



**Environmental
Planning
Commission**

**Agenda Number: 02
Project #: 2019-002161
RZ-2019-00017
Hearing Date: April 11, 2019**

Staff Report

Agent	Consensus Planning
Applicant	Albuquerque Indian Center (AIC)
Request	Zone Map Amendment (Zone Change)
Legal Description	Lots 5-14 Block 3 UNITY Addition
Location	105 Texas Street SE between Zuni Rd SE and Central Ave SE
Size	Approximately 1.55 acres
Existing Zoning	MX-L
Proposed Zoning	MX-T

Staff Recommendation

APPROVAL of
Project # 2019-002161
RZ-2019-00017
based on the Findings
within this report

**Staff Planner
Linda Rumpf**

Summary of Analysis

The request is for a zone map amendment for an approximately 1.55 acre site on 105 Texas Street SE. The Applicant intends to develop the property as a Tiny Home Village, a transitional housing development for individuals experiencing homelessness. The request is to rezone the property from MX-L (Mixed-Use Low Intensity) to MX-T (Mixed-Use Transition).

The subject site is in an Area of Change as designated by the Comprehensive Plan. The zone change has been adequately justified pursuant to the IDO's criteria for zone map amendments.

The Applicant and Bernalillo County have conducted a series of city-wide community meetings with community organizations. To date, staff has received several public comments in support of the proposed zone change and project. There is no known opposition. Staff recommends approval.

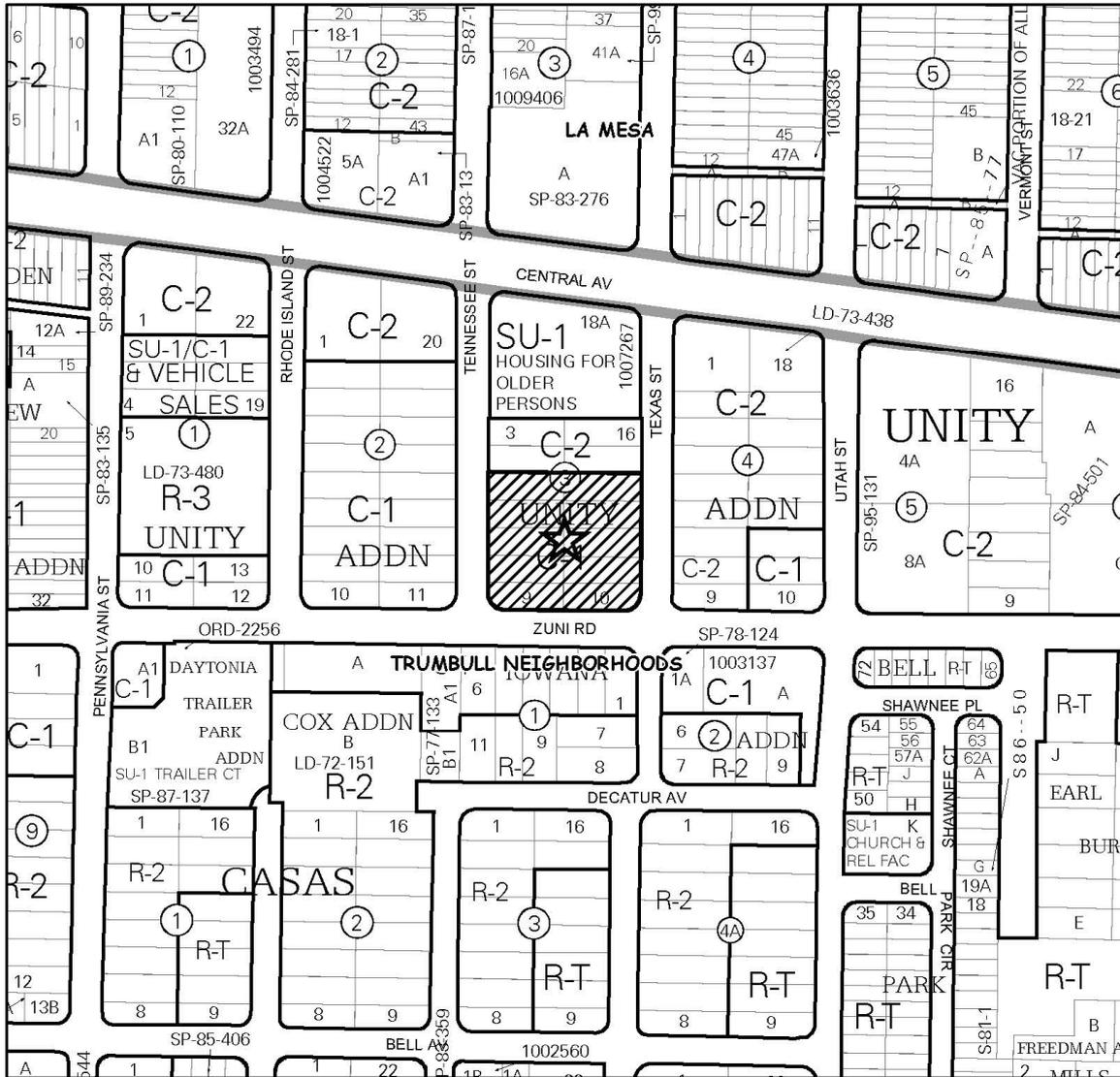
Map





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OLD ZONING MAP

Note: Gray shading indicates County.

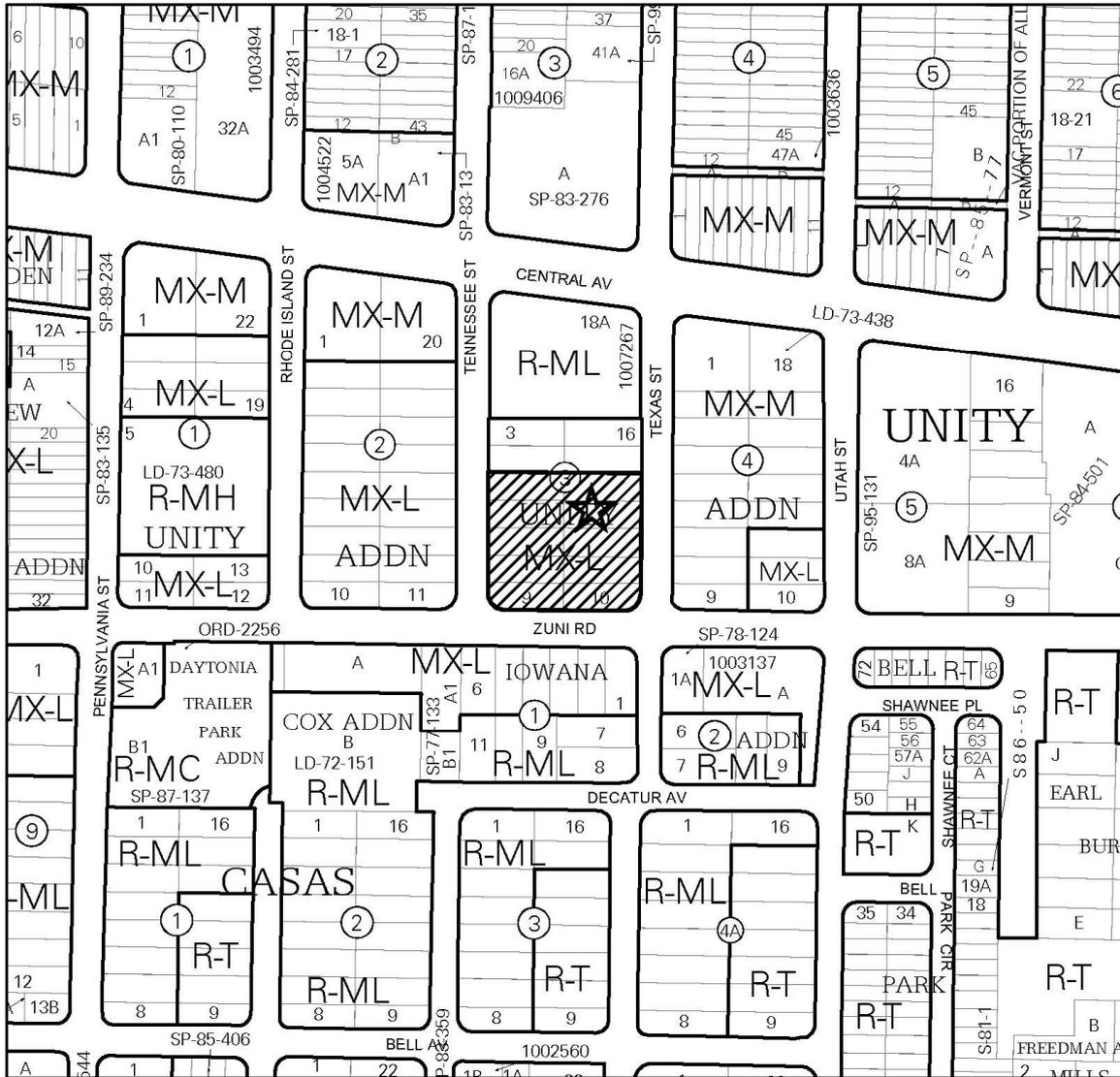
1 inch = 250 feet

Hearing Date:
4/11/2019

Project Number:
PR-2019-002161

Case Numbers:
RZ-2019-00017

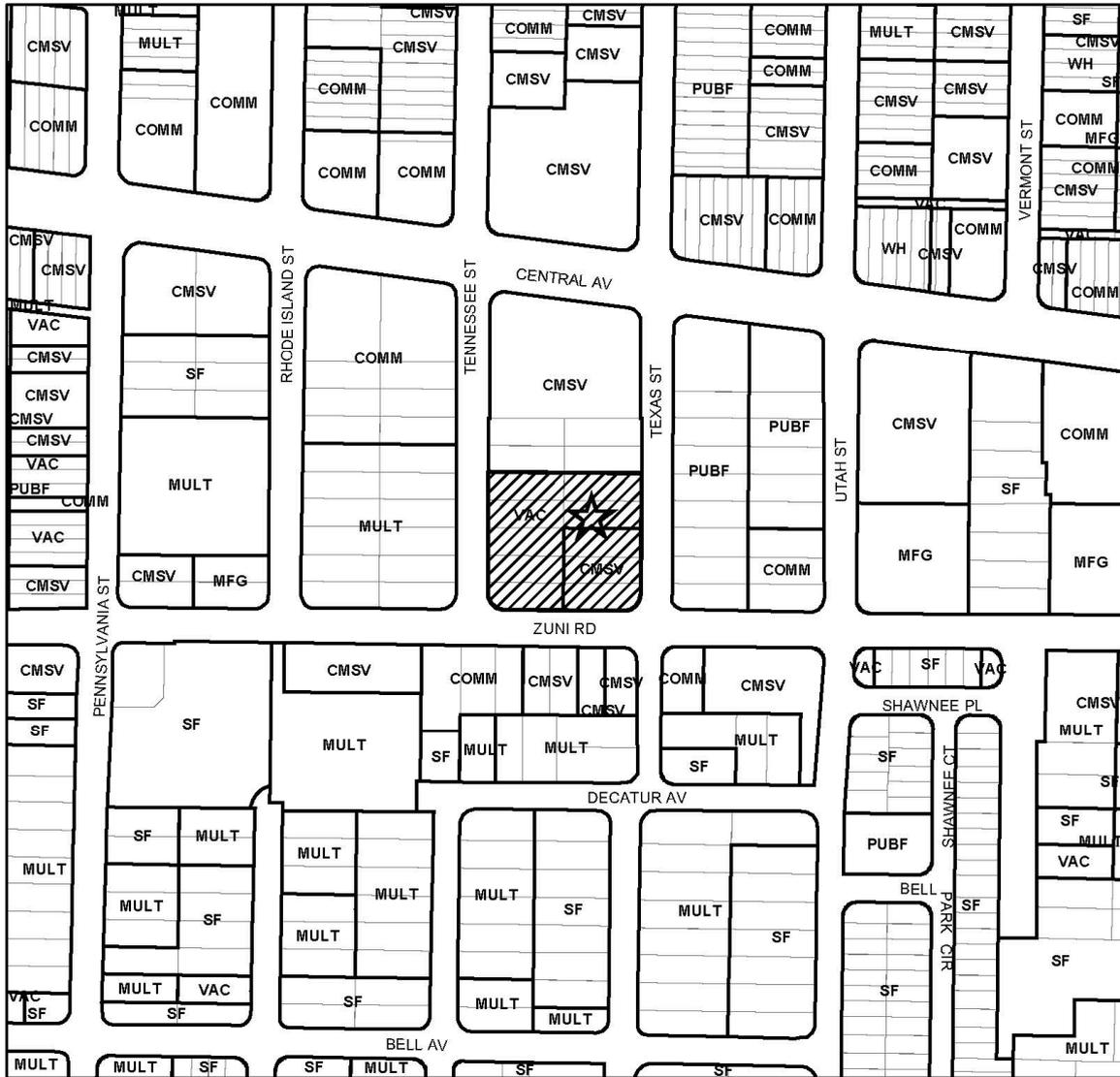
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IDO ZONING MAP

Note: Gray shading indicates County.


