a zone map amendment to the Downtown 2025 Sector Development Plan (DT 2025 SDP) for the property at 101 Silver Avenue SW. The applicant proposes to change the zoning from SU-3/Housing Focus to SU-3/Arts and Entertainment Focus. The subject site is a vacant undeveloped dirt lot owned by the City of Albuquerque, which occupies half a city block (approximately 0.8 acres) on the north side of Silver Avenue between 1<sup>st</sup> and 2nd Streets. The DT 2025 SDP, which governs the downtown core zoned the entire plan area SU-3 Special Center and further divided the area into five districts: Government/Financial Hospitality, Warehouse, Mixed Use, Arts and Entertainment, and Housing.

Uses permitted in the SU-3 zone generally refer to the R-3 and C-2 zones of the City Zoning Code. The subject request is to change the zoning of the property from SU-3/Housing Focus to SU-3/Arts and Entertainment Focus through an amendment to the DT 2025 SDP zone map. In order to develop a project within the DT 2025 SDP boundaries, one would first determine the focus which would guide the allowed uses, building types, and building standards.

The proposed amended focus will change some “review required” uses to “permitted”; and will change the authorized building types, permitting variety in architectural style, massing, and height as described in the DT 2025 SDP. This zone map amendment is requested to allow expanded options regarding a Metropolitan Redevelopment Agency’s (MRA) Request for Proposals (RFPs) for redevelopment of the subject site.

---

### ***EPC Role***

The EPC is hearing this case because pursuant to section 14-16-4-3 (A) (5) of the City of Albuquerque Zoning Code Sector Development Plan Procedures, application for amendment of the official zone map is through amendment of the plan where the official zone map has been set by a Sector Development Plan. The EPC's task is to determine the suitability of the amended uses and building forms as they relate to the development of this site.

The EPC has the authority to hear all Sector Development Plan map amendment cases and make decisions on those cases that are for sites less than one block or 10 acres in size. The EPC is the final decision making body unless the decision is appealed, pursuant to Zoning Code Sections 14-16-1 Amendment Procedures and 14-16-4-3 Sector Development Plan Procedures. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4 (A) (2) Appeal. This is a quasi-judicial matter.

### ***History/Background***

The subject site is currently vacant and served as a construction holding site for the Imperial Building which now occupies the site to the west. Prior to this use, it was considered vacant by the City, but served as a community garden which was moved to the roof of the Imperial Building. Prior to that, it was occupied by a Greyhound bus station, which moved to the Alvarado Transportation Center to the east. Prior to the bus station, the property was occupied by commercial businesses, one of which was most likely a bar according to the MRA.

The subject site was originally zoned C-4 as was most of the downtown area. Downtown was the original Major Activity Center but over time sprawl changed its character. Land use, zoning, and transportation decisions made incrementally over decades undermined effective implementation of the Activity Center concept. A dispersed pattern of commercial, office, industrial and low to medium-density residential developed since 1975.

The Alvarado Metropolitan Plan was created to deal with slum and blighted conditions in the downtown area. This led to the recommendation for the development of an Alvarado Transportation Center Master Plan in conjunction with the Downtown 2010 Sector Development Plan to help facilitate and realize the goals and policies of the Comprehensive Plan. In May of 2000, the Downtown 2010 Sector Development Plan was adopted for the properties within the boundaries of the downtown core. Although the uses generally corresponded with the R-3 and C-2 zones of the City's Zoning Code, the SDP established SU-3 zoning and set up five districts: Government/Financial Hospitality, Warehouse, Mixed Use, Arts and Entertainment, and Housing of which the subject site is currently a part. In 2013, City Council enacted R-2014-029, which amended the

Downtown 2010 Sector Development Plan and renamed it the Downtown 2025 Sector Development Plan with the zoning and districts remaining as described above.

***Context***

The subject site occupies half of a city block on the north side of Silver Avenue SW between 1<sup>st</sup> and 2<sup>nd</sup> Streets SW, and has been a vacant undeveloped lot for a number of years. It is part of the Central Urban Development Area as designated by the Comprehensive Plan. To the north of the alley between the properties is a four story parking structure attached to the Gold Avenue Lofts (constructed in 2002) which face Gold Avenue to the north. To the east, is the Alvarado Transportation Center adjacent to the railroad tracks. To the south, is the Silver Gardens Apartments, a relatively new residential complex. To the west, is the Imperial Building, which was also a MRA project with amended zoning from SU-3/Housing Focus to the SU-3/Arts and Entertainment Focus with EPC approval, and now holds a neighborhood grocery market at street level and housing above. There are a number of historic buildings in the vicinity, including 6 houses, 1 apartment complex, and 18 commercial buildings within ¼-mile of the subject site. Five of these are also designated as City Landmarks.

***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classification of roadways. The LRRS designates Central Avenue, 2<sup>nd</sup> Street SW, and Lead Avenue SW to the east of 2<sup>nd</sup> Street SW as Community Principal Arterials. The LRRS designates Gold Avenue SW and Lead Avenue SW west of 2<sup>nd</sup> Street SW as Minor Arterials. The LRRS designates Silver Avenue SW as a Collector Street.

***Comprehensive Plan Corridor Designation***

The 2002 Comprehensive Plan designates Central Avenue north of the subject site a Major Transit Corridor in the vicinity. 2<sup>nd</sup> Street SW is designated an Intelligent Transportation System (ITS) Corridor.

***Trails/Bikeways***

The Long Range Bikeway System identifies Silver Avenue SW a proposed bicycle route and 2<sup>nd</sup> Street SW as having a bicycle lane.

***Transit***

The subject site is passed by multiple transit routes since it is across the street from the Alvarado Transit Center (ATC). There are no stops immediately adjacent to the site due to proximity to the ATC.

*Public Facilities/Community Services*

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

**ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES**

*Albuquerque Comprehensive Zoning Code*

The downtown core is zoned SU-3 Special Center which permits R-3 and C-2 uses and is further regulated by the Downtown 2025 Sector Development Plan.

Existing Zoning

The current zoning is SU-3/Housing Focus, which is a primarily residential use. In the Housing District, ground-floor residential is “permitted”; retail services and office/institutional uses are “review required”; and artisanal and craft manufacturing is “not permitted”.

Proposed Zoning

The proposed zoning is SU-3/Arts and Entertainment Focus, which is a variety of commercial uses with residential uses on the upper floors encouraged. In the Arts and Entertainment District, ground-floor residential is “review required”; retail services and office/institutional are “permitted”; and artisanal and craft manufacturing is “permitted”.

***Albuquerque / Bernalillo County 2002 Comprehensive Plan (Rank 1)***

**Note:** Policy is in regular text; Applicant’s justification is in *italics*; staff’s analysis is in ***bold italics***

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Central Urban. The Central Urban Area is a portion of the Established Urban Area and as such is subject to the policies of both the Established Urban and Central Urban Areas. Development intensities in the Central Urban Area should generally be *higher* than in other portions of the Established Urban Area. In addition, the downtown area is designated as a Major Activity Center by the Comprehensive Plan.

Goal II.B.5: Land Use, Developing and Established Urban Areas.

The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

***The request would contribute to offering variety and maximum choice in the area, particularly regarding a range of commercial uses. New construction would be***

***required to meet the general regulations in the Downtown 2025 Sector Development Plan which was intended to provide quality infill development. The request furthers the Developing and Established Urban Area Goal.***

The applicant has cited the following policies from the 2002 Comprehensive Plan to justify the request:

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

*The property is one of a few remaining undeveloped properties within the downtown core. The surrounding properties have all been developed with varying uses including residential, retail, transit and parking. The approval of the sector development plan map amendment will allow for this vacant property to be developed into a manner that is more appropriate for the context of the existing area and to support the land uses of adjacent, previously developed properties.*

***The future development intensity made possible by the request would be appropriate for the area and will not adversely affect social, cultural, or recreational resources. Specific site design issues cannot be discussed because a site development plan is not required. The request furthers Policy II.B.5.e.***

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

*The approval of the sector development plan map amendment will make way for the redevelopment of a vacant property within the Established Urban Area. The requested SU-3/ Arts and Entertainment zoning will allow for beneficial uses and services to be brought to the downtown core, providing strength and stability to the community.*

***The MRA has been a committed neighbor to downtown, working with the community to improve residential opportunities (Gold Street Lofts, Silver Gardens, Casitas de Colores), promote equitable economic development (Theatre Block, Alvarado Transportation Center), and support historic perseverance (Andaluz Hotel). Furthermore, the MRA supports redevelopment and rehabilitation of older neighborhoods through environmental remediated such as removing underground storage tanks at the Imperial Building site, and at the old Greyhound Station where Silver Gardens is now located. The request furthers Policy II.B.5.o.***

Policy II.B.5.p: Cost-effective redevelopment techniques shall be developed and utilized.

*The property is currently owned by the City of Albuquerque. The sector development plan map amendment will facilitate a partnership between the City and a private sector developer(s) to redevelop the property as a catalyst project in a cost effective manner.*

***The applicant's response is sufficient. The request furthers Policy II.B.5.p.***

Goal II.B.6: Land Use, Central Urban Area

The goal is to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.

*The subject property is located within the heart of the Central Urban Area and the historic center of downtown Albuquerque. As the downtown core has grown and revitalized, the need to adjust the focus of certain properties to meet the changing needs of the area has also grown. The location of the subject property, being positioned between the Alvarado Transportation Center and the Imperial Building, makes it more appropriate for the Arts and Entertainment Focus.*

***This request would amend the zoning of the subject site from SU-3/Housing Focus to SU-3/Arts and Entertainment Focus which is specifically designed to promote uses and building forms that promote the arts, cultural, and public facilities/activities. The request furthers the Established Urban and Central Urban Area Goals and Policies.***

Goal II.B.7: Land Use, Activity Centers

The Goal is to expand and strengthen concentration of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

*The requested map amendment will facilitate a public/private partnership that will result in the expansion and concentration of moderate and high-density mixed land use in the Downtown Major Activity Center.*

***Due to the location of the subject site adjacent to the Alvarado Transportation Center, the request for a change to the SU-3/Arts and Entertainment Focus will allow for expanded permitted uses and building height which will further the Activity Center Goal to concentrate moderate and high-density mixed land use and social/economic activities, reduce urban sprawl, auto travel needs, and service costs; and enhance the identity of Albuquerque. The request furthers the Activity Centers Goal.***

Policy II.B.7.a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation.

*The subject property is located in the Major Activity Center of Downtown Albuquerque. The requested map amendment will maintain the desired development pattern of the Activity Center supporting a mix of uses and concentrated activity. The property is located between the Alvarado Transportation Center and the Imperial Building which has ground level retail businesses. The development of the site will create a continuous*

*frontage along the north side of Silver Avenue from the Alvarado Transportation Center to 3<sup>rd</sup> Street, increasing pedestrian and transit activity within the Activity Center.*

***The requested zoning for the Arts and Entertainment Focus will be more likely to create mixed-use concentrations of interrelated activities as represented by its building types than the Housing Focus which is intended to be primarily residential as represented by its building types (townhouses, etc.); therefore the request furthers Policy.B.7.a.***

Policy II.B.7.b: Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.

*The subject property is located in the heart of the Major Activity Center of Downtown Albuquerque. With the approval of the sector development plan map amendment, housing will still be an allowable use on the property allowing development to meet and exceed the desired densities above 30 dwelling units per acre.*

***The requested zoning for the Arts and Entertainment Focus will still encourage residential uses on the upper floors; therefore the request furthers Policy II.B.7.b.***

Policy II.B.7.c: Structures whose height, mass or volume would be significantly larger than any others in their surroundings shall be located only in Major Activity Centers to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access.

*The subject property is located in a Major Activity Center that currently has structures of varying height, mass and volume. Any development that does occur on the property will contribute to the desired visual variety and functional diversity in the metropolitan area.*

***The requested Arts and Entertainment Focus permits buildings with more variety in massing and height, and since this project is proposed to be located within a Major Activity Center, it is appropriate for the area. Although some of the building types in the Arts and Entertainment District have no height restriction on the interior of the block, a setback is required after the initial designated stories, which is a step-like recession from the street property line. The request furthers Policy II.B.7.c.***

Policy II.B.7.f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

*The subject site is located to the interior of the Activity Center area and is appropriately buffered from any low density residential development. The Downtown Activity Center has many mid-rise and high-rise buildings and any development that occurs will not be out of place or harmful to areas of less intensive development.*

***The applicant's response is sufficient. The request furthers Policy II.B.7.f.***

Policy II.B.7.j: The City will structure capital expenditures and land use regulations in support of creating multi-use Activity Centers, and will promote ongoing public/private cooperation necessary for private market conditions that support the development and functioning of Activity Centers.

*The requested sector development plan map amendment will facilitate a public/private partnership between the City of Albuquerque and a private developer for the development of the property. The partnership that is created will contribute to the vitality and success of the downtown Activity Center and help to encourage additional investment.*

***The applicant's response is sufficient. The request furthers Policy II.B.7.f.***

Goal II.D.6: Community Resource Management, Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

***The SU-3/Arts and Entertainment Focus will permit the City to procure proposals from developers with expanded options for diversified economic development. The MRA has shown through past projects (such as the Imperial Building) that projects are evaluated for quality infill potential with primary interest in important social, cultural, and environmental goals over purely economic goals.***

Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The sector development plan map amendment will better facilitate new employment opportunities in the area that will accommodate a wide range of occupational skills and salary levels. These new employment opportunities may be filled by local residents. The new services available will increase the number of businesses and resources available in the area for residents and visitors alike.*

***The applicant's response is sufficient. The request furthers Policy II.D.6.a.***

Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

*The diversity of uses allowed by the proposed sector development plan map amendment will create a path for local and national businesses and professional firms to locate to the property. New development and businesses will be a catalyst in the area and encourage additional private investment.*

***The applicant's response is sufficient. The request furthers Policy II.D.6.b.***

Policy II.D.6.g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

*The proposed amendment will allow for a variety of employment-based uses to occur on the property. The mix of employment, retail and residential uses will contribute to the*

*balance of housing and jobs in the area while reducing the travel demand and increasing the density of the area as desired by the Downtown 2025 Sector Development Plan.*

***The current zoning, SU-3/Housing Focus, requires an EPC review process for retail and office/institutional uses. However, only one of the building types (Mid-rise Podium) permits commercial on the principal street with residential above. Whereas SU-3/Arts and Entertainment Focus permits a variety of building types and heights (Low-rise, Mid-rise, and High-rise) to allow varied commercial uses at the street level with residential above. This will allow more options to meet the Economic Development policies above for the accommodation of new employment opportunities. The request furthers Policy II.D.6.g.***

***Downtown 2025 Sector Development Plan (Rank 3)***

The DT 2025 SDP applies SU-3 zoning and further divides the area into five districts (Housing, Government/Financial Hospitality, Warehouse, Mixed Use, and Arts and Entertainment) as described on pages 30-31 of the DT 2025 SDP. The subject site is currently zoned SU-3/Housing Focus. While residential development is allowed and encouraged in all districts of downtown, residential is the primary use within the Housing District. The request proposes to change the zoning for the subject site to SU-3/Arts and Entertainment Focus. The “Arts & Entertainment District” is the primary center for arts, entertainment, cultural, and specialty retail shopping experiences. “The ground floor of all buildings will have exciting street level arts, entertainment and retail presence in this district. Compatible office, hotel institutional, commercial and residential uses are encouraged above the street level.” (page 30)

In addition, the DT 2025 SDP lists Catalytic Projects on page 23, which are priority projects expected to drive spinoff development activity and are important for the MRA to pursue. In order to develop a project within the DT 2025 SDP boundaries, one would first determine the focus which would guide the allowed uses, building types, and building standards. This request would change the permitted building types from single units, duplexes, and townhouses to podium and partial blocks of low-rise, mid-rise, and high-rises.

Permitted, prohibited, and review required uses are regulated by a matrix on page 32 of the DT 2025 SDP. In the Housing District, ground-floor residential is permitted; retail services and office/institutional uses are review required; and artisanal and craft manufacturing is not permitted. In the Arts and Entertainment District, ground-floor residential is review required; retail services and office/institutional are permitted; and artisanal and craft manufacturing is permitted. Artisanal and Craft Manufacturing is typically goods constructed by hand and/or in small batches by skilled artisans as opposed to machine mass-production as defined on page 33 of the DT 2025 SDP. This includes art studios and small breweries as long as all activities are conducted within a completely enclosed building and activities or products will not produce odor, dust, smoke, noise, vibration, or other impacts in excess of allowed standards.

Per the DT 2025 SDP, new construction with a “permitted” use would be considered by a Project Review Team first and then reviewed by the Planning Director for approval. “Review Required” uses go through the EPC process to assure the proposed use fits the DT 2025 SDP intent. The applicant for the proposed review required use must demonstrate that the use and form will be compatible with surrounding uses in the district and that it would not be injurious to surrounding properties, adjacent neighborhoods or the community.

The applicant has cited the following DT 2025 SDP policies and goals to justify the request:

Employment Policy #2: Encouraging small businesses to locate and stay Downtown.