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LAND USE MAP

Note: Gray 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 = 250 feet

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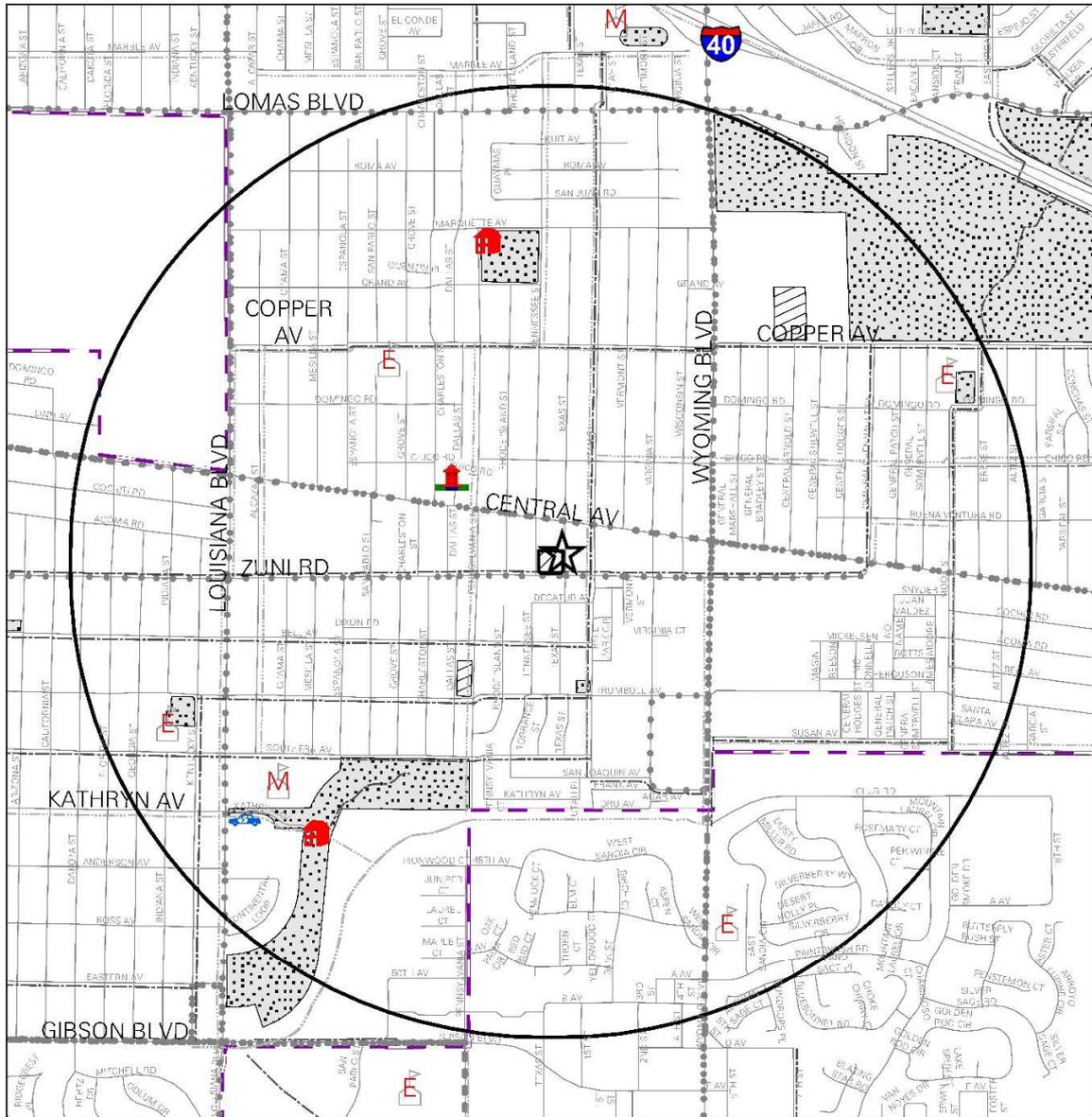
HISTORY MAP

Note: Gray shading indicates County.

AGIS

1 inch = 250 feet

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 K-19

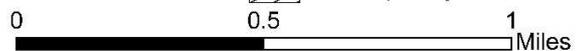


Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public Schools | Landfill Buffer (1000-feet) |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill 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: PR-2019-002161



I. INTRODUCTION

Surrounding zoning, plan designations and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-L	Area of Change	Commercial Service
<i>North</i>	MX-M, R-ML	Area of Change	Vacant parcel and Multi-Family senior housing
<i>South</i>	MX-L, R-ML	Area of Change	Commercial/Retail and Service and Single and Multi-Family Residential
<i>East</i>	MX-M	Area of Change	Public/Institutional to the east (UNM Southeast Heights Family and Community Health Center)
<i>West</i>	MX-L	Area of Change	Multi-family Residential

Proposal

This is a request for a Zone Map Amendment (Zone Change) on behalf of the Albuquerque Indian Center (AIC). The subject site is located at 105 Texas Street SE. It is comprised of 10 City parcels totaling approximately 1.55 acres. The property is currently zoned MX-L (Mixed-Use Low Intensity). The property is legally described as: Lots 5-14 Block 3 UNITY Subdivision. The request is for a Zone Map Amendment to rezone the property from MX-L (Mixed-Use Low Intensity) to MX-T (Mixed-Use Transition).

The MX-T zone district allows several uses, and the applicant intends to develop the property as a cottage housing development for individuals experiencing homelessness. The Village will include: approximately 30 tiny homes; communal kitchen, restroom facilities, and laundry; community rooms; and associated offices. There will also be outdoor community spaces, an outdoor garden and landscaping improvements on to the site.

Currently, the vacant portion of the subject property is blighted and is attracting trash and potentially unsafe conditions for residents and surrounding neighborhoods. The requested zone map amendment will facilitate development of the property and add to the health of the neighborhood by allowing unique housing in an area of the City that needs new development and potentially create a new healthy environment for the area's unhoused population that are currently living without shelter.

Detached single-family dwellings and cottage housing development are not permitted in MX-L, which is a zone intended for higher- density and intensity uses. This use is permissive in the MX-T zone. It will serve as a transitional housing development for individuals experiencing homelessness.

The Applicant and Bernalillo County have conducted a series of city-wide community meetings and focus groups as well as given several invited presentations before community organizations (as described under the Neighborhood/Public heading below).

EPC Role

The EPC is hearing this case because the IDO gives the EPC authority to hear all zone change cases in the City pursuant to Section 6-7(F) Zoning Map Amendment. The EPC is the final decision-making body unless the decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would make the final administrative decision. This request is a quasi-judicial matter.

History/Background

The Albuquerque Indian Center has served Native American and other homeless persons for nearly 30 years. They offer food services, case management, prevention, outreach, and counseling services. They have also provided life skills training. One of their most important services is providing addresses so that clients can receive mail and needed resources. In a partnership with Bernalillo County, the AIC has offered a portion of their property at 105 Texas Street SE to develop the Tiny Home Village (a cottage housing development) and expand their existing supportive services to the Tiny Home Village residents. Prior to the adoption of the IDO, this property was zoned C-1 (Neighborhood Commercial Zone).

Context

The properties to the north and east are zoned MX-M. The properties to the west and south are zoned MX-L. This property is surrounded by office, retail, restaurant, hotel, and multi-family uses. The site is located within the Near Heights Metropolitan Redevelopment Area Plan and the Central Ave Main Street Corridor Area. This property is located within an Area of Change.

The subject property is in the southern portion of the Near Heights Community Planning Area and International District of Albuquerque and within the Near Heights Metropolitan Redevelopment Area. The subject is located north of Zuni Road, south of Central Avenue, west of Wyoming Boulevard, and east of Louisiana Boulevard.

The subject property consists of six City parcels that total approximately 1.5 acres in size. Current development on the site includes an approximately 9,000 square foot building that houses the Albuquerque Indian Center and an approximately 22 space parking lot. Pedestrians can access the subject property from Central Avenue or Zuni Road via Texas Street. Sidewalk pavement conditions along Central Avenue, Texas and Tennessee

Streets are designated by MRCOG as poor while Zuni Road pavement conditions are very good.

Roadway System

Zuni Road and Central Avenue are critical to the pedestrian, bicycle, vehicular, and transit corridors for the subject property. Zuni Road and Central Avenue have Functional Classification 2 - Urban Principal Arterial.

Comprehensive Plan Corridor Designation

The subject site is located within the Main Street Corridor (Central Avenue) and is part of the Central Avenue Major Transit Corridor.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

Zuni Road is a designated Bike Lane corridor. Utah Street, located one block east of Texas Street, is a designated north/south Bike Route which connects to the nearest east/west designated Bike Routes along Bell Avenue and Trumbull Avenue just south of the subject property.

Transit

An important consideration for the development of this property is the excellent access to public transit. Central Avenue is designated as Major Transit and Premium Transit Corridors.

The nearest ABQ Ride Routes to the subject property include the following:

- Central Avenue (East/West) – Local Route 66-Central Avenue, Rapid Ride Routes-766 Red Line and 777-Green Line
- Zuni Road (East/West) – Local Route 97-Zuni Express
- Wyoming Boulevard (North/South) – Commuter Route 98-Wyoming and Local Route 31-Wyoming
- Louisiana Boulevard (North/South) – Local Route 176-Louisiana and Montano and Rapid Ride 766-Red Line
- Access to Albuquerque Rapid Transit (ART)

Public Facilities/Community Services

City of Albuquerque Public Parks and Community Centers in the vicinity of the subject property include Trumbull Park; Trumbull Children's Park; and Cesar Chavez Community Center. Services in the area include the University of New Mexico Hospital SE Heights Center for Family and Community Health located east of the subject property on Texas Street; East Central Health and Social Services Center.

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.

II. ANALYSIS OF CITY PLANS AND ORDINANCES

Integrated Development Ordinance (IDO)

The application for this request was submitted subsequent to the effective date on May 17, 2018 of the Integrated Development Ordinance (IDO), which replaced the City’s Zoning Code, and is therefore subject to IDO regulations.

Pre-IDO Zoning

C-1 (Neighborhood Commercial Zone)

Existing IDO Zoning

MX-L (Mixed-Use Low Intensity)

Proposed IDO Zoning

MX-T (Mixed-Use Transition)

The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.

The proposed use is permissive under the proposed zoning code. As the table shows, additional residential development options are permissive in the MX-T zone district and it allows less intense commercial, vehicle oriented, and food and beverage uses than permitted in the MX-L zone. An X indicates a prohibited use in that zone district.

Land uses	MX-L	MX-T
Dwelling, single-family detached	X	P
Dwelling, mobile home	X	X
Dwelling, cluster development	X	P
Dwelling, cottage development	X	P
Dwelling, two family detached (duplex)	X	P
Dwelling, townhouse	P	P
Dwelling, live-work	P	P
Dwelling, multi-family	P	P
Food, Beverage, and Indoor Entertainment		
Restaurant	P	C
Tap room or tasting room	C	C
Other indoor entertainment	P	C
Lodging		
Bed and Breakfast	P	X
Hotel or motel	P	P
Motor Vehicle-related		
Car wash	P	X
Light vehicle repair	P	X

Light vehicle fueling station	C	X
Light vehicle sales and rental	C	X
Offices and services		
Club or event facility	P	C
Self-Storage	C	X
Retail Sales		
Farmers Market	P	T
General retail, small	P	A
Grocery store	P	X
Liquor retail	A	C
Pawn Shop	C	X
Manufacturing, Fabrication, and Assembly		
Artisan Manufacturing	P	C
Accessory uses		
Family home daycare	X	A

Overlays

The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).

Definitions

Dwelling, Cottage Development: A shared-interest low-density residential community in which multiple small individual dwellings are served by shared private ways or infrastructure, and in which the development intensity is measured by the amount of gross floor area in residential dwelling units rather than the number of residential dwelling units. A cottage development may include a combination of dwelling units with shared facilities, including but not limited to open space, parking lots or carports, gardens, recreation areas, community building(s) with facilities such as a kitchen and dining area, meeting and activity spaces, and a maximum of 1 guest room.

Main Street (MS) Area: Lots within 660 feet of the centerline of a Main Street Corridor as designated by the ABC Comp Plan, as amended.

Major Transit (MT) Area: Lots within 660 feet of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

Premium Transit (PT) Area: Lots within 660 feet of a transit station with transit service of 15 minute or greater frequency on a Premium Transit Corridor as designated by the ABC Comp Plan, as amended. Development standards associated with the Premium Transit designation apply once the station locations have been identified and funding for the transit service and any associated streetscape improvements has been secured.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

Note: Goals and policies are listed below. *Staff analysis follows in bold italics.*

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

ABC Comprehensive Plan Policies

Chapter 4: Community Identity

GOAL 4.1 Character: Enhance, protect, and preserve distinct communities.

POLICY 4.1.1: Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

POLICY 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request furthers Goal 4.1 and related policies by allowing for appropriately scaled residential and/or service use development on a site that is undeveloped and blighted. The character of this neighborhood includes a diversity of development types, cultures, unique built environment, and a strong history of providing community services to the area's residents.

GOAL 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

POLICY 4.2.2: Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers Goal 4.2 and related policies because the Applicant and Bernalillo County have conducted a series of city-wide community meetings and focus groups as well as given several invited presentations before community organizations to create public awareness of the homelessness issue and the potential of a Tiny Home Village (cluster housing) project as one way to address this problem in the community.

GOAL 4.3 City Community Planning Areas: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

The request furthers Goal 4.3 because the subject property is located in the southern portion of the Near Heights area of Albuquerque in the International District. According to the Comprehensive Plan this area is characterized varying architectural styles and building scale. The development allowable within the MX-T zone will be consistent with and enhance the area's community identity. The Applicant's intent to develop a cottage housing development will contribute to the diverse architectural styles and scale of this area. Medium density development is encouraged in areas with excellent public transit such as this. The

natural character of landscaping will be enhanced with water sensitive vegetation, trees, and streetscape improvements with the development, as required by the IDO.

Chapter 5: Land Use

GOAL 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

POLICY 5.1.1: Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request furthers Goal 5.1 and related policies because the requested zone change to allow MX-T uses will provide for non-residential and expanded residential options for sustainable growth and infill development in a multi-modal network of Corridors. The zone change will also facilitate reinvestment to recover blighted and underused properties such as the AIC site.

POLICY 5.1.10: Major Transit Corridors: Foster Corridors that prioritize high frequency transit service with pedestrian-oriented development.

The request furthers Policy 5.1.10 and related policies because the proposed zone change to MX-T and the expanded residential development options for the subject property which is located approximately 700 feet from the nearest ABQ Ride Route 66 stop on Central Avenue and approximately 300 feet from the nearest Route 97-Zuni Road bus stop. Two ABQ Rapid Ride Routes are located on Louisiana Boulevard and Central Avenue approximately one mile west from the subject property. Minimized negative impacts on nearby neighborhoods from the Central Avenue Premium Transit Corridor are also anticipated.

GOAL 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

POLICY 5.2.1: Land Uses: create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request furthers Goal 5.2 and related policies by allowing for a range of housing options on the subject property. The Applicant intends to develop the property as a Tiny Home Village, a cottage housing development for individuals experiencing homelessness. Residents of the Tiny Home Village will be supported to transition out of the village and into a stable housing environment as their incomes allow.

GOAL 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

POLICY 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Goal 5.3 and related policies by serving as an infill site surrounded by development and will use existing infrastructure in the area. Public facilities in the area include: East Central Health and Social Services Center; University of New Mexico Hospital SE Heights Center for Family and Community Health; Albuquerque Indian Center; Cesar Chavez Community Center; and Trumbull Neighborhood Park.

POLICY 5.6.2: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

The request furthers Policy 5.6.2 because it is in an Area of Change, near a Premium Transit Corridor, and in the Near Heights Metropolitan Redevelopment Area. A zone map amendment to MX-T will facilitate development on this site and direct growth into an area of the City that needs new development. The zone change will also allow for development on the subject property will have access to nearby community services available at the Albuquerque Indian Center and the UNMH Family and Community Health Services across Texas Street to the east. Transit service via Central Avenue, Zuni Road, Louisiana Boulevard, and Wyoming Boulevard provide the subject property with excellent access to ABQ Ride bus services.

POLICY 5.6.4: Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing. [A]

The request furthers Policy 5.6.4 because the subject property is in an Area of Change adjacent to an Area of Consistency just south of Zuni Road. With the zone change, the subject property will act as a transition between these two areas and therefore the MX-T zone, is an appropriate zone designation for the property. Height standards for the MX-T zone is 30 feet, lower than the 35 feet for the current MX-L zone district. This will provide a better transition from Central Avenue to the residential Area of Consistency to the south which will benefit the community in terms of density and intensity.

Chapter 6: Transportation

POLICY 6.1.2: Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors. [ABC]

The request furthers Policy 6.1.2 by allowing an expansion of the permissive, low-density, multi-family housing along a Major Transit and Premium Transit Corridor of Central Avenue and the Local Route transit on Zuni Road.

Chapter 9: Housing

GOAL 9.1: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

POLICY 9.1.1: Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request furthers Goal 9.1 and related policies because it will replace the existing MX-L with the less intense MX-T zone by increasing the opportunity to expand the availability and variety of affordable housing stock for the benefit of unhoused community members close to public services, transit, and shopping. The development of cottage housing and other service uses permissive under the MX-T zone would further the goal of supplying a range of housing types without contributing to overcrowding or the displacement of low-income individuals.

GOAL 9.3: Support increased housing density in appropriate places with adequate services and amenities.

POLICY 9.3.1: Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The request furthers Goal 9.3 and related policies because the change to the MX-T zone will provide for higher density, multi-unit, and mixed-use development near the International Market and State Fair Activity Center and is along the Central Avenue Premium and Major Transit Corridor. Residential development allowed in the MX-T zone is moderate density, which will act as a strong transitional buffer between the higher intensity uses of Central Avenue and surrounding residential uses.

GOAL 9.4: Homelessness: Make homelessness rare, short-term, and non-recurring.

POLICY 9.4.1: Best Practices: Implement an appropriate and effective model to address chronic homelessness.

POLICY 9.4.2: Service: Provide expanded options for shelters and services people experience temporary homelessness.

POLICY 9.4.3: Equitable Distribution: Support a network of service points that are easily accessible by residents and workers, geographically distributed throughout the City and County, and proximate to transit.

The request furthers Goal 9.4 and related policies as the driving force behind the proposed development is to address chronic homelessness. The developers have explored the best practices implemented in other communities and have used this information to formulate a local best practices paradigm to more

effectively address chronic and temporary homelessness. By expanding available options for shelter and care outside of the Wells Park/Near North Valley areas, the Tiny Home Village increases geographic distribution and access to surrounding services and premium transit corridors within the International District area.

Additional policy language from Long Range Planning:

POLICY 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request furthers Policy 8.1.1 because it supports a variety of lower-density, lower-intensity services, jobs, and housing outside of Centers.

Relevant Rank 2 or Rank 3 Plans

Near Heights Metropolitan Redevelopment Area Plan

The AIC property falls within the Near Heights Metropolitan Redevelopment Area (MRA) which was designated in 2000 and expanded in 2011. In 2000, the Near Heights MRA Plan was adopted by the City of Albuquerque. In the Plan, the Albuquerque Indian Center property and properties adjacent to the north, east, and west were identified as a potential “opportunity site” for redevelopment as a Motel- Reuse for Assisted-Living that would reuse the aging Courtyard Motel on Central Avenue on a parcel north the subject property. The area was envisioned in the MRA Plan as an activity center that would spur activity and growth in this area of the Central Avenue Corridor. The project for Motel-Reuse as Assisted Living did proceed; however, it was contained to the property north of the subject property along Central Avenue and did not expand to the AIC property.

The identification of the subject property in the MRA Plan reflects the desire of residents in the International District to see redevelopment on this property. The Tiny Home Village will advance the desire of the community to see the site redeveloped into a bustling area with a focus on community and residential uses.

III. ZONE MAP AMENDMENT (ZONE CHANGE)

Integrated Development Ordinance (IDO) 6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments

Note: *Applicant’s Justification is shown in indented italics, Staff’s Analysis follows in indented bold text.*

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and

demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone change justification letter analyzed here, received on February 28, 2019 is a response to the request for a revised justification (see attachment). There was an updated justification letter sent on March 27, 2019. The justification letter is included in the Appendix.

The subject site is currently zoned MX-L (Mixed-Use Low Intensity). The requested zoning is MX-T (Mixed-Use Transition). The reason for the request is to allow development of The Applicant, Albuquerque Indian Center (AIC), is requesting a zone change from MX-L to MX-T to allow for a new cottage housing development.

The applicant believes that the proposed zone map amendment (zone change) meets the zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. The citation is from the IDO.

- A. A proposed zone change must be found to be consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The proposed zone change is consistent with the health, safety, and welfare of the City of Albuquerque, and is not in conflict with a preponderance of applicable Goals and Policies in the ABC Comp Plans as amended, nor the City's IDO as demonstrated in the following analysis:

Applicable citations: Goal 4.1 Character; Policy 4.1.1: Distinct Communities; Policy 4.1.2: Identity and Design; Goal 4.2 Process; Policy 4.2.2: Community Engagement; Goal 4.3 City Community Planning Areas; Goal 5.1 Centers and Corridors; Policy 5.1.1: Desired Growth; Policy 5.1.10: Major Transit Corridors; Goal 5.2 Complete Communities; Policy 5.2.1: Land Uses; Goal 5.3 Efficient Development Patterns; Policy 5.3.1: Infill Development; Policy 5.6.2: Areas of Change; Policy 5.6.4: Appropriate Transitions; Policy 6.1.2: Transit-Oriented Development; Policy 8.1.1: Diverse Places; Chapter 9: Housing; Goal 9.1: Supply; Policy 9.1.1: Housing Options; Goal 9.3: Density; Policy 9.3.1: Centers & Corridors; Goal 9.4: Homelessness; Policy 9.4.1: Best Practices; Policy 9.4.2: Service; Policy 9.4.3: Equitable Distribution

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them.

The applicant has adequately demonstrated, in his policy-based response, that the request would be consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

B. If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Not applicable. This project is in an Area of Change.

Staff concurs. The response to Criterion B is sufficient.

C. If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject property is wholly located in an Area of Change and furthers the Goals of the Comp Plan and strengthens the community by functioning as a transition between the intense commercial corridor of Central Avenue to the north and less intense commercial and residential neighborhoods to the south. Criteria 1 and 2 do not apply.

Sub-criterion 3 is accomplished and met by downzoning to MX-T, which would be more advantageous to the community as articulated in the Comprehensive Plan as discussed above. The zone change to MX-T would benefit the community over the current zoning (MX-L) because the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with

it, as shown in the applicant's policy analysis in the response to Criterion A. The response to Criterion C is sufficient.

D. The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The zone change does not include permissive uses that would be harmful to adjacent property the neighborhood or the community. The applicant's justification letter includes a table that shows the difference in uses permitted between the MX-L and the MX-T zone district. As the table shows, additional residential development options are permissive in the MX-T zone district and it allows less intense commercial, vehicle oriented, and food and beverage uses than permitted in the MX-L zone.