*The sector development plan map amendment to an Arts and Entertainment Focus will allow small and locally owned business to take advantage of the downtown marketplace. With the ability to locate a business on the ground level with a storefront access, small business will be able to take advantage of the increased pedestrian activity in the area due to the many recent mixed-use development projects occurring in the area.*

***Staff agrees that this request furthers employment downtown. Since the request would permit instead of prohibit artisanal and craft manufacturing and permit without review required retail/services and office/institutional, more business types would be attracted to locate on the site. The request furthers the Employment Policy #2.***

Tourism & Hospitality Goal: Make Downtown and the Historic district a "tourist destination"

*The proposed amendment will allow for the continuation of redevelopment and investment in downtown Albuquerque, furthering the attractiveness and desirability of the area as a tourist destination. The property's location across from the Alvarado Transportation Center, will make it one of the first locations tourist traveling to the area via mass transit will encounter, making its appropriate use mix vitally important.*

***Staff agrees that this request furthers neighborhood serving retail as well as tourism and hospitality in downtown. The request furthers the Tourism & Hospitality Goal.***

***Resolution 270-1980 (Policies for Zone Map Change Applications)***

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use

category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

***Analysis of Applicant's Justification***

**Note:** Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

*The proposed sector development plan map amendment is consistent with the health, safety, and general welfare of the neighborhood, community and city. The subject property is located in downtown Albuquerque and the neighborhood has seen the recent development of a variety of commercial and residential properties in both single and mixed-use projects. The requested change is consistent with the City of Albuquerque and Bernalillo County Comprehensive Plan ("Comp Plan"), and the Downtown 2025 Sector Development Plan ("Downtown Plan") which also serves as the Downtown Metropolitan Redevelopment Plan.*

***By demonstrating that the request furthers applicable goals and policies from the Comprehensive Plan and other applicable plans below, the applicant has shown that the request is consistent with the City's health, safety, morals, and general welfare. The response to Section A is sufficient.***

- B) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

*The stability of land use and zoning of the area will remain consistent. The property located to the west of the subject site, the Imperial Building, is zoned SU-3/Arts and Entertainment Focus, as are nearly all the properties fronting Coal Avenue and Central Avenue, one and two blocks north of the subject site, respectively. The current zoning on the property allows for additional commercial uses to occur, other than housing, with appropriate reviews and approvals. With the approval of this SDP zone map amendment, no uses will be removed, it will however allow several uses that currently require a review and approval to be permitted. Housing above the ground floor will continue to be a permitted and important use.*

***The MRA has supported the redevelopment of downtown into a quality urban environment as directed by the City Council. The Alvarado MR Plan, adopted in September of 1998; the Alvarado Master Plan, adopted in August of 1999; and the Downtown 2010 Plan, adopted in May of 2000 were all developed to facilitate a vibrant and sustainable downtown core in Albuquerque and the number of residents has actually increased from the number originally proposed (according to the MRA). In addition, this site is located adjacent to sites which are zoned SU-3/Arts and Entertainment, providing continuity in use and architectural style. The applicant has***

*adequately demonstrated this zone change would not adversely affect the stability of land use or zoning in the area.*

- C) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the City.

Refer to the *Albuquerque / Bernalillo County Comprehensive Plan (Rank I)* and the *Downtown 2025 Sector Development Plan (Rank III)* sections above for policies within these plans that the applicant cites to support the request.

***Overall, Staff finds the policy citations sufficient. The applicant has adequately demonstrated that the request would clearly facilitate realization of applicable goals and policies in the Comprehensive Plan, and the Downtown 2025 Sector Development Plan.***

- D) The applicant must demonstrate that the existing zoning is inappropriate because:
- (1) There was an error when the existing zone map pattern was created; or
  - (2) Changed neighborhood or community conditions justify the change; or
  - (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

*The existing zoning is inappropriate because changed neighborhood or community conditions justify the change.*

*Item #2: Changes in the neighborhood conditions have occurred in recent years that justify the requested change. The immediate area has seen the development of the Silver Gardens Apartments to the south of the subject site, the Alvarado Transportation Center to the east and the Casitas de Colores Apartments to the southwest.*

*One of the most significant changes to the condition of the community was the development of the mixed-use Imperial building to the west of the subject site. The Imperial Building has residential apartments above ground floor commercial space including a grocery store. The Environmental Planning Commission approved a sector development plan map amendment from SU-3/Housing Focus to SU-3/Arts and Entertainment Focus in 2012 for the Imperial Building to be developed; the same request is being made for this application.*

***Staff agrees that the existing zoning is inappropriate because neighborhood and community conditions have changed since the development of the Downtown 2010 SDP. There has been a larger increase in residents than previously expected by the MRA with the addition of the Casitas de Colores, the Imperial Building, the Gold Lofts, and the Silver Gardens apartments which incorporated more units than expected. In addition, there has been an increase in services such as the Alvarado Transportation Center and the Imperial Building's Silver Street Market due to MRA projects. Furthermore, with fewer options for vacant land or re-use of existing buildings, it is***

*important to provide a large variety of downtown uses as well as more height as a developer option.*

- E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

*The change will not create a situation where permissive uses would be harmful to the adjacent properties, the neighborhood or the community. The permitted uses will be the same as those of the Imperial Building immediately to the west of the subject property and many of the properties located to the north on Gold and Central Avenues. The retail/services and office/institutional uses that are permitted in the requested zoning are currently allowable with required review and approval under the existing zoning designation.*

***The test in Section E refers to permissive uses. Retail/services and office/institutional would be permitted with no review required. Only one use would be permitted when previously prohibited, which is Artisanal and Craft Manufacturing. This use is not seen as harmful to the adjacent property, neighborhood, or the community but encouraged in order to provide a variety of local and urban experiences. In addition, adjacent properties to the north and west are zoned the same as the request, SU-3/Arts and Entertainment Focus, and the property to the east, the Alvarado Transportation Center is zoned SU-3/Warehouse Focus.***

- F) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
- (1) Denied due to lack of capital funds; or
  - (2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

*The proposed change will not require any major and un-programmed capital expenditures by the City.*

***The request would not require major or unprogrammed capital expenditures by the City. The Metropolitan Redevelopment Agency is able to enter into agreements and create Public/Private partnerships, but cannot enter into an agreement unless all funding needed to complete a project has been secured.***

- G) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

*The property is currently owned by the City of Albuquerque, therefore the cost of land or other economic consideration is not the determining factor for the sector development plan map amendment.*

***As the applicant owns the land and has invested in the remediation of adjacent sites, the zone change request is not due to the cost of the land but the redevelopment of the downtown core with appropriate uses and building forms.***

- H) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

*The location of the property with frontage on 1<sup>st</sup> and 2<sup>nd</sup> Streets and Silver Avenue, is not part of the justification for the requested amendment. Under the existing zoning retail/services and office/institutional uses are allowed with proper reviews and approvals. Providing appropriate services and retail options, in addition to residential uses, makes the requested change more suitable for the property and its location in the downtown community.*

***The subject site's location on a collector street (Silver Avenue) is not a factor in itself. The site's proximity to thousands of residents, tens of thousands of employees, and commuters via the Alvarado Transportation Center make the location of this site significant. Development of the site will further the Downtown 2025 SDP's "park once and walk" vision.***

- I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

*The requested sector development plan map amendment would not represent a "spot zone". There are several other properties in the immediate area that are zoned SU-3/ Arts and Entertainment Focus, the same zoning that is being requested. The approval of the requested amendment will further the goals outlined by the City for the area and continue the ongoing revitalization seen in the downtown community.*

***The subject property is adjacent to other properties which are zoned SU-3/Arts and Entertainment Focus; therefore, the request would not create a "spot zone".***

- J) A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

*The requested sector development plan map amendment would not represent a "strip zone". There are numerous other properties in the immediate area that are zoned SU-3/Arts and Entertainment Focus, the same zoning that is being requested.*

The subject property is adjacent to other properties which are zoned SU-3/Arts and Entertainment Focus. These properties are not adjacent to each other on a strip of land along one street; therefore, the request would not create a "strip zone".

## **AGENCY & NEIGHBORHOOD CONCERNS**

### ***Reviewing Agencies/Pre-Hearing Discussion***

*Agency comments are located on page 21 of the staff report.*

### ***Neighborhood/Public***

The following Neighborhood Associations and Coalitions were contacted:

Barelas NA , Broadway Central Corridors Partnership, Citizens Information Committee of Martineztown, Downtown NA, Huning Highland Historic District Association, Martineztown Work Group, Raynolds Addition NA, Santa Barbara-Martineztown Association, Silver Platinum Downtown NA, South Broadway NA, Villa de San Martin HOA, Sycamore NA, Spruce Park NA, Silver Hill NA, University Heights NA, Victory Hills NA, Wells Park NA, Huning Castle NA, Clayton Heights/Lomas del Cielo NA, Kirtland Community Association.

***A facilitated meeting was requested and will occur on April 6, 2017. The facilitated meeting report will be attached. Staff received one inquiry into the request and sent the justification letter, Downtown 2025 Plan, and the MRA RFP to the interested neighbor but did not receive further comments. Staff has received one letter in support of the request from the Downtown ABQ Main Street Initiative Board.***

## **CONCLUSION**

This request is for a map amendment to the Downtown 2025 Sector Development Plan for Tract 1 of the Silver Gardens Subdivision, a vacant surface lot at 101 Silver Avenue SW. The applicant proposes to change the subject site's zoning from SU-3/Housing Focus to SU-3/Arts and Entertainment Focus. Recently, the subject site served as a construction staging area for the Imperial Building immediately to the west and before that it briefly served as a community garden between vacant periods.

The proposal is consistent with applicable City Plans and policies. The request is compatible with the existing neighborhood zoning and will be regulated by the the Downtown 2025 Sector Development Plan similar to other projects in the immediate vicinity. If approved, the review process would be more condensed for permitted uses and the allowed building types will change to increase architectural options and allow for greater height at the center of the block once the stepbacks are met.

**FINDINGS**

**Project # 1006936, Case # 12EPC-40019**

**Zone Map Amendment**

1. This is a request for a Sector Development Plan Map Amendment Zone Change to the Downtown 2025 Sector Development Plan for Lot 1 of the Silver Gardens subdivision located on the north side of Silver Avenue between 1<sup>st</sup> and 2<sup>nd</sup> Streets (101 Silver Avenue), an approximately 0.8 acre vacant half city block.
2. The request is to amend the zoning of the subject site from SU-3/Housing Focus to SU-3/Arts and Entertainment Focus in order to develop an urban mixed-use building. This will revise some uses that were review required to be permitted, will permit artisanal and craft manufacturing, and will change the allowed building types to those with larger massing and no restriction on height at the center of the block.
3. In 2000, the Downtown 2010 Sector Development Plan was adopted for the properties within the boundaries of the downtown core. In 2013, the Downtown 2010 Sector Development Plan was amended by City Council (R-2014-029) and renamed the Downtown 2025 Sector Development Plan.
4. Although uses generally correspond with the R-3 and C-2 zones of the City's Zoning Code, the five districts (Housing, Government/Financial Hospitality, Warehouse, Mixed Use, and Arts and Entertainment) further delineate the Downtown 2025 Sector Development Plan Area to regulate uses, building types, and design guidelines.
5. The subject site is within a Major Activity Center as part of the Central Urban Area, which is part of the larger Established Urban Area as designated by the Albuquerque/Bernalillo County 2002 Comprehensive Plan.
6. The request generally furthers the following applicable Goals of the Comprehensive Plan:

Land Use, Developing and Established Urban Area Goal: The request would contribute to offering variety and maximum choice in the area, particularly regarding commercial uses. New construction would be required to meet the general regulations in the Downtown 2025 Sector Development Plan which was intended to provide quality infill development.

Land Use, Activity Centers Goal: The request will facilitate a public/private partnership that will result in the expansion and concentration of moderate and high-density mixed land use in the Downtown Major Activity Center.

The SU-3/Arts and Entertainment Focus will allow for expanded permitted uses and building height which will concentrate moderate and high-density mixed land use and social/economic activities, reduce urban sprawl and auto travel needs, and enhance the identity of Albuquerque.

Community Resource Management, Economic Development Goal: The request expands options for diversified economic development. The MRA evaluated past projects for

quality infill potential with primary interest in important social, cultural, and environmental goals over purely economic goals.

7. The request furthers the following Central and/or Established Urban Areas' Comprehensive Plan Policies:

Policy II.B.5.e: The property is one of a few remaining undeveloped properties within the downtown core. The subject request will allow for development that will be more likely to support the adjacent, previously developed properties. Development intensity is appropriate for the area and will not adversely affect social, cultural, or recreational resources.

Policy II.B.5.o: The request will allow for services and uses that will provide strength and stability to the community. The MRA has been a committed neighbor to downtown, working with the community to improve residential development, promote equitable economic development, and support historic perseverance.

Policy II.B.5.p: The request will facilitate a partnership between the City and a private sector developer(s) to redevelop the property as a catalyst project in a cost effective manner.

Policy II.B.6: Land Use, Central Urban Area. The requested SU-3/Housing Focus to SU-3/Arts and Entertainment Focus is specifically designed to promote uses and building types that promote the arts, cultural, and public facilities/activities. The subject property is located within the heart of the Central Urban Area and the historic center of downtown Albuquerque. As the downtown core has grown and revitalized, the need to adjust the focus of certain properties to meet the changing needs of the area has also grown.

8. The request furthers the following Activity Centers Comprehensive Plan Policies:

Policy II.B.7.a: The request will maintain the desired development pattern of the Major Activity Center by supporting a mix of uses and concentrated activity. The property is located between the Alvarado Transportation Center and the Imperial Building which has ground level retail businesses. The development of the site will create a continuous frontage along the north side of Silver Avenue from the Alvarado Transportation Center to 3rd Street, increasing pedestrian and transit activity. The requested SU-3/Arts and Entertainment Focus will be more likely to create mixed-use concentrations of interrelated activities as represented by its building types than the SU-3/Housing Focus which is intended to be primarily residential.

Policy II.B.7.b: The requested SU-3/Arts and Entertainment Focus will encourage residential uses on the upper floors. Development would exceed the desired densities above 30 dwelling units per acre.

Policy II.B.7.c: The surrounding context of the subject property is existing structures of varying height, mass and volume. The request permits buildings with more variety in

massing and height which is appropriate for the area. Although several of the building types in the Arts and Entertainment District have no height restriction on the interior of the block, a setback is required, which is a step-like recession above the initial designated stories per the DT 2025 SDP.

Policy II.B.7.f: The subject site is appropriately buffered from low density residential development. Downtown has many mid-rise and high-rise buildings and the request will not be out of place or harmful to areas of less intensive development.

Policy II.B.7.j: The request will facilitate a public/private partnership between the City of Albuquerque and a private developer. The partnership that is created will contribute to the vitality and success of the Downtown Major Activity Center and help to encourage additional investment.

9. The request furthers the following Economic Development Comprehensive Plan Policies:

Policy II.D.6.a: The request will better facilitate new employment opportunities in the area that will accommodate a wide range of occupational skills and salary levels. These new employment opportunities may be filled by local residents. The request will increase the number of businesses and services available in the area for residents and visitors alike.

Policy II.D.6.b: The request will allow a diversity of uses that will create a path for local and national businesses and professional firms to locate on the property. New development and businesses may be a catalyst in the area and encourage additional private investment.

Policy II.D.6.g: The request will allow for a variety of employment-based uses to occur on the property. The mix of retail and residential uses will contribute to the balance of housing and jobs in the area while reducing travel demand.

The subject site is within the boundaries of the Downtown 2025 Sector Development Plan (SDP). The request is in general compliance with the following applicable goals and policies of the Downtown 2025 SDP:

Employment Policy #2: Encouraging small businesses to locate and stay Downtown.

The request will contribute to small and locally owned business taking advantage of the downtown marketplace. With ground level storefront access, small business can take advantage of increased pedestrian activity due to the many recent mixed-use development projects.

Tourism & Hospitality: Make Downtown and the Historic district a "tourist destination".

The request will continue redevelopment and investment in downtown near other amenities such as the Alvarado Transportation Center, increasing the attractiveness and desirability of downtown as a tourist destination.

10. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
- A) Consistency with the health, safety, morals, and general welfare is shown by demonstrating that the request furthers applicable goals and policies from the 2002 Comprehensive Plan and the Downtown 2025 SDP.
  - B) The applicant has adequately demonstrated that the zone change is justified, and that the future uses would not adversely affect stability of land use or zoning in the area. No uses will be removed. Housing above the ground floor will continue to be a permitted and an important use. The SU-3/Arts and Entertainment Focus will provide continuity in use and architectural style within the context of downtown.
  - C) The applicant's policy-based discussion adequately demonstrates that the request would clearly facilitate realization of applicable goals and policies in the Comprehensive Plan and the Downtown 2025 SDP.
  - D) The existing zoning is inappropriate because of changed neighborhood or community conditions. There has been a larger increase in residents than originally expected and an increase in services such as the Alvarado Transportation Center and the Imperial Building's Silver Street Market due to MRA projects. With fewer options for vacant land or re-use of existing buildings, it is important to provide a larger variety of downtown uses than the SU-3/Housing Focus permits.
  - E) The request will not create a situation where permissive uses would be harmful to the adjacent properties, the neighborhood, or the community. The existing SU-3/Housing Focus requires review for retail/services and office/institutional uses. The requested SU-3/Arts and Entertainment Focus will also permit Artisanal and Craft Manufacturing when previously prohibited, which is not seen as harmful but encouraged in the area to provide a variety of local and urban experiences.
  - F) The zone change would not require any major or unprogrammed capital expenditures by the City. The Metropolitan Redevelopment Agency is able to enter into agreements and create Public/Private partnerships, but cannot enter into an agreement unless all funding needed to complete a project has been secured.
  - G) The determining factor for the request is the redevelopment of the downtown core with appropriate uses and building types. The cost of land or other economic consideration is not the determining factor for the request.
  - H) The subject site's location on a collector street (Silver Avenue) is not in itself the justification for the zone map amendment request. The site's proximity to thousands of residents, tens of thousands of employees and the City's primary transportation center, and furthering the Downtown 2025 SDP's "park once and walk" vision make the site's location significant. Providing appropriate services and retail options in addition to

residential uses makes the request more suitable for the property and its location in the downtown community.