The applicant has demonstrated that the requested MX-T (Mixed-Use Transition Zone) includes fewer permissive uses than the MX-L zone, which allows a variety of neighborhood commercial uses (see applicant's table of uses in the justification letter). Included in the permissive uses in the MX-T zone is Dwelling, Cottage Development. The purpose of the MX-T zone is to serve as a transition between a more intense zone (ex. MX-L) and residential zones (ex. R-1 zones). That purpose would be achieved with the proposed zone change. The response to Criterion D is sufficient.

E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

The City's infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by this zone change because the subject property is an infill site surrounded by existing public sidewalks and streets. Infrastructure exists on all sides of the property with adequate capacity to serve the development made possible with the MX-T zone.

The applicant refers to sub criterion 1, that the subject has adequate infrastructure capacity to serve development that the request would make possible. This established urban area has sufficient infrastructure to support such uses on the approximately 1.55 acre subject site. The response to Criterion E is sufficient.

F. The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

This zone change request is not based on the property's location on a major street. The justification of this location for MX-T zone designation is supported by its proximity to Central Avenue and Zuni Road primarily but it is not reliant on this fact.

The subject site's location on Texas Street, classified as Local Urban Street, is not being used as justification for the zone change request. Rather, the justification is based on the request furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in the response to Criterion A. The response to Criterion F is sufficient.

G. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The Applicant's justification is not based predominantly on the cost of land or economic considerations. The Albuquerque Indian Center offered their land to partner with Bernalillo County to provide for the Tiny Home Village project to expand their services to the population in Albuquerque that is currently unhoused. Bernalillo County analyzed several potential sites for the Tiny Home Village and selected this ideal location for this project given its proximity to transit, access to support services, and affiliation with the Albuquerque Indian Center.

Economic considerations are a factor, but the applicant's justification is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies. The response to Criterion G is sufficient.

H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

The zone change request is a justifiable spot zone because it facilitates the ABC Comprehensive Plan by functioning as a transition zone for the surrounding neighborhoods and properties. This request also facilitates the goals of the Near Heights Metropolitan Redevelopment Area plan to provide additional housing in this area. The area of the zone change is different from surrounding land because it is vacant, and it is located between a variety of existing development including commercial, residential, and institution. This property functions as a transition from the MX-L and R-ML to the north; MX-L and R-ML to the south; MX-M to the east; and MX-L to the west, therefore a MX-T zone is more advantageous to the surrounding neighborhoods. Development on this property will suit the transitional nature of this property because the MX-T zone it allows

for a greater variety of residential uses, dimensional standards are the least intense of the four mixed use zones, and there are fewer commercial uses allowed. Ultimately, the zone map amendment request from MX-L to MX-T is a downzone and will provide a strong transition from intense commercial to residential for the surrounding neighborhoods.

The request would result in a spot zone because it would function as a transition zone for the surrounding neighborhoods and properties. The applicant has demonstrated, in a policy-based analysis, that the request would clearly facilitate implementation of the Comprehensive Plan and that sub criteria 1 applies. The response to Criterion H is sufficient.

Staff concludes that the applicant has adequately justified the proposed zone change from MX-L to MX-T. The applicant's policy-based analysis shows that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not conflict with them. Though a spot zone would be created, it would be a justifiable spot zone because the request would clearly facilitate implementation of the Comprehensive Plan.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application prior to the EPC Hearing. Few agency comments were received and none were adverse to the request. Refer to the agency comments at the end of the staff report.

Neighborhood/Public

The Applicant and Bernalillo County have conducted a series of city-wide community meetings and focus groups as well as given several invited presentations before community organizations to create public awareness of the homelessness issue.

For this current zone map amendment request, members of the project team invited the community to a public meeting at the Albuquerque Indian Center on February 25, 2019. Surrounding neighborhood associations including the Trumbull Village Association, District 6 Coalition of Neighborhoods, South San Pedro Neighborhood Association, and La Mesa Improvement Association were invited to participate in the meeting.

There are supportive comments from the public. The letters are included in the Attachments section. There is no known opposition to the zone change request.

V. CONCLUSION

The request is for a zone map amendment for an approximately 1.55 acre site on 105 Texas Street SE. The Applicant intends to develop the property as a Tiny Home Village, a transitional housing development for individuals experiencing homelessness. The request is for a Zone Map Amendment to rezone the property from MX-L (Mixed-Use Low Intensity) to MX-T (Mixed-Use Transition).

The subject site is in an Area of Change as designated by the Comprehensive Plan. The zone change has been adequately justified pursuant to the IDO's criteria for zone map amendments.

The Applicant and Bernalillo County have conducted a series of city-wide community meetings with community organizations. To date, staff has received public comments in support of the proposed zone change and project. There is no known opposition.

Even though the Tiny Home Village project might be an appropriate use for an MX-T zone, the case going before the EPC is for the zone change from MX-L (Mixed-Use Low Intensity) to MX-T (Mixed-Use Transition). There are several permissive uses in the MX-T zone district.

EPC will consider the zone change, not the specific use.

Staff recommends approval.

Findings, Zoning Map Amendment (Zone Change)

Project #: 2019-002161, RZ-2019-00017

1. The request is for a zone map amendment (zone change) for an approximately 1.55 acre site located at 105 Texas Street SE between Zuni Rd SE and Central Ave. SE.
2. The subject site is zoned MX-L (Mixed-Use Low Intensity). The request is for a Zone Map Amendment to rezone the property from MX-L (Mixed-Use Low Intensity) to MX-T (Mixed-Use Transition). Applicant intends to develop the property as a Tiny Home Village, a transitional housing development for individuals experiencing homelessness.
3. The subject site is in an area that the Comprehensive Plan has designated an Area of Change. It is not in a designated Activity Center or along a designated Corridor. No overlay zones apply.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) and the Near Heights Metropolitan Redevelopment Area Plan are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Goal and policies in Comprehensive Plan Chapter 4: Community Identity:
 - a. GOAL 4.1 Character: Enhance, protect, and preserve distinct communities.

The request furthers Goal 4.1 and related policies by allowing for appropriately scaled residential and/or service use development on a site that is undeveloped and blighted. The character of this neighborhood includes a diversity of development types, cultures, unique built environment, and a strong history of providing community services to the area's residents.
 - b. GOAL 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

- c. POLICY 4.2.2: Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers Goal 4.2 and related policies because the Applicant and Bernalillo County have conducted a series of city-wide community meetings and focus groups as well as given several invited presentations before community organizations to create public awareness of the homelessness issue and the potential of a Tiny Home Village project as one way to address this problem in the community.

- d. GOAL 4.3 City Community Planning Areas: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

The request furthers Goal 4.3 because the subject property is located in the southern portion of the Near Heights area of Albuquerque in the International District. According to the Comprehensive Plan this area is characterized varying architectural styles and building scale. The development allowable within the MX-T zone will be consistent with and enhance the area's community identity. The Applicant's intent to develop a cottage development will contribute to the diverse architectural styles and scale of this area. Medium density development is encouraged in areas with excellent public transit such as this. The natural character of landscaping will be enhanced with water sensitive vegetation, trees, and streetscape improvements with the development.

6. The request furthers the following, applicable Goal and policies in Comprehensive Plan Chapter 5: Land Use:

- a. GOAL 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.
- b. POLICY 5.1.1: Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request furthers Goal 5.1 and related policies because the requested zone change to allow MX-T uses will provide for non-residential and expanded residential options for sustainable growth and infill development in a multi-modal network of Corridors. The zone change will also facilitate reinvestment to recover blighted and underused properties such as the AIC site.

- c. POLICY 5.1.10: Major Transit Corridors: Foster Corridors that prioritize high frequency transit service with pedestrian-oriented development.

The request furthers Policy 5.1.10 and related policies because the proposed zone change to MX-T and the expanded residential development options for the subject property which is located approximately 700 feet from the nearest ABQ Ride Route 66 stop on Central Avenue and approximately 300 feet from the nearest Route 97-

Zuni Road bus stop. Two ABQ Rapid Ride Routes are located on Louisiana Boulevard and Central Avenue approximately one mile west from the subject property. Minimized negative impacts on nearby neighborhoods from the Central Avenue Premium Transit Corridor are also anticipated.

- d. GOAL 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.
- e. POLICY 5.2.1: Land Uses: create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request furthers Goal 5.2 and related policies by allowing for a range of housing options on the subject property. The Applicant intends to develop the property as a Tiny Home Village, a cottage development for individuals experiencing homelessness. Residents of the Tiny Home Village will be supported to transition out of the village and into a stable housing environment as their incomes allow.

- f. GOAL 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.
- g. POLICY 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Goal 5.3 and related policies by serving as an infill site surrounded by development and will use existing infrastructure in the area. Public facilities in the area include: East Central Health and Social Services Center; University of New Mexico Hospital SE Heights Center for Family and Community Health; Albuquerque Indian Center; Cesar Chavez Community Center; and Trumbull Neighborhood Park.

- h. POLICY 5.6.2: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]
- i. POLICY 5.6.2: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

The request furthers Policy 5.6.2 because it is in an Area of Change, near a Premium Transit Corridor, and in the Near Heights Metropolitan Redevelopment Area. A zone map amendment to MX-T will facilitate development on this site and direct growth into an area of the City that needs new development. The zone change will also allow for development on the subject property will have access to nearby community services available at the Albuquerque Indian Center and the UNMH Family and Community Health Services across Texas Street to the east. Transit service via Central Avenue, Zuni Road, Louisiana Boulevard, and Wyoming

Boulevard provide the subject property with excellent access to ABQ Ride bus services.

- j. POLICY 5.6.4: Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing. [A]

The request furthers Policy 5.6.4 because the subject property is in an Area of Change adjacent to an Area of Consistency just south of Zuni Road. With the zone change, the subject property will act as a transition between these two areas and the MX-T zone therefore, is an appropriate zone designation for the property. Height standards for the MX-T zone is 30 feet, lower than the 35 feet for the current MX-L zone district. This will provide a less intense transition from Central Avenue to the residential Area of Consistency to the south which will benefit the community by creating an appropriate transition between two different areas of density and intensity.

- 7. The request furthers the following, applicable Goal and policies in Comprehensive Plan Chapter 6: Transportation:

- a. POLICY 6.1.2: Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors. [ABC]

The request furthers Policy 6.1.2 by allowing an expansion of the permissive, low-density, multi-family housing along a Major Transit and Premium Transit Corridor of Central Avenue and the Local Route transit on Zuni Road.

- 8. The request furthers the following, applicable Goal and policies in Comprehensive Plan Chapter 9: Housing:

- a. GOAL 9.1: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

- b. POLICY 9.1.1: Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request furthers Goal 9.1 and related policies because it will replace the existing MX-L with the less intense MX-T zone by increasing the opportunity to expand the availability and variety of affordable housing stock for the benefit of unhoused community members close to public services, transit, and shopping. The development of cottage housing and other service uses permissive under the MX-T zone would further the goal of supplying a range of housing types without contributing to overcrowding or the displacement of low-income individuals.

- c. GOAL 9.3: Support increased housing density in appropriate places with adequate services and amenities.

- d. **POLICY 9.3.1: Centers & Corridors:** Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The request furthers Goal 9.3 and related policies because the change to the MX-T zone will provide for higher density, multi-unit, and mixed-use development near the International Market and State Fair Activity Center and is along the Central Avenue Premium and Major Transit Corridor. Residential development allowed in the MX-T zone is moderate density, which will act as a strong transitional buffer between the higher intensity uses of Central Avenue and surrounding residential uses.

- e. **GOAL 9.4: Homelessness:** Make homelessness rare, short-term, and non-recurring.
- f. **POLICY 9.4.1: Best Practices:** Implement an appropriate and effective model to address chronic homelessness.
- g. **POLICY 9.4.2: Service:** Provide expanded options for shelters and services people experience temporary homelessness.
- h. **POLICY 9.4.3: Equitable Distribution:** Support a network of service points that are easily accessible by residents and workers, geographically distributed throughout the City and County, and proximate to transit.

The request furthers Goal 9.4 and related policies as the driving force behind the proposed development is to address chronic homelessness. The developers have explored the best practices implemented in other communities and have used this information to formulate a local best practices paradigm to more effectively address chronic and temporary homelessness. By expanding available options for shelter and care outside of the Wells Park/Near North Valley areas, the Tiny Home Village increases geographic distribution and access to surrounding services and premium transit corridors within the International District area.