- I) There are several other properties in the immediate area that are zoned the same as the request. The request would not represent a "spot zone".
- J) Other properties surrounding the subject property are zoned the same as the request. These properties are not adjacent to each other on a strip of land along one street. The request would not represent a "strip zone".
- K) A facilitated meeting is scheduled for Thursday, April 6, 2017. The DowntownABQ MainStreet Initiative Board submitted a letter in support of the project on April 5, 2017.

**RECOMMENDATION**

***APPROVAL of 17EPC-40005, a request for Zone Map Amendment/Sector Development Plan Map Amendment, for Lot 1 of the Silver Gardens Subdivision from SU-3 / Housing Focus to SU-3 Arts & Entertainment Focus, based on the preceding Findings***

---



**Name: Cheryl Somerfeldt**  
**Staff Planner**

**Notice of Decision cc list:**

**BARELAS NA, Elisha Miranda-Pohl, 5418 Evans Rd. SW/87102 385-9029  
Stephen Eiland, 1115 Santa Fe Ave. SW/87102  
BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC., Doug Majewski, P.O. Box 302/87103  
Rob Dickson, P.O. Box 302/87103  
CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN, Kristi L. Houde, 617 Edith Blvd. NE, Apt.  
#8/87102  
Frank H. Martinez, 501 Edith NE/87102  
DOWNTOWN NA, Reba Eagles, 1500 Lomas Blvd. NW, Ste. B/87104  
David McCain, 1424Y2 Lomas Blvd. NW/87104  
HUNING HIGHLAND HISTORIC DISTRICT ASSOCIATION, Bonnie Anderson, 522 Edith SE/87102  
Ann L. Carson, 416 Walter SE/87102  
MARTINEZTOWN WORK GROUP, Loretta Naranjo Lopez, 1127 Walter NE/87102  
Christina Dauber, 708 Don Tranquilino NE/87102  
RA YNOLDS ADDITION NEIGHBORHOOD ASSOCIATION, Bob Tilley, 806 Lead Ave. SW/87102  
Deborah Foster, 1307 Gold SW/87102  
SANTA BARBARA-MARTINEZTOWN ASSOCIATION, Monique Bell, 1420 Edith Blvd. NE/871 02  
Carol Krause, 800 Mountain Rd. NE/871 02  
SILVER PLATINUM DOWNTOWN NEIGHBORHOOD ASSOCIATION, Ron Casias, 205 Silver Ave. SW, Apt.  
#428/87102  
Leonard Morin, 100 Silver Ave. SW, Apt. #401/87102  
SOUTH BROADWAY NEIGHBORHOOD ASSOCIATION, Frances Armijo, 915 William SE/87102  
Gwen Colonel, 900 John St. SE/87102  
VILLA DE SAN MARTIN H.O.A., INC. (VSM)  
Stephen Maynard, 521 Roma NE/87102  
Pamela Meyer, 4121 Eubank Blvd. NE/87111  
SYCAMORE N.A. (SYM), Peter Schillke, 1217 Coal Ave. SE/871 06  
Mardon Gardella, 411 Maple St. NE/87106  
SPRUCE PARK N.A. INC. (SPK), Peter Feibelman, 1401 Sigma Chi NE/87106 242-1946 (h)  
Alan Paxton, 1603 Roma Ave. NE/87106  
SILVER HILL N.A. (SHL), 1404 Silver Ave. SE/87106  
Elizabeth Doak, 1606 Silver SE/871 06  
UNIVERSITY HEIGHTS N.A. (UHT), 120 Vassar SE/87106  
Don Hancock, 105 Stanford SE/87106  
VICTORY HILLS N.A. (VHL), Erin Engelbrecht, P.O. Box 40298/87196  
Patricia Willson, 505 Dartmouth SE/871 06, VictoryHills NA  
WELLS PARK N.A. (WPK), Mark Horst, 1114 ih St. NW/87102  
Doreen McKnight, 1426 7th St. NW/87102  
HUNING CASTLE N.A. (HCS), Harvey Buchalter, 1615 Kit Carson SW/87104  
Deborah Allen, 206 Laguna Blvd. SW/87104  
CLAYTON HEIGHTS/LOMAS DEL CIELO N.A. (CHL), Isabel F. Cabrera, 1720 Buena Vista SE/871 06  
Eloisa Molina-Dodge, 1704 Buena Vista SE/87106  
KIRTLAND COMMUNITY ASSOC. (KCA), Kimberly Brown, P.O. Box 9731/87119  
Elizabeth Aikin, 1524 Alamo SE/87106**

## ***AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Enforcement**

No adverse comments.

#### **Office of Neighborhood Coordination**

NA's and Coalitions Contacted: Barelans NA , Broadway Central Corridors Partnership, Citizens Information Committee of Martineztown, Downtown NA, Huning Highland Historic District Association, Martineztown Work Group, Raynolds Addition NA, Santa Barbara-Martineztown Association, Silver Platinum Downtown NA, South Broadway NA, Villa de San Martin HOA, Sycamore NA, Spruce Park NA, Silver Hill NA, University Heights NA, Victory Hills NA, Wells Park NA, Huning Castle NA, Clayton Heights/Lomas del Cielo NA, Kirtland Community Association.

#### **Long Range Planning**

This request is appropriate to increase the redevelopment potential on this Metropolitan Redevelopment site. The Arts and Entertainment focus allows retail and service use permissively and retains residential as a permissive use which gives the applicant more redevelopment options including vertical mixed use.

This request to allow retail permissively may facilitate two of the listed catalytic projects on page 23 of the Downtown 2025 Plan: upscale retail and neighborhood infill housing.

#### **Metropolitan Redevelopment Agency**

Applicant.

### ***CITY ENGINEER***

#### **Transportation Development**

No objection to the request.

#### **Hydrology Development**

No comment.

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### **Transportation Planning**

No comments.

#### **Traffic Engineering Operations**

No comment.

**WATER UTILITY AUTHORITY**

**Utility Services**

No adverse comments.

**ENVIRONMENTAL HEALTH DEPARTMENT**

No comment.

**PARKS AND RECREATION**

**Planning and Design**

No comment.

**Open Space Division**

No comment.

**City Forester**

No comment.

**POLICE DEPARTMENT/Planning**

No comment.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

No comment.

**FIRE DEPARTMENT/Planning**

No comment.

**TRANSIT DEPARTMENT**

Central Avenue is a Major Transit Corridor. This site is passed by multiple routes since it is adjacent to the Alvarado Transportation Center (ATC). There are no stops immediately adjacent to the site due to proximity to the ATC.

No adverse comments.

**BERNALILLO COUNTY**

No comment.

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, No comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

No adverse comments

***MID-REGION COUNCIL OF GOVERNMENTS***

MRMPO has no adverse comments.

For informational purposes:

- 2<sup>nd</sup> St SW is functionally classified as an Existing Principal Arterial in the project area.
- The Long Range Bikeway System identifies a proposed bicycle route on Silver Ave SW and a proposed bicycle lane on 2<sup>nd</sup> St SW in the project area.
- 2<sup>nd</sup> St SW is an Intelligent Transportation System (ITS) Corridor. Please consult with the reviewing agency's Traffic Engineering and/or ITS Department.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

No comment.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

PNM has no further comments based on information provided to date.



View of the subject site looking north from Silver Avenue SW, includes the parking garage.



View of the subject site looking south, includes the Silver Gardens apartments.



View of the subject site looking east, includes the parking garage and the Alvarado Transit Center



View of the subject site looking west, includes the Imperial Building.

## ZONING

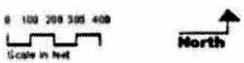
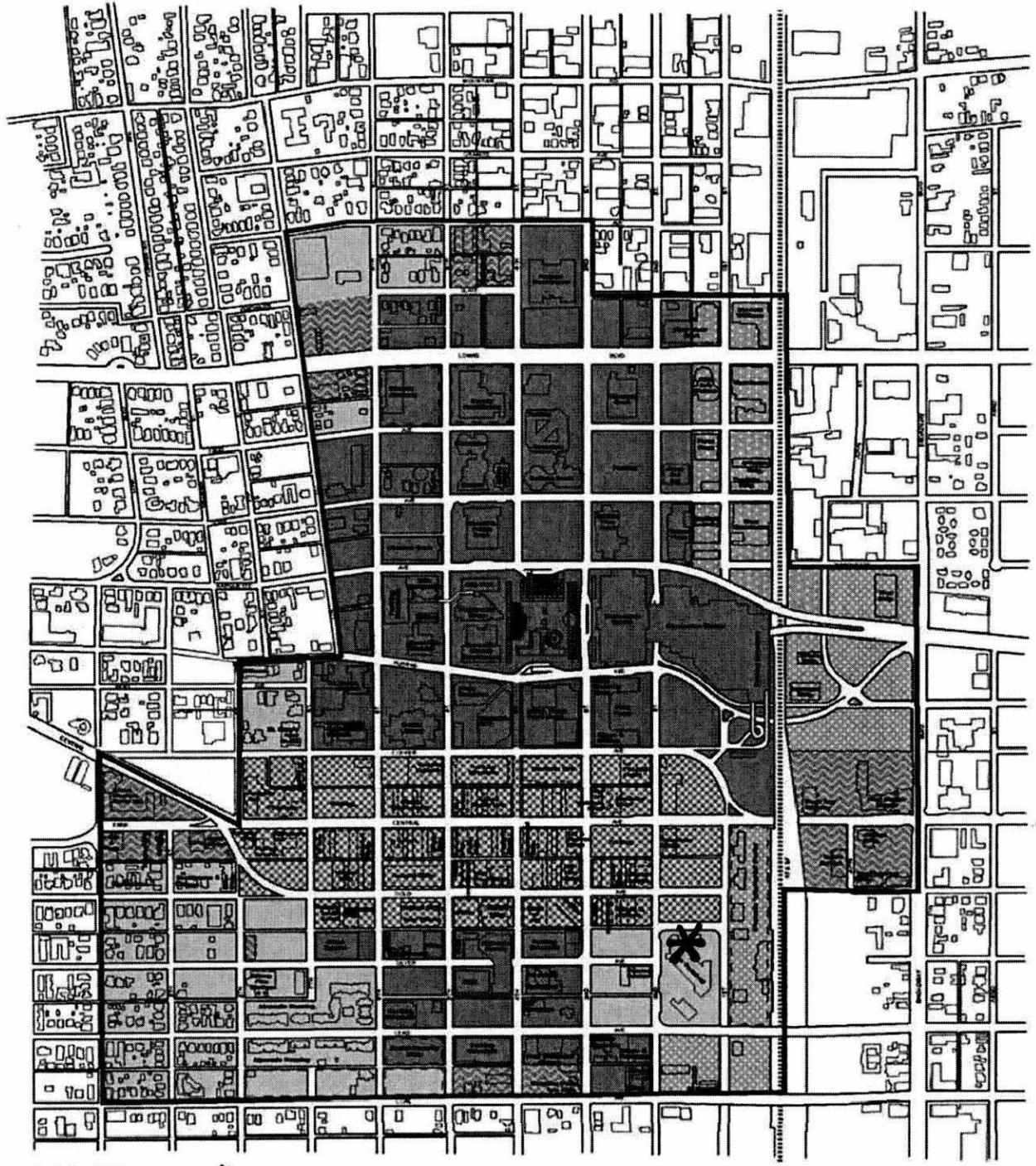
Please refer to the Zoning Code for specifics of the SU-2 zone, the SU-1 zone, and the C-1 zone.

## HISTORY

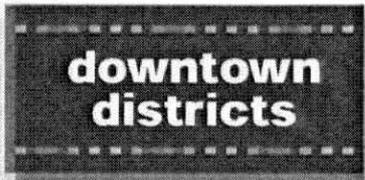
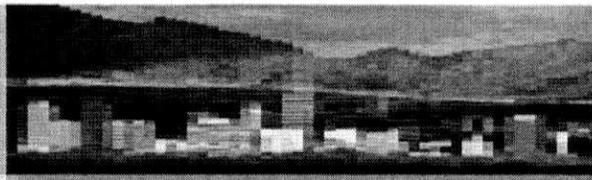
# DOWNTOWN 2025

## districts map

step one



- Housing Focus
- Warehouse Focus
- Arts & Entertainment Focus
- Government/Financial/Hospitality Focus
- Mixed-Use Corridor
- Downtown Core



downtown districts

Following is a general description of each of the Downtown districts and the uses envisioned in each district:

**Housing District — EXISTING**

Residential development is allowed and encouraged in all districts of Downtown. Residential is the primary use within the Housing District. The Housing District should be medium to high density with a range of housing types: 3-4 story townhouses, 4-6 story urban apartments, housing above retail or office, housing integrated into mixed use office structures, loft apartments converted from older mercantile buildings. Other neighborhood serving retail and ancillary office activity are allowed to provide diversity but must be compatible with the residential focus of this district.

.....  
**Arts and Entertainment District — PROPOSED**

The Arts & Entertainment District is the primary center for arts, entertainment, cultural, and specialty retail shopping experiences. The Arts & Entertainment District will serve as Downtown's Main Street and host a variety of activities and experiences. The ground floor of all buildings will have exciting street level arts, entertainment and retail presence in this district. Compatible office, hotel institutional, commercial and residential uses are encouraged above the street level. The street level design of buildings should be visually interesting and reinforce the image of a premier urban shopping district and entertainment district. The street level environment will be active, visually exciting and accommodating to the pedestrian. The Arts & Entertainment District is a logical location for a new arena, multi-plex theater, restaurants, clubs, and assorted visual and performing arts venues. It is the logical location for community festivals and celebrations.

.....  
**Government/Financial/Hospitality District**

Downtown will maintain its position as the government, financial, and hospitality center of the metropolitan region. Downtown is the seat of government for the City of Albuquerque, Bernalillo County, and regional Federal Government facilities. These and other State departments and agencies will be located Downtown. It is also the center of the federal, state and local judicial complex. Concentrate new government and private office development in this District. Locate high and medium density office development in the district. Convention and hospitality facilities are strongly encouraged to locate in this district as well. Street level retail is required in the district to provide services and street level vitality.

.....  
**Warehouse District**

The Warehouse District is a lasting remembrance of Downtown's early commercial district along the railroad. Therefore, it is important to protect its historic character by preserving the existing stock of older buildings, while promoting compatible infill development. Within the Warehouse District the reuse and rehabilitation of existing older commercial buildings is strongly encouraged. A broad range and diverse mix of uses are allowed and encouraged in the Warehouse District. These uses include: commercial, office, retail, residential, transportation and sports facilities.



**step two**

The Downtown Core is zoned SU-3 Special Center. R-3 and C-2 Uses are allowed as regulated by the Comprehensive City Zoning Code as further governed by this Sector Development Plan. The Development Regulations of the R-3 and the C-2 zones, including density, setbacks, open space, etc., do not apply within the Plan area. All uses are encouraged in the Downtown, except for the prohibited uses, shown on Page 34. However, the principal uses are: residential, arts, entertainment, office, cultural, hospitality, and specialty retail. The Plan strongly encourages a mixture of compatible land uses (office/residential, retail/office, arts/entertainment). Residential development is allowed and encouraged throughout all districts of Downtown.

All types of land uses are encouraged Downtown, however certain uses are not appropriate in some districts. To assure that uses most conducive to achieving *The Plan's* objectives are developed in the appropriate districts, it is important to permit, prohibit, or regulate uses by district. There are no parking requirements in the SU-3 Special Center Zone.

*The SU-3 zone creates a clear and defined (hard) boundary between the Downtown Core and surrounding neighborhoods. The Plan and zoning intent is to protect, retain, and enhance the integrity of neighborhoods surrounding the Downtown Core. Commercial and office intrusion into the surrounding neighborhoods is strongly discouraged.*

Following is a general color-coded District/Use Matrix to guide in determining if a use is appropriate in a District:

**EXISTING**

**PROPOSED**

	HOUSING <sup>1</sup>	GOVERNMENT FINANCIAL/ HOSPITALITY	WAREHOUSE	MIXED USE	ARTS & ENTERTAINMENT
<b>RESIDENTIAL<sup>2</sup></b>					
Ground Floor	P	R	P	P	R
Above Ground Floor	P	P	P	P	P
<b>RETAIL/SERVICES</b>	R <sup>3</sup>	P	P	P	P
<b>OFFICE/INSTITUTIONAL</b>	R <sup>3</sup>	P	P	P	P
<b>WAREHOUSE/WHOLESALE</b>	R	R	P	R	R
<b>MANUFACTURING</b>					
Per M-1	X	X	R <sup>3</sup>	X	X
Artisanal and Craft <sup>3</sup>	X	P	P	P	P

P = Permitted

R = Review Required

X = Prohibited

1. Housing district area between Central Avenue and Lomas Boulevard is restricted to residential development only to buffer the Downtown Neighborhood Association (DNA). The remaining housing district areas are controlled by the Uses Matrix.
2. Home occupations are allowed as regulated by the R-1 zone.
3. The purpose of *The Plan* is to encourage neighborhood serving retail.