9. Pursuant to section 14-16-6-7(F)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".
- A. **Criterion A:** Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in s policy-based response, that the request would be consistent with the City's health, safety, morals and general welfare.
- B. **Criterion B:** This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.
- C. **Criterion C:** The zone change to MX-T would be more advantageous to the community than the current zoning (MX-L) because the request furthers a preponderance of applicable

- Goals and policies in the Comprehensive Plan and does not significantly conflict with it, as shown in the applicant's policy analysis in the response to Criterion A. The request furthers several policies with respect to community identity and land use.
- D. **Criterion D:** The applicant has demonstrated that the requested MX-T (Mixed-Use Transition Zone) includes fewer permissive uses than the MX-L zone, which allows a variety of neighborhood commercial uses (see applicant's table of uses in the justification letter). Included in the permissive uses in the MX-T zone is Dwelling, Cottage Development. The purpose of the MX-T zone is to serve as a transition between a more intense zone (ex. MX-L) and residential zones (ex. R-1 zones). That purpose would be achieved with the proposed zone change.
 - E. **Criterion E:** The applicant refers to sub criterion 1, that the subject has adequate infrastructure capacity to serve development that the request would make possible. This established urban area has sufficient infrastructure to support such uses on the approximately 1.55 acre subject site.
 - F. **Criterion F:** The subject site's location on Texas Street, classified as Local Urban Street, is not being used as justification for the zone change request. Rather, the justification is based on the request furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in the response to Criterion A.
 - G. **Criterion G:** Economic considerations are a factor, but the applicant's justification is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies. The response to Criterion G is sufficient.
 - H. **Criterion H:** The request would result in a spot zone because it would function as a transition zone for the surrounding neighborhoods and properties. The applicant has demonstrated, in a policy-based analysis, that the request would clearly facilitate implementation of the Comprehensive Plan and that sub criteria 1 applies.
10. The Trumbull Village Association, District 6 Coalition of Neighborhoods, South San Pedro Neighborhood Association, and La Mesa Improvement Association were notified, as required. There was a public meeting at the Albuquerque Indian Center on February 25, 2019 regarding the proposed zone change. As of this writing, Staff has received five (5) supportive comments. There is no known opposition.
11. The applicant will need to coordinate development on the site with PNM.

Recommendation

APPROVAL of Project # 2019-002161, RZ-2019-00017, a request for Zoning Map Amendment from MX-L to MX-T for Lots 5-14 Block 3 UNITY Subdivision, based on the preceding Findings.

***Linda Rumpf
Staff Planner***

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on April 11, 2019.

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

The request is for a zone map amendment from MX-L to MX-T. The property is located at 105 Texas St SE and contains ~1.3 acres. The properties to the north and east are zoned MX-M. The properties to the west and south are zoned MX-L. This property is surrounded by office, retail, restaurant, hotel, and multi-family uses. The site is located within the Near Heights MRA Plan and the Central Ave Main Street Corridor Area. This property is located within an Area of Change. The property is intended to be used for a cottage housing development as well as the existing uses by the Albuquerque Indian Center. The property will be developed as a Tiny Home Village that will include 30 tiny homes, a communal kitchen, restroom facilities, laundry, community rooms, and associated offices. Detached single-family dwellings and cottage housing development are not permitted in MX-L, which is a zone intended for higher- density and intensity uses. This use is permissive in the MX-T zone. It will serve as a transitional housing development for individuals experiencing homelessness.

The applicant and Bernalillo County did extensive outreach with the community on this project in order to address community needs and desires. There are multiple programs and services nearby, as well as good access to transit.

The goals and policies in the ABC Comprehensive Plan generally support this zone map amendment request. The property is located within a Metropolitan Redevelopment Area, which is intended to allow redevelopment and infill in a previously blighted area. This site is identified in the Near Heights Plan as a property that could use infill development to preserve and improve the nearby community. The existing street grid network and transit access will support the proposed development. MX-T is considered a mixed-use transition zone between more intense commercial and high-density housing to lower-density housing and residential areas.

ABC Comprehensive Plan Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

ABC Comprehensive Plan Policy 4.2.2 Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

ABC Comprehensive Plan Policy 5.1.1 (g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

ABC Comprehensive Plan Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- c) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- d) Encourage development that offers choice in transportation, work areas, and lifestyles.
- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.
- f) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

ABC Comprehensive Plan Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

ABC Comprehensive Plan Policy 6.1.2 Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

ABC Comprehensive Plan Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

- b) Support a variety of lower-density, lower-intensity services, jobs, and housing outside of Centers.

ABC Comprehensive Plan Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

- a) Increase the supply of housing that is affordable for all income levels.
- g) Ameliorate the problems of homelessness, overcrowding, and displacement of low-income residents.
- i) Provide for the development of multi-family housing close to public services, transit, and shopping.

ABC Comprehensive Plan Policy 9.4.1 Best Practices: Implement and appropriate and effective model to address chronic homelessness.

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No comment.

TRANSIT DEPARTMENT

Case Number	Brief Description of Request	Transit Corridor? *	Transit Route?	Current Service/Stops	Comments/Support/Requests
Project #2019-002161 RZ-2019-000117- Zone Map Amendment	Zone change from MX-L to MX-T for 1.3 acres at Texas and Zuni for a "Tiny Houses" project	Proximate to the Central Avenue Premium Transit Corridor and proximate to the eastern extremity of the Central Avenue Main Street Corridor	Fixed Route 66 and Rapid Line 777 travel on Central, one block north of the site. The site also has frontage on Zuni Road, which is the route for the Fixed Route 97.	Nearest stop pair for the Route 66 is on either side of Texas Street on Central Avenue. Nearest stop pair for the Rapid Ride 777 is at Wyoming and Central about 2000 feet east of the site. Nearest stop pair for the Route 97 is half way between Texas and Utah on either side of Zuni Avenue.	The transit system proximate to this site is very robust. From the point of view of transit, the site looks like an excellent choice for this type of project.

Corridor designations are from the 2017 Comprehensive Plan.

POLICE DEPARTMENT/PLANNING

Reviewed. No Comment.

ABC WATER UTILITY AUTHORITY (ABCWUA)

- No adverse comment to the proposed zone change.
- From the information provided, it is understood that the intent is for the sites to develop to accommodate a small housing development. Once service is desired please request an availability statement. Requests can be made at the link below:
 - http://www.abcwua.org/Availability_Statements.aspx
 Request shall include a City Fire Marshal approved Fire 1 Plan (if any of the proposed structures could be considered commercial) and a zone map showing the site location.

ALBUQUERQUE PUBLIC SCHOOLS

Given the requested zone change is for an adult residential development, APS does not anticipate impact to neighborhood schools. The District does remind the EPC that increasing density for residential and mixed-use infill development has potential to negatively impact neighborhood schools in built-out areas of the City.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

1. An abandoned underground service line is located at the northwest corner of the subject site. It is the applicant's obligation to abide by any conditions or terms of these easements or rights-of-way.
2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
3. It will be necessary for the developer to contact the PNM New Service Delivery Department when the site is to be developed in order to coordinate electric service.
Contact:

Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

APPENDIX

SITE PHOTOS



2

Vicinity



Albuquerque Indian Center (AIC) entrance

SITE PHOTOS



Property view from Texas St SE



Property view from Zuni Rd SE

SITE PHOTOS



Homeless people near the site



Nearby services-UNM Community Health Center, south of the site

SITE PHOTOS



Ed Romero Terrace - affordable senior housing, east of the site

APPLICATION INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<input type="checkbox"/> Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Albuquerque Indian Center, Inc.		Phone: 505-268-1751
Address: 105 Texas Street SE		Email: marygarcia12003@yahoo.com
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners: Albuquerque Indian Center, Inc.	

BRIEF DESCRIPTION OF REQUEST

Zone Map Amendment from MX-L to MX-T

SITE INFORMATION (Accuracy of the existing legal description is essential! Attach a separate sheet if necessary.)

Lot or Tract No.: *005 -* 010 & 11-14	Block: 003	Unit: N/A
Subdivision/Addition: UNITY ADDN	MRGCD Map No.:	UPC Code: See separate sheet attached
Zone Atlas Page(s): K-19	Existing Zoning: MX-L	Proposed Zoning: MX-T
# of Existing Lots: 6	# of Proposed Lots: N/A	Total Area of Site (acres): 1.55

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 105 Texas Street SE	Between: Zunil Road	and: Central Avenue
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 2.28.2019
Printed Name: James Strozler, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

L	Case Numbers	Action	Fees
	R2-2019-00017	ZMA	\$595

Meeting/Hearing Date: April 11, 2019	Fee Total: \$695
Staff Signature:	Date: 2-28-19
	Project # PR-2019-002161

Form Z: Policy Decisions

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 8 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

- Interpreter Needed for Hearing? if yes, indicate language:
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

- Plan, or part of plan, to be amended with changes noted and marked
- Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO TEXT

- Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

ZONING MAP AMENDMENT - EPC

ZONING MAP AMENDMENT - COUNCIL

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

ANNEXATION OF LAND

- Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- Petition for Annexation Form and necessary attachments
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing if required, or otherwise processed until it is complete.

Signature: <i>[Handwritten Signature]</i>	Date: 2-28-2019
Printed Name: James E. Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<small>FOR OFFICIAL USE ONLY</small>	
Project Number: PR-2019-002161	Case Numbers: RZ-2019-00017
. . .	
Staff Signature: <i>[Handwritten Signature]</i>	
Date: 2-28-19	

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Albuquerque Indian Center DATE OF REQUEST: 02 / 14 / 19 ZONE ATLAS PAGE(S): K-19

CURRENT:

ZONING MX-L
 PARCEL SIZE (AC/SQ. FT.) 1.3

LEGAL DESCRIPTION:

LOT OR TRACT # 8,9,7,8,9 & 11-14 BLOCK # 3
 SUBDIVISION NAME Unity Addition

REQUESTED CITY ACTION(S):

ANNEXATION []
 ZONE CHANGE [] From MX-L To MX-T
 SECTOR, AREA, FAC, COMP PLAN []
 AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

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

*includes plating actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 30 College development w/ separate bath and kitchen buildings.
 BUILDING SIZE: Existing + 67150 (sq. ft.) *Future*

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

APPLICANT OR REPRESENTATIVE 

DATE 2-14-19

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

Planning Department, Development & Building Services Division, Transportation Development Section -
 2nd Floor West, 800 2nd St. NW, Plaza del Sol Building, City, 87102, phone 624-3884

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

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

Notes: *when this site is ready for further development a new TIS form will be required.*