# DOWNTOWN 2025

## step three building types

	Housing <i>EXISTING</i>	Government Financial	Warehouse	Mixed Use	Arts Entertainment <i>PROPOSED</i>
TYPE 'A'					
TYPE 'B'					
TYPE 'C'					
TYPE 'D'					
TYPE 'E'					
TYPE 'F'					
TYPE 'G'					
TYPE 'M'					
TYPE 'N'					
TYPE 'O'					
TYPE 'P'					
TYPE 'Q'					



[+ Bracketed/Underscored Material+] - New  
[- Bracketed/Strikethrough Material-] - Deletion

1 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY  
2 OF ALBUQUERQUE:

3 SECTION 1. The Development and Building Process, third paragraph, on  
4 page 28 of the City of Albuquerque’s Downtown 2010 Sector Development  
5 Plan (DSDP) is hereby amended as follows:

6 “The Downtown Development and Building Process is adopted to  
7 ensure that building development is predictable and real estate values  
8 are stable. This process puts the pedestrian first in all new projects and  
9 ensures that developments are compatible with each other and with the  
10 existing urban fabric. The Building Types and [- Building -] [+  
11 Development +] Standards set forth in this Plan are mandatory,  
12 however, the Planning Director, and/or the Director’s designee, may  
13 approve minor changes or deviations from the Building Types and/or [-  
14 Building -] [+ Development +] Standards [+ from any dimensional  
15 standard that is less than or equal to 25%. Any Deviation greater than  
16 25% and up to 50% from any dimensional standard shall be reviewed by  
17 the EPC. Notification and advertisement shall be by the normal EPC  
18 process. +] [- pursuant to regulations and procedures to be adopted by  
19 the City. -] [+ The approval shall be based on a written justification  
20 submitted by the applicant that describes consistency with the Goals of  
21 the Plan as well as compatibility with surrounding development.  
22 Deviations from the requirements of this Plan are to be reviewed by the  
23 Planning Director or the EPC, and not through application to the Zoning  
24 Hearing Examiner (ZHE). +]”

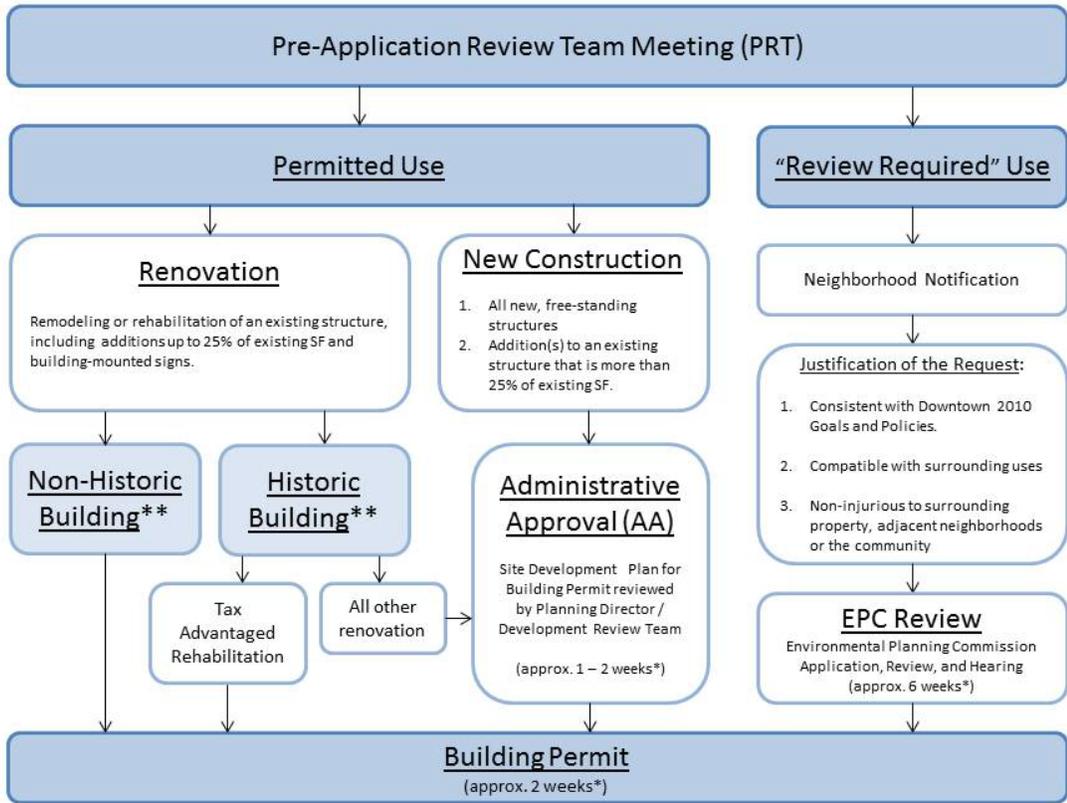
25 SECTION 2. The Approval Process, described on page 70 of the DSDP, is  
26 moved to become a new page 28b, and hereby amended as follows:

27 “A proposed Downtown development will be reviewed and approved  
28 within 30 – 34 days by adhering to the District’s Plan and Uses; the  
29 Building Types and Standards; and by preparing complete project  
30 documents. Below is a chart that outlines the process to obtain a  
31 building permit. It is mandatory that applicants present and discuss  
32 their project, in its entirety, with the appropriate departments at a Pre-  
33 Application Meeting. It is also critical for the applicant to understand if

1 their proposed project is a permitted, review required, or prohibited use  
 2 prior to starting the approval process [+ , see the District Use Matrix as  
 3 shown on page 32 +].

4 Permitted uses will go through either a renovation or a new  
 5 construction process. “Review Required” uses must go through the  
 6 Environmental Planning Commission (EPC) process and make a case as  
 7 to why and how the proposed use fits into the Downtown Plan. The  
 8 applicant for the proposed use must demonstrate that the use will be  
 9 compatible with surrounding uses in the district and that it would not be  
 10 injurious to surrounding properties, adjacent neighborhoods or the  
 11 community. [+ Neighborhood notification is required for “EPC Review  
 12 Required” proposals. +] The EPC may approve or disapprove the  
 13 proposed use. The EPC’s decision is appealable to the City Council in  
 14 accordance with Section 14-16-4-4 of the Zoning Code.”

[+ Bracketed/Underscored Material+] - New  
 [- Bracketed/Strikethrough Material-] - Deletion



\* Estimated review time begins after a complete application has been submitted  
 \*\* See Page 70 to determine if building is historic or non-historic, or if it qualifies as a Tax Advantaged Rehabilitation

15

16 **SECTION 3.** The regulation regarding the District Uses, Step 2, first  
 17 paragraph on page 32 of the DSDP, is hereby amended as follows:

[+ Bracketed/Underscored Material+] - New  
[- Bracketed/Strikethrough Material-] - Deletion

1 “The Downtown Core is zoned SU-3 Special Center [+ ] [- ,with—uses  
2 allowed in the R-3 and C-2 zones of -] [+ R-3 and C-2 Uses are allowed  
3 as regulated by +] the Comprehensive City Zoning Code as further  
4 governed by this Sector Development Plan. [+ The Development  
5 Regulations of the R-3 and the C-2 zones, including density, setbacks,  
6 open space, etc., do not apply within the Plan area. +] All uses are  
7 encouraged in the Downtown [+ , except for the prohibited uses, shown  
8 on Page 34. +] However, the principal uses are: residential, arts,  
9 entertainment, office, cultural, hospitality, and specialty retail. The Plan  
10 strongly encourages a mixture of compatible land uses  
11 (office/residential, retail/office, arts/entertainment). Residential  
12 development is allowed and encouraged throughout all districts of  
13 Downtown.  
14 **SECTION 4.** The following image shall be inserted in the DSDP on page 32  
15 to demonstrate step-backs for Type F, Terrace Building.



16  
17 **SECTION 5.** The regulation regarding the Allowable Building Height, for  
18 building Types M through Q of the DSDP, is hereby amended to allow 7  
19 stories, instead of 5 stories.  
20 **SECTION 6.** The Historic Preservation Building Standards, page 69 of the  
21 DSDP, is hereby amended as follows:

[+Bracketed/Underscored Material+] - New  
[-Bracketed/Strikethrough Material-] - Deletion

1 “Buildings shall incorporate elements of the original façade into the  
2 renovation scheme:

- 3 1. Do not cover existing original façade details by covering them  
4 with panels, signs, or by painting them out.
- 5 2. Do not alter the shape of existing original openings. If a window  
6 must be blocked, maintain its original shape.
- 7 3. Restore, where possible, the original façade by removing later  
8 additions of materials.
- 9 4. [+ In order to limit the detrimental effect of demolition on the  
10 character of the Downtown district, the total removal or removal  
11 of substantial portions of historic buildings shall be subject to the  
12 provisions of §14-12-9, ROA. This ordinance provides for  
13 demolition review of structures that are 50 years or more old if,  
14 during a public hearing, the Landmarks and Urban Conservation  
15 Commission invokes a demolition review period. +]

16 [+ Historic buildings are those buildings that are listed on the National  
17 Register of Historic Places or the State Register of Cultural Properties,  
18 or those buildings that are determined to be eligible for listing by the  
19 appropriate agency.

20 Registered historic buildings in the Downtown 2010 Plan Area include\*:

21 Atchison, Topeka & Santa Fe Railroad Freight House 314 1st St.

22 SW

23 E.R. Berry Residence 415 6th St. NW

24 Champion Grocery Building 622-626 Tijeras NW

25 Eller Apartments 113-127 8th St. SW

26 Federal Building 421 Gold Ave. SW

27 First Methodist Episcopal Church 3rd St. & Lead Ave.

28 First National Bank Building 217-223 Central Ave. NW

29 Good Shepherd Refuge 601 2nd St. SW

30 Old Hilton Hotel 125 2nd St. NW

31 Hope Building 220 Gold Ave. SW

[+Bracketed/Underscored Material+] - New  
[-Bracketed/Strikethrough Material-] - Deletion

- 1 Hudson House 817 Gold Ave. SW
- 2 Kimo Theater 421 Central Ave. NW (City Landmark)
- 3 S.H. Kress Building 414-416 Central Ave. SW
- 4 Maisel's Indian Trading Post 510 Central Ave. SW
- 5 McCanna Hubbell Building 418-424 Central Ave. SW
- 6 New Mexico – Arizona Wool Warehouse 520 1st. St. NW
- 7 Occidental Insurance Company Building 119 3rd St. SW (City
- 8 Landmark)
- 9 Pacific Desk Building 213-215 Gold Ave. SW
- 10 John Pearce House 718 Central Ave. SW
- 11 Old Post Office 123 4th St. SW
- 12 Puccini Building 620-624 Central Ave. SW
- 13 Rosenwald Building 320 Central Ave. SW (City Landmark)
- 14 Simms Building 400 Gold Ave. SW
- 15 Skinner Building 722-724 Central Ave. SW (City Landmark)
- 16 Southern Union Gas Building 723 Silver Ave. SW
- 17 Southwestern Brewery and Ice Company 601 Commercial St. NE
- 18 Springer Building 121 Tijeras Road NE
- 19 Sunshine Building 120 Central Ave. SW (City Landmark)
- 20 Yrisarri Block 400-402 Central Ave. SW

21 \* The above list is current as of January 2013.

22 Many other buildings in the Downtown are eligible for listing on the  
23 historic registers under the registered historic context “Historic and  
24 Architectural Resources of Central Albuquerque 1880-1970”. Consult  
25 with Planning Department staff for assistance with registering your  
26 building. Read the document and learn about the development of  
27 Downtown and eligible buildings at [www.cabq.gov/planning/boards-and-](http://www.cabq.gov/planning/boards-and-commissions/landmarks-and-urban-conservation-commission/historic-preservation-resources)  
28 commissions/landmarks-and-urban-conservation-commission/historic-  
29 preservation-resources.

### 30 FINANCIAL INCENTIVES / TAX ADVANTAGED REHABILITATION

31 Rehabilitation of historic structures may qualify for a 50-percent credit  
32 with caps against state income taxes and 20-percent with no cap on

[+Bracketed/Underscored Material+] - New  
[-Bracketed/Strikethrough Material-] - Deletion

1 federal income taxes. In the designated Arts & Culture District, the state  
2 tax credit is capped at twice the ordinary limit. In partnership with local  
3 commercial lenders and federal agencies, the Preservation Loan fund  
4 lends money at below the prime rate. Low-interest loans for buildings in  
5 the Downtown Albuquerque Main-Street district are also are available.  
6 For additional information see nmhistoricpreservation.org. Standards  
7 for qualified rehabilitations do apply and applications must be approved  
8 prior to starting any work. +]”

9 **SECTION 7. FINDINGS ACCEPTED.** The City Council adopts the following  
10 findings as recommended by the Environmental Planning Commission  
11 (EPC):

- 12 1. The City of Albuquerque Planning Department is proposing text  
13 amendments to the Downtown 2010 Sector Development Plan (DSDP)  
14 to help clarify specific language in the Plan and to allow more flexibility  
15 with the regulations in the Plan.
- 16 2. The amendments are sponsored by the City of Albuquerque Planning  
17 Department. The Planning Department has worked with the Downtown  
18 Action Team and other interested stakeholders in determining the text  
19 amendments.
- 20 3. The Charter of the City of Albuquerque, the Albuquerque  
21 Comprehensive Plan, the Downtown 2010 Sector Development Plan  
22 (DSDP) and the City of Albuquerque Zoning Code are incorporated  
23 herein by reference and made part of the record for all purposes.
- 24 4. The request meets the intent of the City Charter: Amending the text of  
25 an adopted sector development plan falls within the City’s powers  
26 (Article I). The text amendments of the DSDP “ensure the proper use  
27 and development of land, and promote and maintain an aesthetic and  
28 humane urban environment” (Article IX).
- 29 5. The proposed text amendments generally further the intent of City  
30 policies and regulations to promote the health, safety and general

[+Bracketed/Underscored Material+] - New  
[-Bracketed/Strikethrough Material-] - Deletion

1 welfare of the public. As the zoning authority for the City of  
2 Albuquerque, the City Council will make the final determination.

3 6. The requested amendments are not in significant conflict with adopted  
4 elements of the Comprehensive Plan, the Downtown Sector  
5 Development Plan or other city master plans including the following:

6 a. Comprehensive Plan Policies II.B.5.d, i, and l: The proposed text  
7 amendments will help to promote new development and  
8 redevelopment that allows improvements to the quality of site  
9 connectivity and the design of sites within the Downtown area,  
10 which respects neighborhood values. The amendments will not  
11 result in adverse effects of noise, lighting, pollution or traffic on  
12 residential environments and will encourage quality and  
13 innovation in design that is appropriate to the Downtown area.

14 b. Comprehensive Plan Goal for Activity Centers and Policies  
15 II.B.7.a and c: The Downtown area is designated as a Major  
16 Activity Center by the Comprehensive Plan. This request will  
17 have a beneficial impact on social and economic activities in this  
18 area as a whole, and the Downtown area will continue to grow in  
19 an urban fashion with higher density mixed use in buildings that  
20 are multi-story. This compact urban development will help to  
21 reduce urban sprawl, encourage multi-modal transportation and  
22 reduce the reliance on the automobile, while enhancing the  
23 identity of Albuquerque.

24 c. Comprehensive Plan Goal for Air Quality and Policy II.C.1.d: The  
25 text amendments will help to improve air quality, safeguarding  
26 public health and enhancing the quality of life, by reducing  
27 automobile travel and promoting reliance on transit and other  
28 multi-modal means of travel.

29 d. Comprehensive Plan Goal for Community Identity and Policies  
30 II.C.9.b and e: The text amendments regarding “deviations” will  
31 not affect the unique identity of the Downtown area since a

[+Bracketed/Underscored Material+] - New  
[-Bracketed/Strikethrough Material-] - Deletion

1 request for a deviation will have to meet the intent, goals and  
2 policies of the Downtown SDP.

3 e. Comprehensive Plan Goal for Economic Development and Policy  
4 II.D.6.g: The text amendments will encourage steady and  
5 diversified economic development, balanced with other important  
6 social, cultural and environmental goals of the Downtown Sector  
7 Plan. In addition, the amendments will help promote a balance of  
8 jobs with housing to reduce the need to travel.

9 7. The text amendments are consistent with the intent of the Downtown  
10 SDP to streamline the development process through easily understood  
11 design standards while protecting surrounding neighborhoods.

12 8. The applicant has adequately justified the request pursuant to  
13 Resolution 270-1980:

14 A. Section 1A: Consistency with the City’s health, safety, morals and  
15 general welfare can be demonstrated because the request generally  
16 furthers applicable Goals and policies. There will be minimal impact  
17 to existing infrastructure and services by allowing certain building  
18 types in the Downtown 2010 SDP to be a maximum of 7 stories  
19 instead of 5 stories.

20 B. Section 1B: The proposed height increase may bring stability to the  
21 neighborhood by fostering a sense of place. The proposed change  
22 does not change any of the uses in the existing zones.

23 C. Section 1C: The zone change is not in significant conflict with  
24 adopted elements of the Comprehensive Plan.

25 1. Land Use Policies II.B.5.d, i, and l: The proposed text  
26 amendments will help to promote new development and  
27 redevelopment that allows improvements to the quality of site  
28 connectivity and the design of sites within the Downtown area,  
29 which respects neighborhood values. The amendments will not  
30 result in adverse effects of noise, lighting, pollution or traffic on  
31 residential environments and will encourage quality and  
32 innovation in design that is appropriate to the Downtown area.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33

- 2. **Activity Centers Goal and Policies II.B.7.a and c:** The Downtown area is designated as a Major Activity Center by the Comprehensive Plan. This request will have a beneficial impact on social and economic activities in this area as a whole, and the Downtown area will continue to grow in an urban fashion with higher density mixed use in buildings that are multi-story. This compact urban form will help to reduce urban sprawl, encourage multi-modal transportation and reduce the reliance on the automobile, while enhancing the identity of Albuquerque.
  - 3. **Environmental Protection/Air Quality and Policy II.C.1.d:** The text amendments will help to improve air quality, safeguarding public health and enhancing the quality of life, by reducing automobile travel and promoting reliance on transit and other multi-modal means of travel.
  - 4. **Community Identity Goal and Policy II.C.9.b and e:** The text amendments will not affect the unique identity of the Downtown area and will continue to support the intent, goals and policies of the Downtown SDP.
  - 5. **Economic Development Goal and Policy II.D.6.g:** The text amendments will encourage steady and diversified economic development, balanced with other important social, cultural and environmental goals of the Downtown Sector Plan. In addition, the amendments will help promote a balance of jobs with housing to reduce the need to travel.
- D. Section 1D:** The request is shown to be more advantageous to the community as articulated in the Comprehensive Plan. The request furthers the preponderance of applicable Comprehensive Plan policies cited in Section C, above.
- E. Section 1E:** The request will not affect any of the uses currently allowed.
- F. Section 1F:** This request will require no unprogrammed capital expenditures by the City. Any improvements will be made and maintained privately.

[+Bracketed/Underscored Material+] - New  
[-Bracketed/Strikethrough Material-] - Deletion

- 1       **G. Section 1G: Neither the cost of land nor other economic**  
2           **considerations is the determining factor for a change of zone. The**  
3           **determining factor is the desire to maintain the iconic Downtown**  
4           **skyline, consistent with the intent of the Plan.**
- 5       **H. Section 1H: The request is not site specific and is not influenced by**  
6           **proximity to a collector or major street.**
- 7       **I. Section 1I: This request will not create a spot zone.**
- 8       **J. Section 1J: This request will not create a strip zone.**
- 9       **9. The proposed text amendments warrant clarification and revision in**  
10           **order to improve compliance with Public Service Company of New**  
11           **Mexico policies, and to create internal consistency within the Downtown**  
12           **Sector Development Plan (DSDP). Application of the proposed**  
13           **conditions of approval will achieve this.**
- 14       **10. The Downtown 2010 Notify List was notified and an article has been**  
15           **included in the April/May 2013 Neighborhood News Newsletter**  
16           **distributed to all neighborhood representatives. Notification was also**  
17           **posted on ONC’s homepage for the newsletter.**
- 18       **11. Planning Department Staff has not received any communications**  
19           **supporting or opposing this request. There is no known opposition to**  
20           **the request.**
- 21       **SECTION 8. SEVERABILITY CLAUSE. If any section, paragraph, sentence**  
22           **clause, word or phrase of this resolution is for any reason held to be**  
23           **invalid or unenforceable by any court of competent jurisdiction, such**  
24           **decision shall not affect the validity of the remaining provisions of this**  
25           **resolution. The Council hereby declares that it would have passed this**  
26           **resolution and each section, paragraph, sentence, clause, word or phrase**  
27           **thereof irrespective of any provisions being declared unconstitutional or**  
28           **otherwise.**
- 29       **SECTION 9. This resolution shall take effect five days after publication by**  
30           **title and general summary.**



[+Bracketed Material+] - New  
[-Bracketed Material-] - Deletion

1 adopted in 1992; and  
2 WHEREAS, the Downtown 2010 Sector Development Plan was jointly  
3 developed by the City of Albuquerque and the Downtown Action Team with  
4 assistance from area property owners, business people, residents, institutions  
5 and neighborhood representatives; and  
6 WHEREAS, the Downtown is a key element in the City's overall economic  
7 program and as an important part its efforts to promote and market Albuquerque  
8 to new investments; and  
9 WHEREAS, the Environmental Planning Commission, in its advisory role  
10 on all matters relating to Planning, Zoning and Environmental Protection, has  
11 approved and recommended adoption of the Downtown 2010 Sector Development  
12 Plan; which includes amending the Downtown core boundary; and  
13 WHEREAS, the City of Albuquerque originally adopted the Downtown  
14 Neighborhood Area Sector Development Plan in 1976 through action on Council  
15 Resolution 158-1976 and subsequently adopted additional amendments; and  
16 WHEREAS, the Downtown 2010 Sector Development Plan addresses  
17 protecting surrounding neighborhoods from intrusion of commercial and office  
18 land uses; and  
19 WHEREAS, the Downtown 2010 Sector Development Plan proposes  
20 expanding the Downtown core boundary and controlling development in the  
21 western area of Downtown to residential uses only; and  
22 WHEREAS, the expanded Downtown core boundary will help stabilize and  
23 conserve the Downtown Neighborhood Area (DNA); and  
24 WHEREAS, the City of Albuquerque adopted the Huning Castle and  
25 Reynolds Addition Neighborhood Sector Development Plan through Council  
26 Resolution 22-1981; and  
27 WHEREAS, the City of Albuquerque McClellan Park Sector Development  
28 Plan through Council Enactment 10-1984, and amended that plan through Council  
29 Resolution R-230; and  
30 WHEREAS, the Downtown 2010 Sector Plan contains goals and objectives  
31 encouraging new neighborhood oriented commercial development; and

[+Bracketed Material+] - New  
[-Bracketed Material-] - Deletion

1           WHEREAS, the Downtown 2010 Sector Development Plan addresses  
2 protecting surrounding neighborhoods while providing mixed used  
3 developments; and

4           WHEREAS, the expanded Downtown core boundary will encourage  
5 residential development, neighborhood serving retail and ancillary office activity.

6 **BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**  
7 **ALBUQUERQUE:**

8           **SECTION 1.** The Downtown 2010 Sector Development Plan attached hereto  
9 and made a part hereof; is hereby adopted, serving as a guide to partial  
10 implementation of the Albuquerque/Bernalillo County Comprehensive Plan and  
11 the investment of public and private funds.

12           **SECTION 2.** The 1989 Downtown Core Revitalization Strategy including the  
13 Rank III Sector Development Plan and plan amendments adopted by Resolution  
14 44-1990, and the 1992 Design Standards & Guidelines for Downtown Central  
15 Avenue are hereby repealed.

16           **SECTION 3.** The Downtown Neighborhood Area (DNA) Sector Development  
17 Plan boundaries are amended as per the attached map.

18           **SECTION 4.** The Huning Castle and Reynolds Addition Neighborhood  
19 Sector Development Plan boundaries are amended as per the attached map.

20           **SECTION 5.** The McClellan Park Sector Development Plan boundaries are  
21 amended as per the attached map.

22           **SECTION 6.** The boundaries, districts, and design standards as proposed  
23 by the Downtown 2010 Sector Development Plan are more advantageous to the  
24 community than the existing boundaries and uses, and will encourage the  
25 development of the sector plan area as an urban center, consistent with the  
26 Comprehensive Plan.

27           **SECTION 7. SEVERABILITY CLAUSE.** If any section, paragraph, sentence,  
28 clause, word or phrase of this resolution is for any reason held to be invalid or  
29 unenforceable by any court of competent jurisdiction, such decision shall not  
30 affect the validity of the remaining provisions of this resolution. The Council  
31 hereby declares that it would have passed this resolution and each section,  
32 paragraph, sentence, clause, word or phrase thereof irrespective of any  
33 provisions being declared unconstitutional or otherwise invalid.

**SECTION 8. EFFECTIVE DATE AND PUBLICATION. This resolution shall become effective five or more days after publication in full when a copy of the resolution is filed in the office of the County Clerk.**

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33

**[+Bracketed Material+] - New  
[-Bracketed Material-] - Deletion**

## APPLICATION INFORMATION

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION**

\_\_\_ Major subdivision action  
 \_\_\_ Minor subdivision action  
 \_\_\_ Vacation  
 \_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

\_\_\_ for Subdivision  
 \_\_\_ for Building Permit  
 \_\_\_ Administrative Amendment (AA)  
 \_\_\_ Administrative Approval (DRT, URT, etc.)  
 \_\_\_ IP Master Development Plan  
 \_\_\_ Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

\_\_\_ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

**S Z ZONING & PLANNING**

\_\_\_ Annexation

V X Zone Map Amendment (Establish or Change Zoning, Includes Zoning within Sector Development Plans)

P \_\_\_ Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D \_\_\_ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**

\_\_\_ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: City of Albuquerque PHONE: 505 924 3907

ADDRESS: 600 2nd Street FAX: \_\_\_\_\_

CITY: Alb. STATE NM ZIP 87102 E-MAIL: mbutkus@cabq.gov

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sector Development Plan Map Amendment from S4-3/Housing to S4-3/Arts and Entertainment

Is the applicant seeking incentives pursuant to the Family Housing Development Program? \_\_\_ Yes. X No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. 1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addr/TBKA: Silver Gardens

Existing Zoning: S4-3/Housing Proposed zoning: S4-3/Arts & Entertainment MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): K-14-2 UPC Code: 101405724835526801

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1006936

**CASE INFORMATION:**

Within city limits? \_\_\_ Yes Within 1000FT of a landfill? \_\_\_\_\_

No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: \_\_\_\_\_

Between: \_\_\_\_\_ and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Matthew Butkus DATE 03-02-2017

(Print Name) Matthew Butkus Applicant  Agent:

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>DRB EPC 40005</u>	<u>ASDM</u>	_____	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>April 13, 2017</u>			Total
			\$ <u>0</u>

V 3-2-17 Project # 1006936

Revised: 11/2014

**FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS**

**ANNEXATION (EPC08)**

- \_\_\_ Application for zone map amendment including those submittal requirements (see below).  
*Annexation and establishment of zoning must be applied for simultaneously.*
- \_\_\_ Petition for Annexation Form and necessary attachments
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined and indicated  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
- \_\_\_ Letter describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Board of County Commissioners (BCC) Notice of Decision
- \_\_\_ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
- \_\_\_ Sign Posting Agreement form
- \_\_\_ Traffic Impact Study (TIS) form
- \_\_\_ List any original and/or related file numbers on the cover application  
*EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- \_\_\_ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- \_\_\_ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- \_\_\_ Zone Atlas map with the entire plan area clearly outlined and indicated
- \_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
- \_\_\_ Traffic Impact Study (TIS) form (for EPC public hearing only)
- \_\_\_ Fee for EPC final approval only (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application  
*Refer to the schedules for the dates, times and places of DRB and EPC hearings.*

Your attendance is required.

**AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- \_\_\_ Zone Atlas map with the entire property clearly outlined and indicated
- \_\_\_ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
- \_\_\_ Sign Posting Agreement form
- \_\_\_ Traffic Impact Study (TIS) form
- \_\_\_ Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application  
*EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

**AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**

**AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
- Plan to be amended with materials to be changed noted and marked
- Zone Atlas map with the entire plan/amendment area clearly outlined
- Letter of authorization from the property owner if application is submitted by an agent (map change only)
- Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
- Letter briefly describing, explaining, and justifying the request
- Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
- Traffic Impact Study (TIS) form
- Sign Posting Agreement
- Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application  
*EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- \_\_\_ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- \_\_\_ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- \_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_ Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application  
*EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

*Matthew Butkus*  
*Matthew Butkus*

Applicant name (print)  
3-2-17  
Applicant signature & Date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
DEPC - 40005  
-  
-

Revised: June 2011  
*[Signature]* 3-2-17  
Staff signature & Date  
Project # 1003936



Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: SECTOR DEVELOPMENT PLAN MAP AMENDMENT FROM SU- 3 / HOUSING FOCUS  
TO SU-3 / ARTS AND ENTERTAINMENT FOCUS, ZONE MAP AMENDMENT, ZONE  
ATLAS PAGE K-14**

Dear Chair Hudson,

PO Box 1293

The City of Albuquerque Metropolitan Redevelopment Agency ("MRA"), in accordance with City Resolution 270-1980, respectfully requests your review and approval of a sector development plan map amendment, allowing a change of zoning from SU-3 / Housing Focus to SU-3 / Arts and Entertainment Focus for the property described below:

Albuquerque

NM 87103

**TR 1 PLAT FOR SILVER GARDENS SUBDIVISION CONT .7966**

www.cabq.gov

The property is located on Silver Avenue between 1<sup>st</sup> and 2<sup>nd</sup> Streets in downtown Albuquerque. The immediate area surrounding the property has experienced growth and investment in recent years. To the east of the property is the Alvarado Transportation Center, to the south is the Silver Gardens Apartments, to the north is a city operated parking garage and the 100 Gold mixed-use building, and to the west is the Imperial Building, a mixed-use property with housing above ground floor commercial space.

The Albuquerque/Bernalillo County Comprehensive Plan identifies the area that the property resides in as a Central Urban Area and an Existing Major Activity Center.

The requested sector development plan map amendment would create a more favorable zoning designation for the subject property to act as a desired catalyst project in the Downtown Metropolitan Redevelopment Area. The property is a vacant lot of approximately 0.8 acres in size. It is presently being used as a temporary construction

staging area for the One Central development currently being built on the northeast corner of 1<sup>st</sup> Street and Central Avenue. The requested sector development plan map amendment will not remove any uses from the property. The change will simply shift the main focus from Housing to Arts and Entertainment. The change to Arts and Entertainment is consistent with other properties in the area fronting the north side of Second Street, namely the Imperial Building located immediately west of the subject property. The site of the Imperial Building was previously zoned SU-3 / Housing Focus. On May 10, 2012, the Environmental Planning Commission voted to approve a sector development plan map amendment to change the focus to SU-3 / Arts and Entertainment. With the change in zoning for the Imperial Building site and the existing zoning of SU-3 / Arts and Entertainment for many of the properties located to the immediate north of the subject property, this same designation is appropriate for the subject site at 101 Silver SW.

### **Request for Sector Development Plan Map Amendment**

The current zoning designation on the property is SU-3 / Housing Focus, which makes residential uses the primary development type permitted at and above the ground floor level. Additional types of retail and office uses are allowed within the housing focus designation as long as they provide diversity and are compatible with the nature of the housing in the area. Appropriate reviews and approvals are required for retail/services, office/institutional, and warehouse/wholesale uses within the Housing Focus designation.

The requested sector development plan map amendment from SU-3 / Housing Focus to SU-3 / Arts and Entertainment Focus will keep all of the allowable uses available to the property that currently exist. The change will allow for the easier integration of the uses within a redevelopment project, thus providing an increase in available services and strengthening the downtown community.

### **Justification and Policy Analysis**

Below is the R-270-1980 analysis to show how the requested sector development plan map amendment for this property will further the goals set in the Albuquerque/Bernalillo County Comprehensive Plan and the Downtown 2025 Sector Development Plan. The responses provided below show how this requested sector development plan map amendment is consistent with the growth and development patterns desired by the City.

The R-270-1980 zone change policies and criteria are in regular font and the applicant responses are in **bold**.

- A. A proposed zone change must be found to be consistent with the health, safety, and general welfare of the neighborhood, community, and city.

**The proposed sector development plan map amendment is consistent with the health, safety, and general welfare of the neighborhood, community and city. The subject property is located in downtown Albuquerque and the neighborhood has seen the recent development of a variety of commercial and residential properties in both single and mixed-use projects. The requested change is in-line with the City of Albuquerque and Bernalillo County Comprehensive Plan (“Comp Plan”), and the Downtown 2025 Sector Development Plan (“Downtown Plan”) which also serves as the Downtown Metropolitan Redevelopment Plan.**

- B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

**The stability of land use and zoning of the area will remain consistent. The property located to the west of the subject site, the Imperial Building, is zoned SU-3 / Arts and Entertainment Focus, as are nearly all the properties fronting Goal Avenue and Central Avenue, one and two blocks north of the subject site, respectively. The current zoning on the property allows for additional commercial uses to occur, other than housing, with appropriate reviews and approvals. With the approval of a sector development plan map amendment no uses will be removed from the property, it will however allow several uses that currently require a review and approval to be permitted. Housing above the ground floor will continue to be a permitted and important use.**

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

## **ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN POLICIES**

### **POLICY II.B.5 DEVELOPING AND ESTABLISHED URBAN AREAS**

*Note: The Central Urban Area is a portion of the Established Urban Area and as such is subject to policies of section II.B.5. ... Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.*

Goal

The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy e

New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

**The property is one of a few remaining undeveloped properties within the downtown core. The surrounding properties have all been developed with varying uses including residential, retail, transit and parking. The approval of the sector development plan map amendment will allow for this vacant property to be developed into a manner that is more appropriate for the context of the existing area and to support the land uses of adjacent, previously developed properties.**

Policy o

Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

**The approval of the sector development plan map amendment will make way for the redevelopment of a vacant property within the Established Urban Area. The requested SU-3 / Arts and Entertainment zoning will allow for beneficial uses and services to be brought to the downtown core, providing strength and stability to the community.**

Policy p

Cost-effective redevelopment techniques shall be developed and utilized.

**The property is currently owned by the City of Albuquerque. The sector development plan map amendment will facilitate a partnership between the City and a private sector developer(s) to redevelop the property as a catalyst project in a cost effective manner.**

**POLICY II.B.6 CENTRAL URBAN AREA**

The Goal is to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.