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

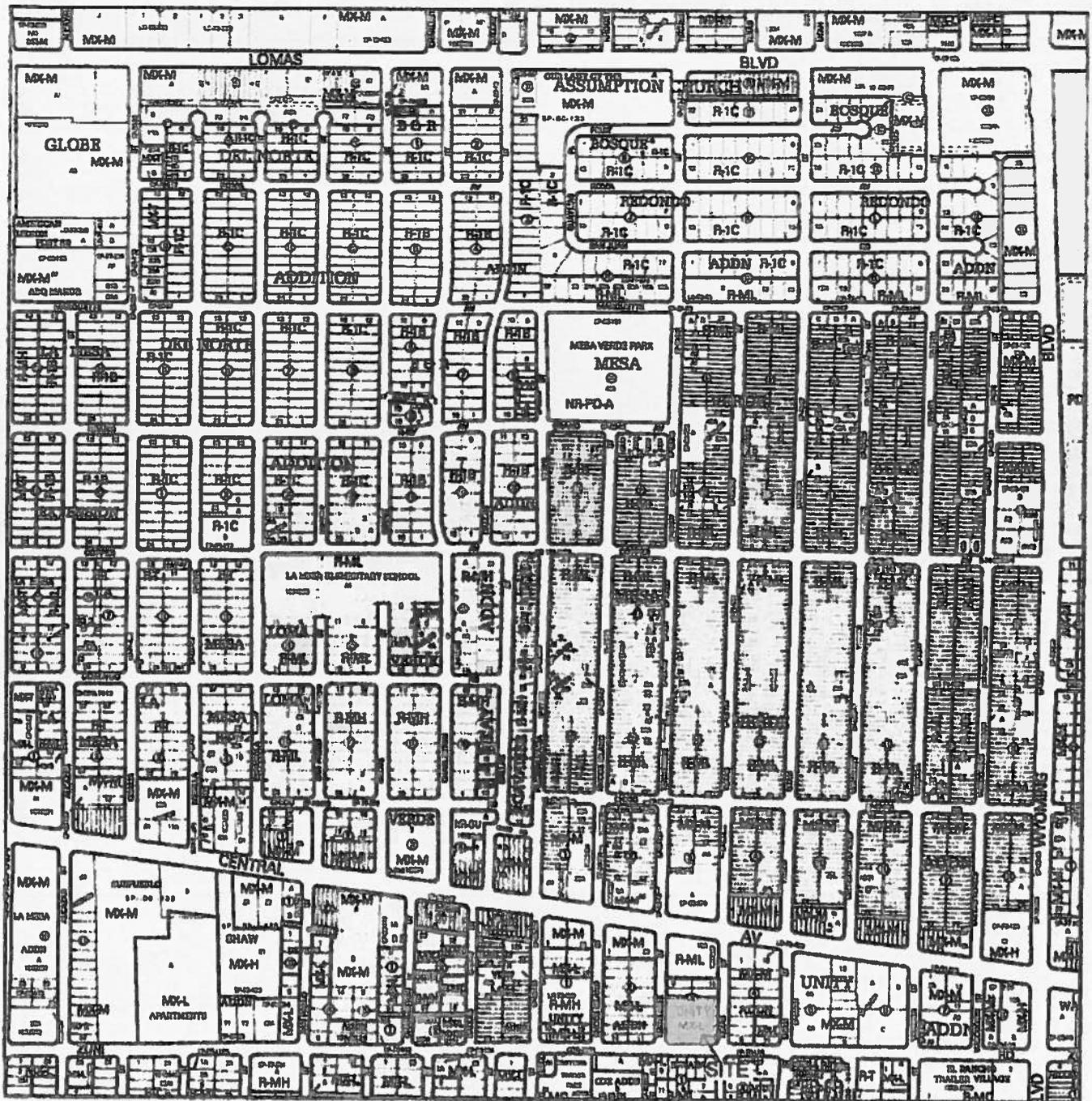
2-14-19
 DATE

Required TIS ~~must be completed~~ *order to proceed to the EPC and/or the DRS.* 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 / /
 -FINALIZED / /

TRAFFIC ENGINEER

DATE

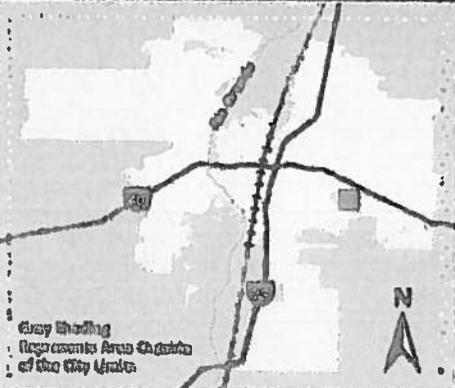


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

February 14, 2019

Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman:

The purpose of this letter is to provide authorization to Consensus Planning to act as our agents on behalf of Albuquerque Indian Center (owner of the property) for all requests related to the Zone Map Amendment for the property located at 105 Texas Street SE.

Sincerely,

Danny Garcia
Executive Director

Mikula

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-037 Date: 01.29.2019 Time: 1:00pm

Address: 105 Texas

AGENCY REPRESENTATIVES AT MEETING:

Planning: _____

Code Enforcement: _____

Fire Marshall: _____

Transportation: _____

Other: _____

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.**

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: _____

SITE INFORMATION:

Zone: MX-1 Size: 1.55 acres

Use: Commercial Service Overlay Zone: _____

Comp Plan Area Of: Chipp Comp Plan Corridor: Central-Main Street

Comp Plan Center: n/a MPOS or Sensitive Lands: _____

Parking: _____ MR Area: New Heights

Landscaping: _____ Street Trees: _____

Use Specific Standards: _____

Dimensional Standards: _____

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

Project # 103047

PROCESS:

Type of Action: GPC

Review and Approval Body: _____ Is this PRT a requirement? _____

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-037 Date: 01-29-2019 Time: 1:00pm

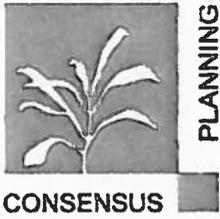
Address: 105 Tyson

NOTES:

- ~~Recommended~~ ^{RV} Zone Change to NR-SH
- Campground/RV Storage Use p. 451 Definitions
- & Site Plan EPC: Required by NR-SH zone
- Troy Hill Valley: no foundations - ~~etc~~ ^{20' to} MX-T - ~~displaces~~ ^{perm}
- ~~Under notice~~ ^{foundations} - Campground/RV
- p. 131 (Lodging) - ~~is~~ ^{is} only permitted in NR-SH
- per Table 6-1-1 - Zone Map Amendment - EPC
- 6-7-F: Review: Decision: ~~Criteria~~
- Site Plan EPC 6-6-H p. 397
- Part 2 NR-SH p. 49-50 2.5.E.3 - Show process
- Neighborhood Meeting required. All notice per Table 6-1.
- See Uniform Housing Code for all other standards.

Recommendation:

- Zone Map Amendment to MX-T.
- Site Plan - Admin for 30 ~~bed~~ cottages
- non-residential < 50 s.f. (as cottage development use)
- Main Street area Parking 1/ DU - 50% reduction Shared pling
- Table 6-1-1 for notice:
 - 15 days for Neigh Association (get from ONC)
 - 30 days to have meeting



Updated March 27, 2019

Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Albuquerque Indian Center – Zone Map Amendment Request

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Zone Map Amendment on behalf of the Albuquerque Indian Center (AIC). The subject site is located at 105 Texas Street S.E. It is comprised of 6 County parcels and 10 City parcels totaling 1.55 acres. The property is currently zoned MX-L (Mixed-Use Low Intensity). The property is legally described as: Lots 5-14 UNITY Subdivision. The request is for a Zone Map Amendment to rezone the property from MX-L (Mixed Use Low Intensity) to MX-T (Mixed-Use Transition).



Figure 1. Subject property outlined in blue.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

PROJECT DESCRIPTION

The subject property is in the southern portion of the Near Heights Community Planning Area and International District of Albuquerque and within the Near-Heights



Metropolitan Redevelopment Area. The subject is located north of Zuni Road, south of Central Avenue, west of Wyoming Boulevard, and east of Louisiana Boulevard.

The Applicant, Albuquerque Indian Center (AIC), is requesting a zone change from MX-L to MX-T to allow for a new cottage housing development. The Applicant intends to develop the property as a Tiny Home Village, a transitional housing development for individuals experiencing homelessness. The Village will include; approximately 30 tiny homes; communal kitchen, restroom facilities, and laundry; community rooms; and associated offices. There will also be outdoor community spaces, an outdoor garden and landscaping improvements on to the site.

The requested MX-T zone is considered a downzone from the current MX-L zone, in that it allows for less intensive uses overall. The MX-T zone is provided by the IDO to function as a "transition between residential neighborhoods and more intense commercial areas". This property is an ideal candidate for a zone change to MX-T since it is located between Central Avenue, an intense commercial corridor, and less intense commercial, office, and residential neighborhoods south of Zuni Road. It also serves as a transition area from dense multi-family housing to the west along Tennessee Street and public institutional uses to the east along Texas Street.

As discussed throughout this letter, there is a substantial need for housing and supportive services throughout the City of Albuquerque. In 2017, the New Mexico Coalition to End Homelessness found that on any given night approximately 1,318 people found themselves without a safe place to sleep; some 379 people were reported chronically homeless; and more than 500 people were housed each night in emergency shelters.

The Albuquerque Indian Center has served Native American and other homeless persons for nearly 30 years. They offer food services, case management, prevention, outreach, and counseling services. They have also provided life skills training. One of their most important services is providing addresses so that clients can receive mail and needed resources. In a partnership with Bernalillo County, the AIC has offered a portion of their property at 105 Texas Street SE to develop the Tiny Home Village (a cottage housing development) and expand their existing supportive services to the Tiny Home Village residents.

EXISTING CONDITIONS

Land Use and Zoning

The subject property consists of six parcels that total approximately 1.5 acres in size. Current development on the site includes an approximately 9,000 square foot building that houses the Albuquerque Indian Center and an approximately 22 space parking lot.

The existing AIC building is surrounded by undeveloped land on the subject property. Land use of surrounding properties include: Vacant parcel and Multi-Family senior housing to the north; Public/Institutional to the east (University of New Mexico Southeast Heights Family and Community Health Center); Commercial/Retail and Service and Single and Multi-Family Residential to the south; and Multi-family Residential to the west. There is also a vacant former grocery store on the property to the northwest.



Figure 2: Surrounding Land Uses

Adjacent properties are zoned MX-M and R-ML to the north; MX-M to the east; MX-L and R-ML to the south; and MX-L to the west. In the larger context, properties to the south between Pennsylvania and Virginia also include R-MC and R-T zoned properties.

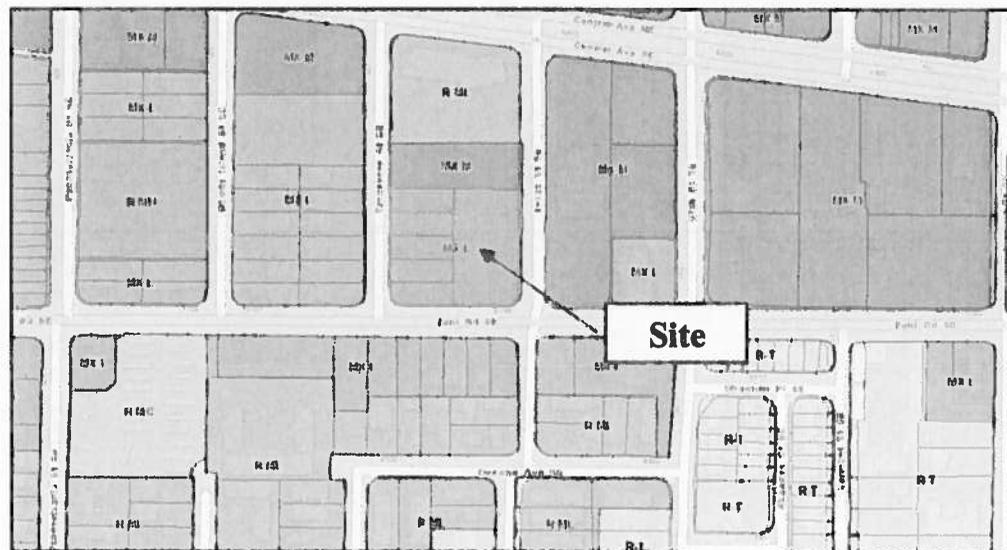


Figure 3: Surrounding Zoning

TABLE 1. Surrounding Zoning & Land Use		
North	MX-M, R-ML	Vacant, Commercial Service
East	MX-M	Public / Institutional
South	MX-L, R-ML	Commercial, Residential
West	M-X-L	Multi-family Residential

**Access**

Access to the site is from Texas Street and Zuni Road. An additional curb cut is located north of the parking lot on Texas Street that will be used for access to the Tiny Home Village. The existing curb cuts on Tennessee will not be used. These roads are classified as local urban streets by the Mid-Region Council of Governments (MRCOG) and provide access to Zuni Road to the south and Central Avenue to the north.

Zuni Road and Central Avenue are critical to the pedestrian, bicycle, vehicular, and transit corridors for the subject property. Zuni Road and Central Avenue have Functional Classification 2 - Urban Principal Arterial. In the Comprehensive Plan, Central Avenue is classified a Major Transit Corridor. The subject property is located within the Main Street Corridor (Central Avenue).

Pedestrians can access the subject property from Central Avenue or Zuni Road via Texas Street. Sidewalk pavement conditions along Central Avenue, Texas and Tennessee Streets are designated by MRCOG as poor while Zuni Road pavement conditions are very good.

Zuni Road is a designated Bike Lane Corridor. Utah Street, located one block east of Texas Street, is a designated north/south Bike Route which connects to the nearest east/west designated Bike Routes along Bell Avenue and Trumbull Avenue just south of the subject property.