**The subject property is located within the heart of the Central Urban Area and the historic center of downtown Albuquerque. As the downtown core has grown and revitalized, the need to adjust the focus of certain properties to meet the changing needs of the area has also grown. The location of the subject property, being positioned between the Alvarado Transportation Center and the Imperial Building, makes it more appropriate to change the Downtown 2025 SU-3 focus from Housing to Arts and Entertainment**

### **POLICY II.B.7 ACTIVITY CENTERS**

The Goal is to expand and strengthen concentration of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

**The requested map amendment will facilitate a public/private partnership that will result in the expansion and concentration of moderate and high-density mixed land use in the Downtown Major Activity Center.**

#### **Policy a**

Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation.

**The subject property is located in the Major Activity Center of Downtown Albuquerque. The requested map amendment will maintain the desired development pattern of the Activity Center supporting a mix of uses and concentrated activity. The property is located between the Alvarado Transportation Center and the Imperial Building which has ground level retail**

**businesses. The development of the site will create a continuous frontage along the north side of Silver Avenue from the Alvarado Transportation Center to 3<sup>rd</sup> Street, increasing pedestrian and transit activity within the Activity Center.**

**Policy b**

Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.

**The subject property is located in the heart of the Major Activity Center of Downtown Albuquerque. With the approval of the sector development plan map amendment, housing will still be an allowable use on the property allowing development to meet and exceed the desired densities above 30 dwelling units per acre.**

**Policy c**

Structures whose height, mass or volume would be significantly larger than any others in their surroundings shall be located only in Major Activity Centers to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access.

**The subject property is located in a Major Activity Center that currently has structures of varying height, mass and volume. Any development that does occur on the property will contribute to the desired visual variety and functional diversity in the metropolitan area.**

**Policy f**

The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

**The subject site is located to the interior of the Activity Center area and is appropriately buffered from any low density residential development. The Downtown Activity Center has many mid-rise and high-rise buildings and any development that occurs will not be out of place or harmful to areas of less intensive development.**

**Policy i**

Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

**Housing will still be an allowable use with the approval of the requested sector development plan map amendment. The inclusion of multi-unit housing will be possible with the map amendment.**

Policy j

The City will structure capital expenditures and land use regulations in support of creating multi-use Activity Centers, and will promote ongoing public/private cooperation necessary for private market conditions that support the development and functioning of Activity Centers.

**The requested sector development plan map amendment will facilitate a public/private partnership between the City of Albuquerque and a private developer for the development of the property. The partnership that is created will contribute to the vitality and success of the downtown Activity Center and help to encourage additional investment.**

**POLICY II.D.6 ECONOMIC DEVELOPMENT**

Goal

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy a

New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

**The sector development plan map amendment will better facilitate new employment opportunities in the area that will accommodate a wide range of occupational skills and salary levels. These new employment opportunities may be filled by local residents. The new services available will increase the number of businesses and resources available in the area for residents and visitors alike.**

Policy b

Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

**The diversity of uses allowed by the proposed sector development plan map amendment will create a path for local and national businesses and professional firms to locate to the property. New development and businesses will be a catalyst in the area and encourage additional private investment.**

#### Policy g

Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

**The proposed amendment will allow for a variety of employment-based uses to occur on the property. The mix of employment, retail and residential uses will contribute to the balance of housing and jobs in the area while reducing the travel demand and increasing the density of the area as desired by the Downtown 2025 Sector Development Plan.**

### **DOWNTOWN 2025 SECTOR DEVELOPMENT PLAN**

#### Employment Policy #2

Encouraging small businesses to locate and stay Downtown.

**The sector development plan map amendment to an Arts and Entertainment Focus will allow small and locally owned business to take advantage of the downtown marketplace. With the ability to locate a business on the ground level with a storefront access, small business will be able to take advantage of the increased pedestrian activity in the area due to the many recent mixed-use development projects occurring in the area.**

#### Tourism & Hospitality

Make Downtown and the Historic district a “tourist destination”

**The proposed amendment will allow for the continuation of redevelopment and investment in downtown Albuquerque, furthering the attractiveness and desirability of the area as a tourist destination. The property’s location across from the Alvarado Transportation Center, will make it one of the first locations**

**tourist traveling to the area via mass transit will encounter, making its appropriate use mix vitally important.**

- D. The applicant must demonstrate that the existing zoning is inappropriate because;
- (1) There was an error when the existing zone map pattern was created, or
  - (2) Changed neighborhood or community conditions justify the change, or
  - (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.

**Item #1: There was not an error when the existing zoning map pattern was created.**

**Item #2: Changes in the neighborhood conditions have occurred in recent years that justify the requested change. The immediate area has seen the development of the Silver Gardens Apartments to the south of the subject site, the Alvarado Transportation Center to the east and the Casitas de Colores Apartments to the southwest.**

**One of the most significant changes to the condition of the community was the development of the mixed-use Imperial building to the west of the subject site. The Imperial Building has residential apartments above ground floor commercial space including a grocery store. The Environmental Planning Commission approved a sector development plan map amendment from SU-3 / Housing Focus to SU-3 / Arts and Entertainment Focus in 2012 for the Imperial Building to be developed; the same request is being made for this application.**

**Item # 3: The Arts and Entertainment Focus will be more advantageous to the community and the urban fabric of downtown maintaining the consistency in zoning on the north side of Silver Avenue, between 1<sup>st</sup> and 3<sup>rd</sup> Streets.**

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.

**The change will not create a situation where permissive uses would be harmful to the adjacent properties, the neighborhood or the community. The permitted uses will be the same as those of the Imperial Building immediately to the west of the subject property and many of the properties located to the north on Gold**

**and Central Avenues. The retail/services and office/institutional uses that are permitted in the requested zoning are currently allowable with required review and approval under the existing zoning designation.**

- F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the City may be;
- (1) Denied due to lack of capital funds, or
  - (2) Granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

**The proposed change will not require any major and un-programmed capital expenditures by the City.**

- G. The cost of land or other economic consideration pertaining to the applicant shall not be the determining factor for a change of zone.

**The property is currently owned by the City of Albuquerque, therefore the cost of land or other economic consideration is not the determining factor for the sector development plan map amendment.**

- H. Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

**The location of the property with frontage on 1<sup>st</sup>, 2<sup>nd</sup> and Silver Streets, is not part of the justification for the requested amendment. Under the existing zoning retail/services and office/institutional uses are allowed with proper reviews and approvals. Providing appropriate services and retail options, in addition to residential uses, makes the requested change more suitable for the property and its location in the downtown community.**

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when;
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development, or
  - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones;

because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.

**The requested sector development plan map amendment would not represent a “spot zone”. There are several other properties in the immediate area that are zoned SU-3 / Arts and Entertainment Focus, the same zoning that is being requested. The approval of the requested amendment will further the goals outlined by the City for the area and continue the ongoing revitalization seen in the downtown community.**

- J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where;
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan, and
  - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

**The requested sector development plan map amendment would not represent a “strip zone”. There are numerous other properties in the immediate area that are zoned SU-3 / Arts and Entertainment Focus, the same zoning that is being requested.**

### **Conclusion**

**The requested sector development plan map amendment will create consistency in the zoning pattern of downtown Albuquerque and further the desired goals, policies and intents of the Albuquerque / Bernalillo County Comprehensive Plan and the Downtown 2025 Sector Development Plan. With the recent development that has occurred in the area, a change in the community conditions has occurred, and the requested sector development plan map amendment is appropriate to further catalyze new development and redevelopment in this important Major Activity Center.**

Sincerely,

*Rebecca Velarde*

Rebecca Velarde  
Metropolitan Redevelopment Agency  
Planning Department

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from 3/29/17 To 4/13/17

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] 3-2-17  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 3/2/17 Michael J. Van  
(Date) (Staff Member)

PROJECT NUMBER: 1006936

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: City of Albuquerque DATE OF REQUEST: 2/28/17 ZONE ATLAS PAGE(S): K14

**CURRENT:**

ZONING SU-3 / Housing Focus  
PARCEL SIZE (AC/SQ. FT.) 0.8 acres

**LEGAL DESCRIPTION:**

LOT OR TRACT # 1 BLOCK # 0000  
SUBDIVISION NAME Silver Gardens

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ] SU-3 Arts &  
ZONE CHANGE [X]: From Housing To Entertainment  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT [ ]  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [X]  
NEW CONSTRUCTION [ ]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: \_\_\_\_\_  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE 

DATE 03-01-17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

  
TRAFFIC ENGINEER

03-01-17  
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /   TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED   /  /

NOTIFICATION &  
NEIGHBORHOOD INFORMATION



# Notification Inquiry Form

Use this form to submit a request to the Office of Neighborhood Coordination to obtain neighborhood or homeowner association contact information for application submittal to the Planning Department.

**Instructions:** Please fill out this form completely and include a zone atlas map that is marked to indicate where the subject site is located. Then, submit this form and your map in one of the following ways: 1) In person at the Office of Neighborhood Coordination, 5<sup>th</sup> Floor, 600 2<sup>nd</sup> Street NW; or 2) Email it to [ONC@cabq.gov](mailto:ONC@cabq.gov).

**Developer Inquiry For:**

- Cell Tower Submittal – Type: Select Tower Type
- DRB Submittal
- EPC Submittal
- LUCC Submittal
- ZHE Submittal (need address & zone map only)
- AA Submittal
- City Project Submittal
- Liquor License Submittal
- Other:

**Anticipated Advertised Public Hearing Date:** (list here) *April 13<sup>th</sup>*

Contact Name: *Matthew Butkus*  
Company Name: *CABQ*  
Address: *600 2<sup>nd</sup> St. SW*  
City: *Alb.* State: *NM* Zip Code: *87102*  
Phone: *505.924.3907* Email: *mbutkus@cabq.gov*

**Legal Description Information:**

Describe the legal description of the subject site for this project:  
*TR 1 PLAT FOR SILVER GARDENS SUBDIVISION CONT .7966 AC*

Located on/between (street name or other identifying mark):  
*101 SILVER ST SW*

This site is located on the following zone atlas page:  
*K14*



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**\*PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

March 1, 2017

Matthew Butkus  
City of Albuquerque, Metropolitan Redevelopment Agency  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102  
(505) 924-3907

Dear Matthew:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[EPC Submittal]** project recorded as **[TR 1 PLAT FOR SILVER GARDENS SUBDIVISION]** located on **[Silver Ave. between 1<sup>st</sup> St. and 2<sup>nd</sup> St.]** zone map **[K-14]**.

This correspondence serves as your “Notification Inquiry Letter” from the Office of Neighborhood Coordination, and must be included as part of your application. Please see “ATTACHMENT A” for a list of NA’s / HOA’s that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Sincerely,  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

## Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text:  
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at [ONC@cabq.gov](mailto:ONC@cabq.gov) or by phone at (505) 924-3914.  
A facilitated meeting request must be received by ONC by: **Monday, March 13, 2017.**

## Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.  
  
\*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.
2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 924-3914 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(ONC use only)

Date Processed: **03/01/17** ONC Staff Initials: **VMQ**

# **ATTACHMENT A**

## **BARELAS NEIGHBORHOOD ASSOCIATION (R)**

Elisha Miranda-Pohl  
5418 Evans Rd. SW/87102 385-9029 (c)  
Stephen Eiland  
1115 Santa Fe Ave. SW/87102

## **BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC.**

Doug Majewski  
P.O. Box 302/87103  
Rob Dickson  
P.O. Box 302/87103 515-5066 (c)

## **CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN (R)**

Kristi L. Houde  
617 Edith Blvd. NE, Apt. #8/87102 250-6704 (c)  
Frank H. Martinez  
501 Edith NE/87102 243-5267 (h)

## **DOWNTOWN NEIGHBORHOODS ASSOCIATION (R)**

Reba Eagles  
1500 Lomas Blvd. NW, Ste. B/87104 604-3434 (c)  
David McCain  
1424½ Lomas Blvd. NW/87104 250-8757 (c)

## **HUNING HIGHLAND HISTORIC DISTRICT ASSOCIATION (R)**

Bonnie Anderson  
522 Edith SE/87102  
Ann L. Carson  
416 Walter SE/87102

## **MARTINEZTOWN WORK GROUP**

Loretta Naranjo Lopez  
1127 Walter NE/87102 270-7716 (c)  
Christina Dauber  
708 Don Tranquilino NE/87102  
243-1718 (h) 828-5472 (w)

## **RAYNOLDS ADDITION NEIGHBORHOOD ASSOCIATION (R)**

Bob Tilley  
806 Lead Ave. SW/87102 263-9848 (h)  
Deborah Foster  
1307 Gold SW/87102 243-4865 (h)

## **SANTA BARBARA-MARTINEZTOWN ASSOCIATION (R)**

Monique Bell  
1420 Edith Blvd. NE/87102 319-0839 (c)  
Carol Krause  
800 Mountain Rd. NE/87102 507-0673 (c)

**SILVER PLATINUM DOWNTOWN NEIGHBORHOOD ASSOCIATION (R)**

Ron Casias  
205 Silver Ave. SW, Apt. #428/87102  
319-0958 (c)  
Leonard Morin  
100 Silver Ave. SW, Apt. #401/87102  
319-1169 (c)

**SOUTH BROADWAY NEIGHBORHOOD ASSOCIATION (R)**

Frances Armijo  
915 William SE/87102 400-3473 (c) 247-8798 (h)  
Gwen Colonel  
900 John St. SE/87102 513-257-9414 (c)

**VILLA DE SAN MARTIN H.O.A., INC. (VSM)**

**\*Stephen Maynard** *e-mail:* srmcongeo@comcast.net  
521 Roma NE/87102 307-2065 (h)  
Pamela Meyer *e-mail:* pmeyer@sentrymgt.com  
4121 Eubank Blvd. NE/87111 323-7600 ext. 28 (o)

**SYCAMORE N.A. (SYM) "R"**

Peter Schillke *e-mail:* pschillke@gmail.com  
1217 Coal Ave. SE/87106 243-8368 (h)  
Mardon Gardella *e-mail:* mg411@q.com  
411 Maple St. NE/87106

**SPRUCE PARK N.A. INC. (SPK) "R"**

**\*Peter Feibelman**  
1401 Sigma Chi NE/87106 242-1946 (h)  
Alan Paxton *e-mail:* paxtona@swcp.com  
1603 Roma Ave. NE/87106 244-0980 (h)  
**Website:** [www.spruceparkneighborhood.com](http://www.spruceparkneighborhood.com) **NA E-mail:** [spnassociation@gmail.com](mailto:spnassociation@gmail.com)

**SILVER HILL N.A. (SHL) "R"**

**\*James Montalbano** *e-mail:* ja.montalbano@comcast.net  
1404 Silver Ave. SE/87106 243-0827 (c) 244-1200 (w)  
Elizabeth Doak *e-mail:* elizedoak@aol.com  
1606 Silver SE/87106 242-8192 (h) 243-3200 (w)  
**Website:** [www.silverhillabq.org](http://www.silverhillabq.org)

**UNIVERSITY HEIGHTS N.A. (UHT) "R"**

**\*Julie Kidder** *e-mail:* [juliekidder@gmail.com](mailto:juliekidder@gmail.com)  
120 Vassar SE/87106 269-3967 (c)  
Don Hancock *e-mail:* sricdon@earthlink.net  
105 Stanford SE/87106 262-2053 (h) 262-1862 (w)  
**Website:** [www.uhanm.org](http://www.uhanm.org) **NA E-mail:** [info@uhanm.org](mailto:info@uhanm.org)

**VICTORY HILLS N.A. (VHL) "R"**

**\*Erin Engelbrecht** *e-mail:* eebrecht@yahoo.com  
P.O. Box 40298/87196 350-8984 (c)  
Patricia Willson *e-mail:* info@willsonstudio.com  
505 Dartmouth SE/87106 266-8944 (h)  
**Website:** facebook.com/VictoryHillsNeighborhoodAssociation **NA E-mail:** draca@swcp.com

**WELLS PARK N.A. (WPK) “R”**

\***Mark Horst** *e-mail:* horst.mark@gmail.com

1114 7<sup>th</sup> St. NW/87102 612-384-4049 (c)

Doreen McKnight *e-mail:* djameson5966@gmail.com

1426 7<sup>th</sup> St. NW/87102 615-2937 (c)

**Website:** [www.wpna.wordpress.com](http://www.wpna.wordpress.com) **NA E-mail:** [wellsarkna@gmail.com](mailto:wellsarkna@gmail.com)

**HUNING CASTLE N.A. (HCS) “R”**

\***Harvey Buchalter** *e-mail:* hcbuchalter@gmail.com

1615 Kit Carson SW/87104 247-2602 (h)

Deborah Allen *e-mail:* debzallen@ymail.com

206 Laguna Blvd. SW/87104 250-3669 (h)

**Website:** [www.huningcastle.com](http://www.huningcastle.com) **NA E-mail:** [hcnalert@gmail.com](mailto:hcnalert@gmail.com)