Public Transit

An important consideration for the development of this property is the excellent access to public transit. Central Avenue is designated as a Major Transit and Premium Transit Corridor.

The nearest ABQ Ride Routes to the subject property include the following:

- Central Avenue (East/West) – Local Route 66-Central Avenue, Rapid Ride Routes-766 Red Line and 777-Green Line.
- Zuni Road (East/West) – Local Route 97-Zuni Express.
- Wyoming Boulevard (North/South) – Commuter Route 98-Wyoming and Local Route 31-Wyoming.
- Louisiana Boulevard (North/South) – Local Route 176-Louisiana and Montano and Rapid Ride 766-Red Line.

The nearest ABQ Ride Bus Stop to the subject property is located on Zuni Road approximately 300 feet from the subject property. The 97-Zuni Express is a Local Route and runs every 60 minutes Monday-Friday. The nearest bus stop on Central Avenue is located directly north of the subject property. The Route 66 line is the most frequent in the City running Monday-Sunday every 15 minutes. ABQ Ride has located a Premium Transit Station on Louisiana Boulevard and Central Avenue, slightly less than one mile from the subject property. This will be the final stop for the Albuquerque Rapid Transit (ART) when it is in service.

Public Amenities and Services

City of Albuquerque Public Parks and Community Centers in the vicinity of the subject property include Trumbull Park; Trumbull Children's Park; and Cesar Chavez Community Center.



Services in the area include the University of New Mexico Hospital SE Heights Center for Family and Community Health located east of the subject property on Texas Street; East Central Health and Social Services Center.

CRITERIA

This request for a Zone Map Amendment complies with the criteria outlined in section 14-16-6-7(F)(3) of the Integrated Development Ordinance (IDO) as follows:

6-7(F)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

ABC Comprehensive Plan Policies

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1: Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Policy 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response: The proposed zone change from MX-L to MX-T will further Goal 4.1 and related policies by allowing for cottage style residential development on a site that is undeveloped and blighted. The MX-T zone allows for other residential development types that will allow new residential development at an appropriate scale on an existing vacant portion of the property. The character of this neighborhood includes a diversity of cultures, unique built environment, and a strong history of providing community services to the area's residents.

This area is noted for its mix of residential development; high density multi-family, multi-unit senior housing, duplex, and single-family homes. The MX-T zone allows for the most variety of residential housing types from the other mixed-use districts (including the existing MX-L). A change to the MX-T zone will allow for expanded residential development types including cottage housing, which is a unique residential development that will add to the housing mix in a way that is consistent with this diverse neighborhood.

Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2: Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

Applicant Response: The Applicant and Bernalillo County have conducted a series of city-wide community meetings and focus groups as well as given several invited presentations before community organizations to create public awareness of the homelessness issue and the potential of a Tiny



Home Village project as one way to address this problem in the community. A summary of those meeting dates is provided with this application.

For this current zone map amendment request, members of the project team invited the community to a public meeting at the Albuquerque Indian Center on February 25, 2019. Surrounding neighborhood associations including the Trumbull Village Association, District 6 Coalition of Neighborhoods, South San Pedro Neighborhood Association, and La Mesa Improvement Association were invited to participate in the meeting. A copy of the meeting notes and presentation are included with this application.

Goal 4.3 City Community Planning Areas: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

Applicant Response: The subject property is located in the southern portion of the Near-Heights area of Albuquerque in the International District. According to the Comprehensive Plan this area is characterized varying architectural styles and building scale. The development allowable within the MX-T zone will be consistent with and enhance the area's community identity. The Applicant's intent to develop a cottage development will contribute to the diverse architectural styles and scale of this area. Medium density development is encouraged in areas with excellent public transit such as this. The natural character of landscaping will be enhanced with water sensitive vegetation, trees, and streetscape improvements with the development.

Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1: Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

(b): Structure capital investment and land use regulations to direct growth to Centers, in particular those in need of public and private reinvestment.

Applicant Response: The subject property is located just east of the International Market Activity Center and within the Near-Heights Metropolitan Redevelopment Area. Is adjacent and within walking distance of an Urban Principal Arterial Corridor and Premium and Major Transit Corridors of Central Avenue and Zuni Road. The subject property, with the requested zone map amendment, will provide expanded residential options for sustainable growth and infill development. The zone change will also facilitate reinvestment to recover blighted and underused properties such as the AIC site.

(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.



Applicant Response: The MX-T zone will further this policy because it allows for expanded and compact residential development types including cottage, cluster, and multi-family options. The subject property is a vacant infill site in need of redevelopment. It is near the International Market and State Fair Activity Centers, along the Central Avenue Premium and Major Transit Corridor and the Central Avenue and Zuni Road Urban Principal Arterials. The zone change will allow for construction of the Tiny Homes Village on this site. Expanding the residential options through this zone change will allow new development to accommodate growth within the city core, discouraging this type of development on the urban edge.

(d) Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Downtown, Urban Centers, and Activity Centers to increase housing density and expand housing options and affordability.

Applicant Response: This request to MX-T will further this policy since it allows for multi-unit residential development including cluster and cottage developments, which are currently prohibited by the MX-L zone. Expanded residential development options will support the density of housing in the area while offering unique housing options that are also affordable for the population experiencing homelessness in Albuquerque.

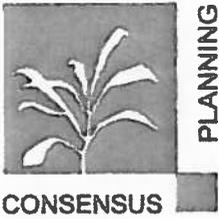
(g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

Applicant Response: This zone change will allow for expanded residential options for the property, including cottage development. An important consideration to locate cottage development on the subject property is its adjacency to the Major Transit Corridor of Central Avenue. Residents of the Tiny Home Village will have excellent access to transit on Central Avenue, Zuni Road, and Wyoming and Louisiana Boulevards.

Policy 5.1.10: Major Transit Corridors: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

(a) Encourage higher-density residential developments within ¼ mile of transit stops or stations.

Applicant Response: The change to the MX-T zone and the expanded residential development options for the subject property furthers this goal and policy since it is located approximately 700 feet from the nearest ABQ Ride Route 66 stop on Central Avenue and approximately 300 feet from the nearest Route 97-Zuni Road bus stop. Two ABQ Rapid Ride Routes are located on Louisiana Boulevard and Central Avenue approximately one mile west from the subject property.



- (b) *Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.*

Applicant Response: The purpose of the MX-T zone according to the IDO is to "provide a transition between residential neighborhoods and more intense commercial areas". The subject property, located between Central Avenue and Zuni Road, is in an excellent location to fulfill the intentions of the MX-T zone to minimize negative impacts on nearby neighborhoods from the Central Avenue Premium Transit Corridor.

The zone map amendment will allow development of medium density cottage housing residential, and small-scale office, institutional, and pedestrian-oriented development to provide a scaled transition from the high density residential and more intense commercial uses allowed along Central Avenue. Development on this site will improve the landscaping, built environment, and pedestrian access benefitting the surrounding neighborhoods, furthering these policies.

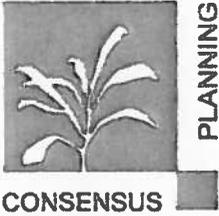
Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

- Policy 5.2.1: Land Uses: create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.***

Applicant Response: Currently, the vacant portion of the subject property is blighted and is attracting trash and potentially unsafe conditions for residents and surrounding neighborhoods. The requested zone map amendment will facilitate development of the property and add to the health of the neighborhood by allowing unique housing in an area of the City that needs new development. The existing MX-L zone is inappropriate because it does not allow these expanded residential opportunities. The potential development of cottage-housing on the subject property will create a new healthy environment for the area's unhoused population that are currently living without shelter. The Albuquerque Indian Center, with the support of Bernalillo County, will manage the programming and the physical site to ensure the success and sustainability of the project into the future. The transportation infrastructure exists to make the subject property conveniently accessible for pedestrians, drivers, and bicyclists.

- (d) *Encourage development that broadens housing options to meet a range of incomes and lifestyles.*

Applicant Response: The change to the MX-T zone furthers this policy by allowing for a range of housing options on the subject property. The Applicant intends to develop the property as a Tiny Home Village, a cottage development for individuals experiencing homelessness. Residents of the Tiny Home Village will be supported to transition out of the village and into a stable housing environment as their incomes allow.



Cottage-development typically includes individual living units with community shared spaces. These developments are a unique lifestyle experience in that they are participatory communities where decision making is shared, and neighbors commit to be a part of a community to everyone's mutual benefit.

- (h) *Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.*

Applicant Response: The potential infill development allowed by the MX-T zone would have a lower intensity than potential development from the MX-L zone which is more complementary to the surrounding land uses. The form and scale of MX-T development is compatible to surrounding development as the height restrictions of 30-feet are more compatible with commercial and residential uses to the south and the institutional development to the east. The low-density multi-family and small scale commercial, office, and institutional uses allowed in the MX-T zone are also consistent with the goals for form and scale of the Main Street Corridor, which encourages development that is of "quickly lessening density" as the corridor transitions from the higher intensity commercial center to low density commercial and residential neighborhoods.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: The subject property is an infill site surrounded by development and will use existing infrastructure in the area. Public facilities in the area include: East Central Health and Social Services Center; University of New Mexico Hospital SE Heights Center for Family and Community Health; Albuquerque Indian Center; Cesar Chavez Community Center; and Trumbull Neighborhood Park.

Policy 5.6.2: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

Applicant Response: The subject property will further this policy because it is in an Area of Change, near a Premium Transit Corridor, and in the Near-Heights Metropolitan Redevelopment Area. A zone map amendment to MX-T will encourage development on this site and direct growth into an area of the City that needs new development.



- g) Encourage development where adequate infrastructure and community services exist.*
- h) Encourage development in areas with a highly connected street grid and frequent transit service.*

Applicant Response: The zone change will allow for development on the subject property will have access to the community services available at the Albuquerque Indian Center and the UNMH Family and Community Health Services across Texas Street to the east. Transit service via Central Avenue, Zuni Road, Louisiana Boulevard, and Wyoming Boulevard provide the subject property with excellent access to ABQ Ride bus services.

Policy 5.6.4: Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing. [A]

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.*

Applicant Response: The subject property is in an area of change adjacent to an Area of Consistency just south of Zuni Road. With the zone change, the subject property will act as a transition between these two areas and the MX-T zone therefore, is an appropriate zone designation for the property. Height standards for the MX-T zone is 30 feet, lower than the 35 feet for the current MX-L zone district. This will provide a less intense transition from Central Avenue to the residential Area of Consistency to the south which will benefit the community by creating an appropriate transition between two different areas of density and intensity.

Policy 6.1.2: Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors. [ABC]

Applicant Response: The zone change will further this goal by allowing an expansion of the permissive low-density multi-family housing along a Major Transit and Premium Transit Corridor of Central Avenue and the Local Route transit on Zuni Road.

Housing Goal 9.1: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1: Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

- a) Increase the supply of housing that is affordable for all income levels.*



- g) Ameliorate the problems of homelessness, overcrowding, and displacement of low-income residents.*
- i) Provide for the development of multifamily housing close to public services, transit, and shopping.*

Applicant Response: The requested zone map amendment will replace the existing MX-L with the less intense MX-T zone will further Goal 9.1 and Policy 9.1.1 by increasing the opportunity to expand the availability and variety of affordable housing stock for the benefit of unhoused community members close to public services, transit, and shopping. The development of cottage housing for a Tiny Home Village transitional housing which is permissive under the MX-T zone, would further the goal of ameliorating the problems of homelessness without contributing to overcrowding or the displacement of low-income individuals.

Goal 9.3: Support increased housing density in appropriate places with adequate services and amenities.

Policy 9.3.1: Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

Applicant Response: The change to the MX-T zone will further this policy as it will provide for higher density, multi-unit, and mixed-use development near the International Market and State Fair Activity Center and is along the Central Avenue Premium and Major Transit Corridor. Residential development allowed in the MX-T zone is moderate density, which will act as a strong transitional buffer between the higher intensity uses of Central Avenue and surrounding residential uses.

Goal 9.4: Homelessness: Make homelessness rare, short-term, and non-recurring.

Policy 9.4.1: Best Practices: Implement an appropriate and effective model to address chronic homelessness.

Policy 9.4.2: Service: Provide expanded options for shelters and services people experience temporary homelessness.