**CLAYTON HEIGHTS/LOMAS DEL CIELO N.A. (CHL) “R”**

\***Isabel F. Cabrera** *e-mail:* Isabel\_f\_cabrera\_617@msn.com

1720 Buena Vista SE/87106 242-4494 (h)

Eloisa Molina-Dodge *e-mail:* e\_molinadodge@yahoo.com

1704 Buena Vista SE/87106 243-4322 (h) 301-5051 (c)

**Website:** <http://www.claytonheightsna.org>

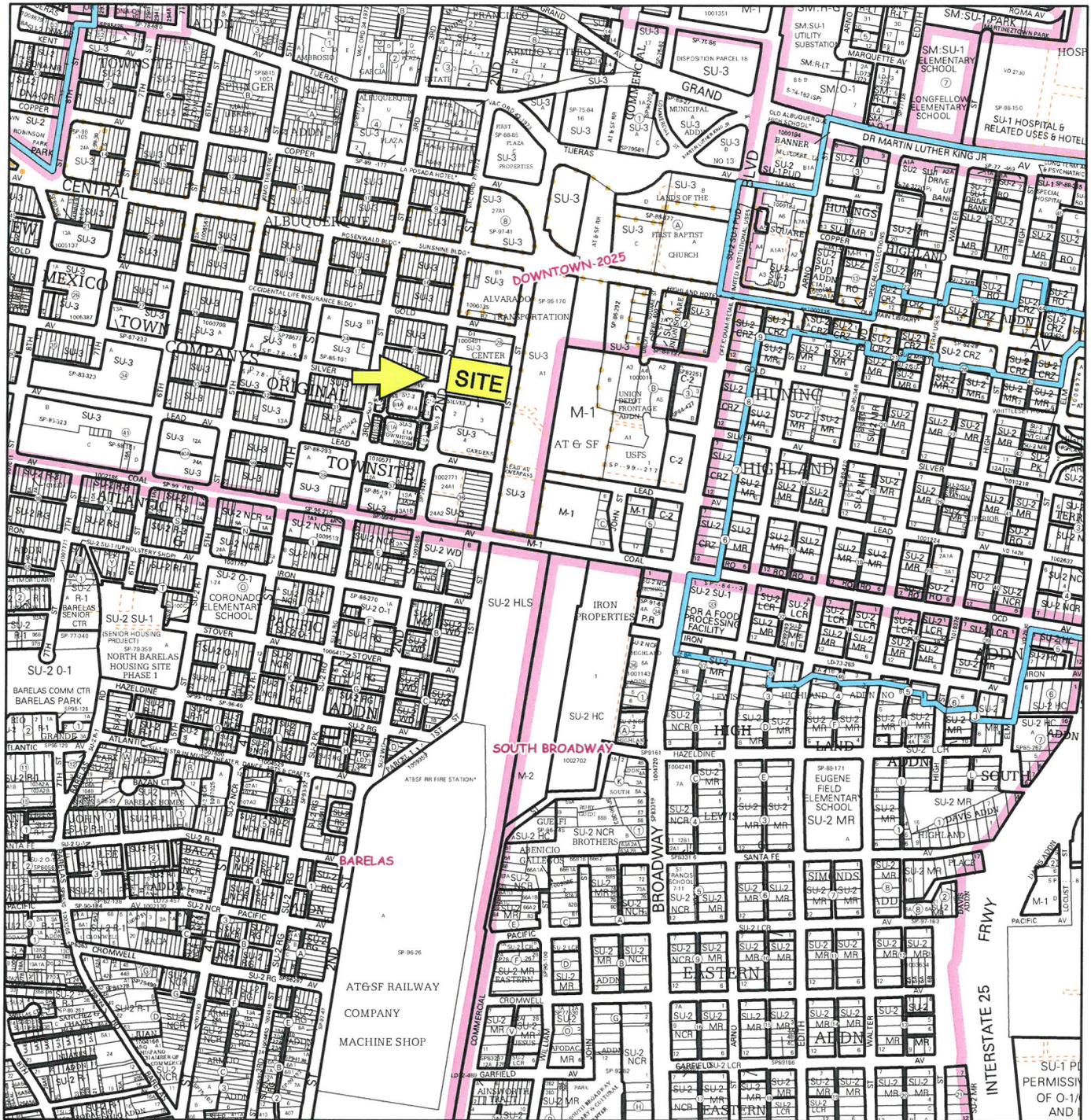
**KIRTLAND COMMUNITY ASSOC. (KCA) “R”**

\***Kimberly Brown** *e-mail:* kande0@yahoo.com

P.O. Box 9731/87119 242-9439 (h)

Elizabeth Aikin *e-mail:* bakieaikin@comcast.net

1524 Alamo SE/87106 288-6324 (c)



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Zone Atlas Page:  
**K-14-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

Note: Grey Shading Represents Area Outside of the City Limits





March 3, 2017

To Whom It May Concern:

You are receiving this notification letter because you either: 1) Are an adjacent property owner to property located at 101 Silver Avenue SW, or; 2) Represent a neighborhood that the Office of Neighborhood Coordination (ONC) includes on its list for nearby neighborhoods to the subject property (See included zone map). The legal address for the property is:

TR 1 PLAT FOR SILVER GARDENS SUBDIVISION CONT .7966

The Metropolitan Redevelopment Agency (MRA), on behalf of the City of Albuquerque, is submitting an application to the Environmental Planning Commission (EPC) requesting approval of a sector development plan map amendment for the subject property.

The requested sector development plan map amendment is a change in zoning from SU-3/Housing Focus to SU-3/Arts and Entertainment Focus.

PO Box 1293

The MRA's application will be heard at the April 13, 2017 EPC hearing that begins at 8:30 am. The hearing will be held in the Plaza del Sol Basement Hearing Room at the Planning Department. The Planning Department is located in the Plaza del Sol building at 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Albuquerque

NM 87103

**\*\*Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at [ONC@cabq.gov](mailto:ONC@cabq.gov) or by phone at (505) 924-3914. A facilitated meeting request must be received by ONC by: Wednesday, March 15, 2017.\*\***

[www.cabq.gov](http://www.cabq.gov)

If you have any questions regarding this request, please contact either Mr. Matthew Butkus at [mbutkus@cabq.gov](mailto:mbutkus@cabq.gov) or (505) 924-3907 or the Staff Planner when one is assigned to this case.

Thank you for allowing me to contact you.

Sincerely,

Rebecca Velarde, Manager  
Metropolitan Redevelopment

7012 1010 0002 6709 1733

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 <i>LMA</i> Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	6.56	

Sent To: **Clayton Heights/Lomas Del Cielo N.A.**  
 Eloisa Molina-Dodge  
 1704 Buena Vista SE  
 Albuquerque, NM 87106

PS Form 3800

7012 1010 0002 6709 1702

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 <i>LMA</i> Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage	6.56	

Sent To: **Victory Hills N.A.**  
 Patricia Wilson  
 505 Dartmouth SE  
 Albuquerque, NM 87106

PS Form 3800

7012 1010 0002 6709 1739

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 <i>LMA</i> Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	6.56	

Sent To: **Wells Park N.A.**  
 Doreen McKnight  
 1426 7<sup>th</sup> St. NW  
 Albuquerque, NM 87102

PS Form 3800

7012 1010 0002 6709 1740

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 <i>LMA</i> Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage	6.56	

Sent To: **Kirtland Community Association**  
 Elizabeth Aikin  
 1524 Alamo SE  
 Albuquerque, NM 87106

PS Form 3800

7012 1010 0002 6709 1047

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 <i>LMA</i> Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage	6.56	

Sent To: **Huning Highland Historic District Association**  
 Ann L. Carson  
 416 Walter SE  
 Albuquerque, NM 87102

PS Form 3800

7012 1010 0002 6709 1054

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 <i>LMA</i> Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage	6.56	

Sent To: **Matineztown Work Group**  
 Christina Dauber  
 708 Don Tranquillino NE  
 Albuquerque, NM 87102

PS Form 3800

7012 1010 0002 6709 1399

U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ .46	Mail on 3-3-17 LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage	6.56	

Sent To Clayton Heights/Lomas Del Cielo N.A.

Isabel F. Cabrera  
1720 Buena Vista SE  
Albuquerque, NM 87106

7012 1010 0002 6709 1023

U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ .46	Mail on 3-3-17 LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To Citizens Information Committee

of Martineztown  
Frank H. Martinez  
501 Edith NE  
Albuquerque, NM 87102

7012 1010 0002 6709 1108

U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ .46	Mail on 3-3-17 LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	6.56	

Sent To Barelas Neighborhood Association

Stephen Eiland  
1115 Santa Fe Ave. SW  
Albuquerque, NM 87102

7012 1010 0002 6708 8672

U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ .46	Mail on 3-3-17 LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	6.56	

Sent To Kirtland Community Association

Kimberly Brown  
P.O. Box 9731  
Albuquerque, NM 87119

7012 1010 0002 6709 1726

U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ .46	Mail on 3-3-17 LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage	6.56	

Sent To Huning Castle N.A.

Deborah Allen  
206 Laguna Blvd. SW  
Albuquerque, NM 87104

7012 1010 0002 6709 1696

U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ .46	Mail on 3-3-17 LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage	6.56	

Sent To University Heights N.A.

Don Hancock  
105 Stanford SE  
Albuquerque, NM 87106

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To: Spruce Park N.A. INC  
 Peter Feibelman  
 1401 Sigma Chi NE  
 Albuquerque, NM 87106

PS Form 3800

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To: Wells Park N.A.  
 Mark Horst  
 1114 7<sup>th</sup> St. NW  
 Albuquerque, NM 87102

PS Form 3800

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.77	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To: University Heights N.A.  
 Julie Kidder  
 120 Vassar SE  
 Albuquerque, NM 87106

PS Form 3800

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To: Silver Hill N.A.  
 James Montalbano  
 1404 Silver Ave SE  
 Albuquerque, NM 87106

PS Form 3800

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To: Partnership, Inc  
 Rob Dickson  
 P.O. Box 302  
 Albuquerque, NM 87103

PS Form 3800

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To: Downtown Neighborhoods Association  
 David McCain  
 1424 1/2 Lomas Blvd.  
 Albuquerque, NM 87104

PS Form 3800, August 2006

7012 1010 0002 6709 0194

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17  LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	

Total Postage: **Raynolds Addition Neighborhood Association**

Sent To: **Bob Tilley**  
 806 Lead Ave. SW  
 Albuquerque, NM 87102

PS Form 3800, August 2005

7012 1010 0002 6709 0194

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17  LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	

Total Postage & Fees: **Villa de San Martin H.O.A, Inc**

Sent To: **Stephen Maynard**  
 521 Roma NE  
 Albuquerque, NM 87102

PS Form 3800, August 2005

7012 1010 0002 6709 1139

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17  LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	

Total Postage & Fees: **Santa-Barbara-Martineztown Association**

Sent To: **Monique Bell**  
 1420 Edith Blvd. NE  
 Albuquerque, NM 87102

PS Form 3800, August 2005

7012 1010 0002 6709 1139

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17  LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	

Total Postage & Fees: **Silver Platinum Downtown Neighborhood Association**

Sent To: **Ron Casias**  
 205 Silver Ave. SW Apt. # 428  
 Albuquerque, NM 87102

PS Form 3800, August 2005

7012 1010 0002 6708 4087

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17  LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	

Total Postage: **Huning Castle N.A**

Sent To: **Harvey Buchalter**  
 1615 Kit Carson SW  
 Albuquerque, NM 87104

PS Form 3800, August 2005

7012 1010 0002 6708 4087

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17  LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	

Total Postage: **Victory Hills N.A.**

Sent To: **Erin Engelbrecht**  
 P.O. Box 40298  
 Albuquerque, NM 87196

PS Form 3800, August 2005

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	
<b>Total Postage</b>	<b>\$ 6.56</b>	

**Sent To** Citizens Information Committee  
 of Martineztown  
 Kristi L. Houde  
 Street, Apt. No. or PO Box No. 617 Edith Blvd. NE Apt. #8  
 City, State, ZIP Albuquerque, NM 87102

7012 1010 0002 6709 1160

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.56</b>	

**Sent To** Matineztown Work Group  
 Loretta Naranjo Lopez  
 Street, Apt. No. or PO Box No. 1127 Walter NE  
 City, State, ZIP Albuquerque, NM 87102

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	
<b>Total Postage</b>	<b>\$ 6.56</b>	

**Sent To** Broadway Central Corridors  
 Partnership, Inc  
 Doug Majewski  
 Street, Apt. No. or PO Box No. P.O. Box 302  
 City, State, ZIP Albuquerque, NM 87103

7012 1010 0002 6709 1214

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	
<b>Total Postage</b>	<b>\$ 6.56</b>	

**Sent To** Barelas Neighborhood Association  
 Elisha Miranda-Pohl  
 Street, Apt. No. or PO Box No. 5418 Evans Rd. SW 87102  
 City, State, ZIP

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	
<b>Total Postage</b>	<b>\$ 6.56</b>	

**Sent To** South Broadway Neighborhood  
 Association  
 Frances Armijo  
 Street, Apt. No. or PO Box No. 915 William SE  
 City, State, ZIP Albuquerque, NM 87102

7012 1010 0002 6708 868

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOZ Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
	6.56	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.56</b>	

**Sent To** Sycamore N.A.  
 Peter Schillke  
 Street, Apt. No. or PO Box No. 1217 Coal Ave. SE  
 City, State, ZIP Albuquerque, NM 87106

7012 1010 0002 6709 0872

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOA Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To: **Villa de San Martin H.O.A, Inc**  
 Pamela Meyer  
 4121 Eubank Blvd. NE  
 Albuquerque, NM 87111

PS Form 3800, August 2006

7012 1010 0002 6709 1672

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOA Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To: **Spruce Park N.A. INC**  
 Alan Paxton  
 1603 Roma Ave. NE  
 Albuquerque, NM 87106

PS Form 3800, August 2006

7012 1010 0002 6709 1669

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOA Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To: **Silver Hill N.A**  
 Elizabeth Doak  
 1606 Silver SE  
 Albuquerque, NM 87106

PS Form 3800, August 2006

7012 1010 0002 6709 1177

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOA Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)	6.56	
Total Postage & Fees	\$ 13.12	

Sent To: **Huning Highland Historic District Association**  
 Bonnie Anderson  
 522 Edith SE  
 Albuquerque, NM 87102

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6709 1665

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOA Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Sent To: **Sycamore N.A.**  
 Mardon Gardella  
 411 Maple St. NE  
 Albuquerque, NM 87106

PS Form 3800, August 2006

7012 1010 0002 6709 1184

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOA Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)	6.56	
Total Postage & Fees	\$ 13.12	

Sent To: **Downtown Neighborhoods Association**  
 Reba Eagles  
 1500 Lomas Blvd. NW, Ste. B  
 Albuquerque, NM 87104

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6709 1061

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	6.56	

Sent To **South Broadway Neighborhood Association**  
 Street, Apt. No., or PO Box No. **Gwen Colonel**  
 City, State, ZIP+4 **900 John St. SE Albuquerque, NM 87102**

PS Form 3800, August 2006

7012 1010 0002 6709 1085

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	6.56	

Sent To **Silver Platinum Downtown Neighborhood Association**  
 Street, Apt. No., or PO Box No. **Leonard Morin**  
 City, State, ZIP+4 **100 Silver Ave. SW Apt. 401 Albuquerque, NM 87102**

PS Form 3800, August 2006

7012 1010 0002 6709 1061

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	6.56	

Sent To **Raynolds Addition Neighborhood Association**  
 Street, Apt. No., or PO Box No. **Deborah Foster**  
 City, State, ZIP+4 **1307 Gold SW Albuquerque, NM 87102**

PS Form 3800, August 2006

7012 1010 0002 6709 1078

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage	\$ .46	Mail on 3-3-17 LOR Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	6.56	

Sent To **Santa-Barbara-Martineztown Association**  
 Street, Apt. No., or PO Box No. **Carol Krause**  
 City, State, ZIP+4 **800 Mountain Rd. NE Albuquerque, NM 87102**

PS Form 3800, August 2006

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Hearing Date:** Thursday, April 13, 2017    **1006936**  
**Zone Atlas Page:** K-14  
**Notification Radius:** Neighborhood Associations  
**100ft plus r.o.w**

**Cross Reference and Location**

**Applicant:**    **City of Albuquerque**  
                  **600 2<sup>nd</sup> St. NW**  
                  **Albuquerque, New Mexico 87102**

**Agent:**

**Special Instructions:**

**Notice must be mailed from the  
City 15 days prior to the meeting.**

**Date Mailed: 03/29/17**

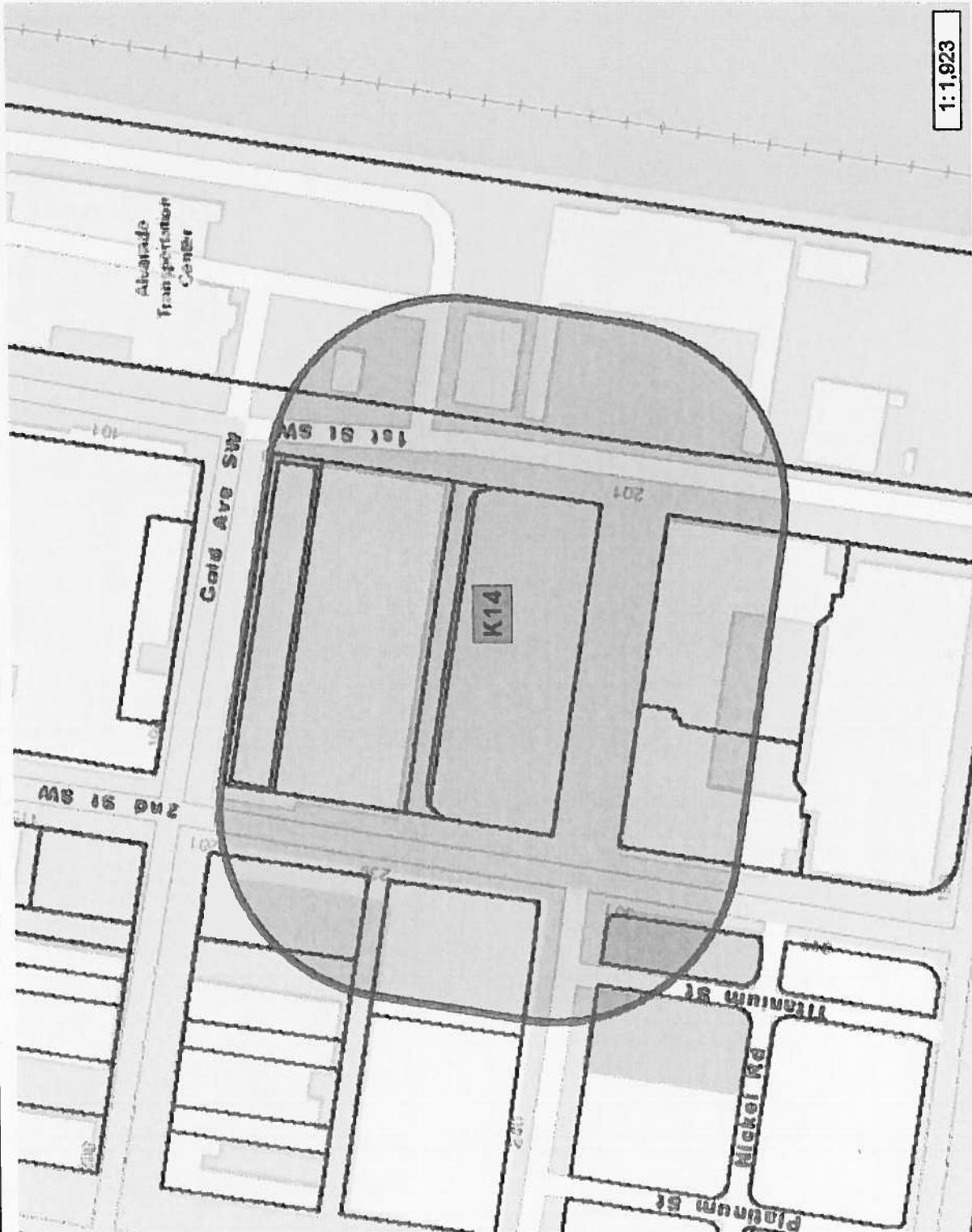
**Signature:** 

1006936



**Legend**

- Bernalillo County Parcels
- Zone Grid
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map



1:1,923

**Notes**

Buffer: 165ft.  
R.O.W. - 2nd St. 65ft.

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES**

BACA JOAQUIN J  
100 GOLD AVE SW SUITE 408  
ALBUQUERQUE NM 87102

KORCAL DENICE E & DOUVILLE J PETER  
1111 S STATE ST A702  
CHICAGO IL 60605

WATTERBERG PETER & TINA  
1621 ADELITA DR NE  
ALBUQUERQUE NM 87112-4909

WATTERBERG PETER & TINA CO-TR  
WATTERBERG RVT  
1621 ADELITA DR NE  
ALBUQUERQUE NM 87112-4909

DEME ALAN & EILEEN DEME  
2858 DON QUIXOTE RD NW  
ALBUQUERQUE NM 87104

TRUJILLO KENNETH J & ANA MARIA TRUSTEES  
TRUJILLO FAMILY TRUST  
280 CALLE DE WENCES  
LOS LUNAS NM 87031

BERTOLETTI FABRIZIO  
100 GOLD AVE SW 506  
ALBUQUERQUE NM 87102

JANW LLC  
15231 S FOXTAIL LN  
PHOENIX AZ 85048

TRUJILLO KENENTH J & ANA MARIA TRUJILLO  
TRUSTEES TRUJILLO FAMILY TRUST  
280 CALLE DE WENCES  
LOS LUNAS NM 87031

ROSENBLUM ED  
100 GOLD AVE SW UNIT 601  
ALBUQUERQUE NM 87102-3480

MEYER CAROLYN TRUSTEE MEYER RVT  
100 GOLD AVE SW 602  
ALBUQUERQUE NM 87102

CUSSEN STEPHEN & MARIA  
100 GOLD AVE SW 603  
ALBUQUERQUE NM 87102

GALLEGOS RICHARD J JR  
PO BOX 43  
ALBUQUERQUE NM 87103

CALDWELL RICHARD T & HERBER SUSAN A  
100 GOLD AVE SW 605  
ALBUQUERQUE NM 87102-3480

HEILEMAN GREGORY L & JERI M  
31 CEDAR HILL PL NE  
ALBUQUERQUE NM 87112

DICKSON JESSE SCOTT  
100 GOLD AVE SW SUITE 607  
ALBUQUERQUE NM 87102

HDIC-GOLD AVENUE LLC C/O GRUBB & ELLIS  
NM  
2424 LOUISIANA BLVD NE SUITE 300  
ALBUQUERQUE NM 87110-4402

GOLD STREET ATTORNEY INVESTMENT LLC  
100 GOLD AVE SW UNIT 201  
ALBUQUERQUE NM 87102-3474

GOLD STREET ATTORNEY INVESTMENT LLC  
100 GOLD AVE SW UNIT 201  
ALBUQUERQUE NM 87102-3474

GOLD STREET ATTORNEY INVESTMENT LLC  
100 GOLD AVE SW UNIT 201  
ALBUQUERQUE NM 87102-3474

HDIC-GOLD AVENUE LLC C/O GRUBB & ELLIS  
NM  
2424 LOUISIANA BLVD NE SUITE 300  
ALBUQUERQUE NM 87110-4402

HDIC-GOLD AVENUE LLC C/O GRUBB & ELLIS  
NM  
2424 LOUISIANA BLVD NE SUITE 300  
ALBUQUERQUE NM 87110-4402

HDIC-GOLD AVENUE LLC C/O GRUBB & ELLIS  
NM  
2424 LOUISIANA BLVD NE SUITE 300  
ALBUQUERQUE NM 87110-4402

HDIC-GOLD AVENUE LLC C/O GRUBB & ELLIS  
NM  
2424 LOUISIANA BLVD NE SUITE 300  
ALBUQUERQUE NM 87110-4402

HDIC-GOLD AVENUE LLC C/O GRUBB & ELLIS  
NM  
2424 LOUISIANA BLVD NE SUITE 300  
ALBUQUERQUE NM 87110-4402

ENTERRA DEVELOPMENT LLC  
100 GOLD AVE SW SUITE 209  
ALBUQUERQUE NM 87102

SUITE 301 GOLD LLC  
120 VASSAR DR SE SUITE 100  
ALBUQUERQUE NM 87106-2823

BULLOCK ISAIAH ASIM  
2424 LOUISIANA BLVD NE SUITE 300  
ALBUQUERQUE NM 87110

TURRI JANET M & CHRIS  
100 GOLD ST SW APT 303  
ALBUQUERQUE NM 87102

SEBRECHTS MARIE  
902 CAMINO MADRIGAL UNIT B  
CARLSBAD CA 92011

Downtown Neighborhoods Association ( R )  
Reba Eagles  
1500 Lomas Blvd. NW, Ste. B  
Albuquerque, New Mexico 87104

Downtown Neighborhoods Association ( R )  
David McCain  
1424 ½ Lomas Blvd. NW Albuquerque, New  
Mexico 87104

Huning Highland Historic District Association ( R )  
Bonnie Anderson  
522 Edith SE  
Albuquerque, New Mexico 87102

Huning Highland Historic District Association ( R )  
Ann L. Carson  
416 Walter SE  
Albuquerque, New Mexico 87102

Martineztown Work Group  
Loretta Naranjo Lopez  
1127 Walter NE  
Albuquerque, New Mexico 87102

Martineztown Work Group  
Christina Dauber  
708 Don Tranquillino NE  
Albuquerque, New Mexico 87102

Raynolds Addition Neighborhood Association  
( R )  
Bob Tilley  
806 Lead Ave. SW  
Albuquerque, New Mexico 87102

Raynolds Addition Neighborhood Association  
( R )  
Deborah Foster  
1307 Gold SW  
Albuquerque, New Mexico 87102

Santa Barbara-Martineztown Association ( R )  
Monique Bell  
1420 Edith Blvd. NE  
Albuquerque, New Mexico 87102

Santa Barbara-Martineztown Association ( R )  
Carol Krause  
800 Mountain Rd. NE  
Albuquerque, New Mexico 87102

Silver Platinum Downtown Neighborhood  
Association( R )  
Ron Casias  
205 Silver Ave. SW, Apt. #428  
Albuquerque, New Mexico 87102

Silver Platinum Downtown Neighborhood  
Association( R )  
Leonard Morin  
100 Silver Ave. SW, Apt. #401  
Albuquerque, New Mexico 87102

South Broadway Neighborhood Association(R)  
Frances Armijo  
915 William SE  
Albuquerque, New Mexico 87102

South Broadway Neighborhood Association(R)  
Gwen Colonel  
900 John St. SE  
Albuquerque, New Mexico 87102

Villa De San Martin H.O.A., Inc. (VSM)  
Stephen Maynard  
521 Roma NE  
Albuquerque, New Mexico 87102

Villa De San Martin H.O.A., Inc. (VSM)  
Pamela Meyer  
4121 Eubank Blvd. NE  
Albuquerque, New Mexico 87111

Sycamore N.A. (SYM) "R"  
Peter Schillke  
1217 Coal Ave. SE  
Albuquerque, New Mexico 87106

Sycamore N.A. (SYM) "R"  
Mardon Gardella  
411 Maple St. NE  
Albuquerque, New Mexico 87106

Spruce Park N.A. Inc. (SPK) "R"  
Peter Feibelman  
1401 Sigma Chi NE  
Albuquerque, New Mexico 87106

Spruce Park N.A. Inc. (SPK) "R"  
Alan Paxton  
1603 Roma Ave. NE  
Albuquerque, New Mexico 87106

Silver Hill N.A. (SHL) "R"  
James Montalbano  
1404 Silver Ave. SE  
Albuquerque, New Mexico 87106

Silver Hill N.A. (SHL) "R"  
Elizabeth Doak  
1606 Silver SE  
Albuquerque, New Mexico 87106

University Heights N.A. (UHT) "R"  
Julie Kidder  
120 Vassar SE  
Albuquerque, New Mexico 87106

University Heights N.A. (UHT) "R"  
Don Hancock  
105 Stanford SE  
Albuquerque, New Mexico 87106

Victory Hills N.A. (VHL) "R"  
Erin Engelbrecht  
P.O. Box 40298  
Albuquerque, New Mexico 87196

Victory Hills N.A. (VHL) "R"  
Patricia Willson  
505 Dartmouth SE  
Albuquerque, New Mexico 87106

Wells Park N.A. (WPK) "R"  
Mark Horst  
1114 7<sup>th</sup> St. NW  
Albuquerque, New Mexico 87102

Wells Park N.A. (WPK) "R"  
Doreen McKnight  
1426 7<sup>th</sup> St. NW  
Albuquerque, New Mexico 87102

Huning Castle N.A. (HCS) "R"  
Harvey Buchalter  
1615 Kit Carson SW  
Albuquerque, New Mexico 87104

Huning Castle N.A. (HCS) "R"  
Deborah Allen  
206 Laguna Blvd. SW  
Albuquerque, New Mexico 87104



ORI JOAN M TRUSTEE SLVORI TRUST  
8 NORTH HAMLIN AVE  
CAGO IL 60618-4023

JOBES WILLIAM KENNETH SR & JEANNYE  
ANDREWS & JOBES WILLIAM KENNETH JR  
100 GOLD AVE SW 306  
ALBUQUERQUE NM 87102

DIVALD LORANT & STOUT JAMI N  
1331 PARK AVE SW 5103  
ALBUQUERQUE NM 87102-2691

ATTERBERG PETER & TINA CO-TR  
ATTERBERG RVT  
21 ADELITA DR NE  
ALBUQUERQUE NM 87112-4909

BAJWA AJAYPARTAP S & NIJHER HARPREET  
10608 GREEN HERON CT  
CHARLOTTE NC 28278

WHITE DANIEL A  
100 GOLD AVE SW UNIT 401  
ALBUQUERQUE NM 87102-3478

SALCH SARAH ANNA  
100 GOLD AVE SW APT 402  
ALBUQUERQUE NM 87102

SMITH DOUGLAS  
2501 ALAMO AVE SE  
ALBUQUERQUE NM 87106

ORTEGA SUZANNE T  
100 GOLD AVE SW APT 404  
ALBUQUERQUE NM 87102-3478

STIRES WENDY V  
100 GOLD AVE SW UNIT 405  
ALBUQUERQUE NM 87102

HOWARTH JAMES J  
51 LAFAYETTE ST UNIT 602  
SALEM MA 01970-7505

MACKENZIE DAVID T & ERYKA K  
100 GOLD AVE SW UNIT 407  
ALBUQUERQUE NM 87102

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

LESS GOVERNMENT LLC  
303 CENTRAL AVE NE 300  
ALBUQUERQUE NM 87102-3800

LESS GOVERNMENT LLC  
303 CENTRAL AVE NE 300  
ALBUQUERQUE NM 87102-3800

HDIC-GOLD AVENUE LLC  
115 GOLD AVE SW SUITE 205  
ALBUQUERQUE NM 87102-6300

BERNALILLO COUNTY % COUNTY MANAGER  
1 CIVIC PLAZA NW  
ALBUQUERQUE NM 87102

CITY OF ALBUQUERQUE REAL ESTATE OFFICE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

SILVER GARDENS I LLC ATTN THERESA A BELL  
5021 INDIAN SCHOOL RD NE SUITE 300  
ALBUQUERQUE NM 87110

SILVER GARDENS II LLC  
5021 INDIAN SCHOOL RD NE SUITE 300  
ALBUQUERQUE NM 87110

CASITAS DE COLORES LLC  
5021 INDIAN SCHOOL RD NE SUITE 300  
ALBUQUERQUE NM 87110

ALVARADO-SG LLC C/O ROMERO ROSE LLC  
5021 INDIAN SCHOOL RD NE SUITE 300  
ALBUQUERQUE NM 87110

Clayton Heights/Lomas Del Cielo N.A.(CHL) "R"  
Isabel F. Cabrera  
1720 Buena Vista SE  
Albuquerque, New Mexico 87106

Clayton Heights/Lomas Del Cielo N.A.(CHL) "R"  
Eloisa Molina-Dodge  
1704 Buena Vista SE  
Albuquerque, New Mexico 87106

Barelas Neighborhood Association  
Elisha Miranda-Pohl  
5418 Evans Rd. SW  
Albuquerque, New Mexico 87102

Barelas Neighborhood Association  
Stephen Eiland  
1115 Santa Fe Ave. SW  
Albuquerque, New Mexico 87102

Broadway Central Corridors Partnership, Inc.  
Doug Majewski  
P.O. Box 302  
Albuquerque, New Mexico 87103

Broadway Central Corridors Partnership, Inc.  
Rob Dickson  
P.O. Box 302  
Albuquerque, New Mexico 87103

Citizens Information Committee of  
Martineztown (R)  
Kristi Houde  
617 Edith Blvd. NE Apt. #8  
Albuquerque, New Mexico 87102

Citizens Information Committee of  
Martineztown (R)  
Frank Martinez  
501 Edith Blvd. NE  
Albuquerque, New Mexico 87102

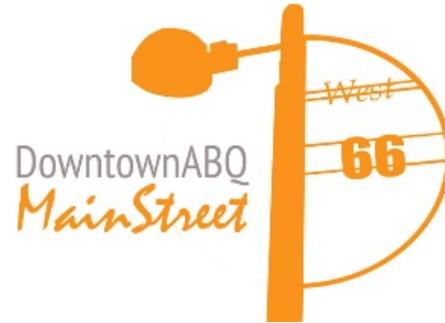
**Easy Peel® Labels**  
Use Avery® Template 5160®

▲  **Feed Paper**  
**Bend along line to expose Pop-up Edge™**

 **AVERY® 5160®** ▲

Kirtland Community Assoc. (KCA) "R"  
Kimberly Brown  
P.O. Box 9731  
Albuquerque, New Mexico 87119

Kirtland Community Assoc. (KCA) "R"  
Kimberly Brown  
P.O. Box 9731  
Albuquerque, New Mexico 87119



Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

April 5, 2017

**RE: PROJECT # 1006936  
SECTOR DEVELOPMENT PLAN MAP AMENDMENT**

Dear Chair Hudson,

On behalf of the DowntownAbq MainStreet Initiative Board, we would like to express our support of the proposed Sector Development Plan Map Amendment for the property located at 101 Silver Avenue SW, in downtown Albuquerque. The proposed zoning of SU-3/Arts and Entertainment, is aligned with Downtown's mixed use vision and builds on the success of the Imperial Building, which has brought downtown not only new residents but new retail services, including dining, shopping and wellness services. Often it is the retail component of a project that makes housing economically viable, particularly in the case of creating a broader range of housing opportunities (from affordable to market rate). The parcel's existing zoning reflects a master plan that was never developed, now it is time to secure the parcel's future by allowing the mix of uses that will support its development and enhance our downtown.

Sincerely,

A handwritten signature in black ink that reads "Lola Bird".

Lola Bird

Executive Director