Policy 9.4.3: Equitable Distribution: Support a network of service points that are easily accessible by residents and workers, geographically distributed throughout the City and County, and proximate to transit.

Applicant Response: The request will further Goal 9.4 and relevant policies as the driving force behind the Tiny Homes Village development is to address chronic homelessness. The developers have explored the best practices implemented in other communities and have used this information to formulate a local best practices paradigm to more effectively address chronic and temporary homelessness. By expanding available options for shelter and care outside of the Wells Park/Near North Valley areas, the Tiny



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Home Village increases geographic distribution and access to surrounding services and premium transit corridors within the International District area.

Near-Heights Metropolitan Redevelopment Area Plan

The AIC property falls within the Near-Heights Metropolitan Redevelopment Area (MRA) which was designated in 2000 and expanded in 2011. In 2000, the Near-Heights MRA Plan was adopted by the City of Albuquerque. In the Plan, the Albuquerque Indian Center property and properties adjacent to the north, east, and west were identified as a potential "opportunity site" for redevelopment as a Motel-Reuse for Assisted-Living that would reuse the aging Courtyard Motel on Central Avenue on a parcel north the subject property. The area was envisioned in the MRA Plan as an activity center that would spur activity and growth in this area of the Central Avenue Corridor. The project for Motel-Reuse as Assisted Living did proceed; however, it was contained to the property north of the subject property along Central Avenue and did not expand to the AIC property.

The identification of the subject property in the MRA Plan reflects the desire of residents in the International District to see redevelopment on this property. The Tiny Homes Village will advance the desire of the community to see the site redeveloped into a bustling area with a focus on community and residential uses.

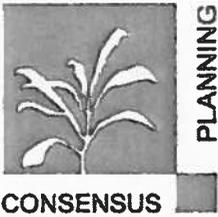
6-7(F)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

- 1. There was typographical or clerical error when the existing zone district was applied to the property.**
- 2. There has been a significant change in neighborhood or community conditions affecting the site.**
- 3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).**

Not applicable. This project is in an Area of Change.

6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

- 1. There was typographical or clerical error when the existing zone district was applied to the property.**
- 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.**
- 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density**



and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant's Response: The existing zoning is inappropriate because it does not allow for the appropriate range of residential uses and does not provide a transition between the more intense development along Central Avenue and the neighborhood to the south.

The MX-T zone would be more advantageous to the community as articulated in the Comprehensive Plan as discussed above and in the following ways:

The location of the subject property will function as a transition between the intense commercial corridor of Central Avenue to the north and less intense commercial and residential neighborhoods to the south.

The Mixed-Use zones are intended to provide the City landscape with a mix of development both residential and commercial. Surrounding residential development includes multi-family, single-family, two-family detached, and three-story senior living facility. The MX-T zone which allows for a wider range of residential uses including cottage development, which will allow for an additional mix of residential uses to the area.

The current zone of MX-L allows for more intense commercial development than the MX-T zone. A change to MX-T from MX-L will be creating an appropriate downzone on the property, while encouraging mixed-use development at a scale appropriate for the area.

The connectivity of the property is excellent via the following:

- Central designated a Premium and Major Transit Corridor;
- Zuni and Central designated Urban Principal Arterials;
- Located within the Central Avenue Main Street Corridor;
- Bike Routes via Zuni Road, Utah Street, Copper Avenue, Bell and Trumbull Streets; and
- Pedestrian access from Central Avenue and Zuni Road.

Infill development of a vacant, blighted property with a new Tiny Home Village cottage development will enhance the area and create a more walkable, lively environment. This is supported by the Near Heights Metropolitan Redevelopment Plan which encourages the development of new safe housing with accessibility to Central Avenue.

6-7(F)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant's Response: The zone change does not include permissive uses that would be harmful to adjacent property the neighborhood or the community. The following table includes the difference in uses permitted between the MX-L and the MX-T zone district. As the table shows, additional



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residential development options are permissive in the MX-T zone district and it allows less intense commercial, vehicle oriented, and food and beverage uses than permitted in the MX-L zone. An X indicates a prohibited use in that zone category.

Land uses	MX-L	MX-T
Dwelling, single-family detached	X	P
Dwelling, mobile home	X	X
Dwelling, cluster development	X	P
Dwelling, cottage development	X	P
Dwelling, two family detached (duplex)	X	P
Dwelling, townhouse	P	P
Dwelling, live-work	P	P
Dwelling, multi-family	P	P
Food, Beverage, and Indoor Entertainment		
Restaurant	P	C
Tap room or tasting room	C	C
Other indoor entertainment	P	C
Lodging		
Bed and Breakfast	P	X
Hotel or motel	P	P
Motor Vehicle-related		
Car wash	P	X
Light vehicle repair	P	X
Light vehicle fueling station	C	X
Light vehicle sales and rental	C	X
Offices and services		
Club or event facility	P	C
Self-Storage	C	X
Retail Sales		
Farmers Market	P	T
General retail, small	P	A
Grocery store	P	X
Liquor retail	A	C
Pawn Shop	C	X
Manufacturing, Fabrication, and Assembly		
Artisan Manufacturing	P	C
Accessory uses		
Family home daycare	X	A

6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.



3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

Applicant's Response: The City's infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by this zone change because the subject property is an infill site surrounded by existing public sidewalks and streets. Infrastructure exists on all sides of the property with adequate capacity to serve the development made possible with the MX-T zone.

6-7(F)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

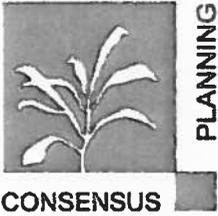
Applicant's Response: This zone change request is not based on the property's location on a major street. The justification of this location for MX-T zone designation is supported by its proximity to Central Avenue and Zuni Road primarily but it is not reliant on this fact.

6-7(F)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant's Response: The Applicant's justification is not based predominantly on the cost of land or economic considerations. The Albuquerque Indian Center offered their land to partner with Bernalillo County to provide for the Tiny Homes Village project to expand their services to the population in Albuquerque that is currently unhoused. Bernalillo County analyzed several potential sites for the Tiny Homes Village and selected this ideal location for this project given its proximity to transit, access to support services, and affiliation with the Albuquerque Indian Center.

6-7(F)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

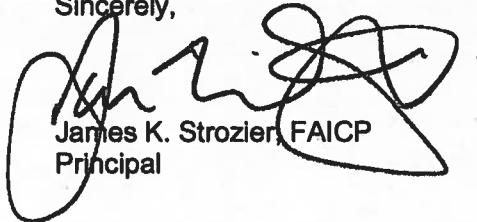
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.



Applicant's Response: The zone change request is a justifiable spot zone because it facilitates the ABC Comprehensive Plan by functioning as a transition zone for the surrounding neighborhoods and properties. This request also facilitates the goals of the Near Heights Metropolitan Redevelopment Area plan to provide additional housing in this area. The area of the zone change is different from surrounding land because it is vacant, and it is located between a variety of existing development including commercial, residential, and institution. This property functions as a transition from the MX-L and R-ML to the north; MX-L and R-ML to the south; MX-M to the east; and MX-L to the west, therefore a MX-T zone is more advantageous to the surrounding neighborhoods. Development on this property will suit the transitional nature of this property because the MX-T zone it allows for a greater variety of residential uses, dimensional standards are the least intense of the four mixed use zones, and there are fewer commercial uses allowed. Ultimately, the zone map amendment request from MX-L to MX-T is a downzone and will provide a strong transition from intense commercial to residential for the surrounding neighborhoods.

On behalf of the Albuquerque Indian Center, Consensus Planning, submits this letter to the Environmental Planning Commission for approval of this request for a zone map amendment for the subject site. Thank you for your consideration.

Sincerely,



James K. Strozler, FAICP
Principal

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 March 27, 2019 to April 11, 2019

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] 2-28-2019
(Applicant or Agent) (Date)

I issued 3 signs for this application, 2-28-19 [Signature]
(Date) (Staff Member)

PROJECT NUMBER: PR-2019-002161

NEIGHBORHOOD INFORMATION /
COMMENTS RECEIVED

M. Hari Sheppard
1012 California St. SE
Albuquerque, NM 87108

City of Albuquerque Planning Department
c/o Russell Brito:
Albuquerque Indian Center EPC
600 2nd Street NW
Albuquerque, NM 87102

To whom it may concern:

I live and work in the International district, on purpose. I bought a home on California Street both because it suits me and to support the neighborhood I grew up in. I lived here as a child/adolescent and have fond memories of the community. My family was actively petitioned for the Library, the park and the public pool.

I have some comments about the proposed zone change from the current MX-L to the proposed MX-T to allow the development of a new housing project that will provide transitional affordable housing for individuals that are currently unhoused.

I am aware of the "Tiny Homes" project that is currently being proposed to be built in the area next to the current Albuquerque Indian Center which is currently vacant and an eyesore as well as site for illicit activities.

The new zoning MX-T will allow the Albuquerque Indian Center to continue to provide their services and also will allow less intensive use in general. As a site for the planned tiny home village it seems very appropriate use of the area. This is a neighborhood scaled development which would comply with the intent of the zoning change, and will allow a transitional space between residential and commercial use areas.

This "opportunity site" is one that has long been targeted for development (since 2000) and hope you approve the zone change to make this project possible.

Thank you for your consideration,

A handwritten signature in black ink that reads "M. Hari Sheppard". The signature is written in a cursive, flowing style.

M. Hari Sheppard, LCSW, LADAC

EPC Hearing Apr 11, 2019 – 2019-002161

I would like to express my support for the Tiny Home Village project.

Homelessness is an increasing problem across the nation and Albuquerque is no exception.

I applaud the efforts of the County Commission, City Council, and Ilse Beal for the first plans for housing for the homeless in Albuquerque. I attended the first volunteer meeting on Mar 7, 2019 where 20 people demonstrated a high level of commitment to the success of this project. A volunteer form noted the variety of skills needed – ambassador, accompaniment, conflict resolution, self-governance facilitation, good neighbor facilitation, job readiness facilitation, employment/apprenticeships, creativity, construction/maintenance, gardening, micro-industries, financial literacy, food and nutrition, skills building, and education. A significant part of the construction will be volunteer.

I have followed this project from inception several years ago and understand the various arguments for and against. I have lived in the Singing Arrow neighborhood with my family since 1996 and have become increasingly concerned about the impact and plight of homelessness in recent years. My daughter, son in law, and two grandchildren live in the neighborhood directly south of the location selected for the Tiny Home Village. As former president of the Singing Arrow Neighborhood Association, I participated in the SE Transient Task Force assembled by City Counselor Don Harris. The Task Force provided an environment for unprecedented communication and collaboration between city departments and neighborhood residents addressing the problem of homelessness.

I have observed that protests against the homeless and Tiny Home Village have primarily been from a position of ignorance and fear of the unknown. Most people want a solution to homelessness but not in their back yard. Protesters from my neighborhood opposed the new Singing Arrow Community Center for over two years (zoning and site plan). Their appeals **denied in full** included a claim that a new Community Center would cause a homeless apocalypse and recent accusations of EPC collusion and corruption. They demanded that the LUHO replace the EPC with a new board headed by the Attorney General. They also protested Tiny Home Village during site evaluation, a Deaf Culture Center (disrupting a meeting until called out by the facilitator) and panhandlers (endangering pedestrians, homeless, drivers, and protesters on the median).

The majority of Tiny Home Village projects in Seattle have been successful when **correctly managed**. There are many people dedicated to success here in Albuquerque of the concept of providing housing first, stabilizing the individual, followed by assistance with health, permanent housing, and job skills. An area for housing would help reduce homelessness and benefits far outweigh any inconveniences.

“The site was controversial from the beginning because residents are **allowed to use alcohol and drugs**, something **not permitted** at the other city-sanctioned encampments.” <https://www.seattletimes.com/seattle-news/homeless/controversial-tiny-house-village-for-homelessness-in-north-seattle-to-close/>

The change in zoning from MX-L to MX-T is justified for this project to provide a transition between residential neighborhoods and more intense commercial areas. Using the property for a cottage housing development is permissive under MX-T. I welcome this positive effort to reduce homeless in Albuquerque and welcome additional projects near my neighborhood where many homeless congregate. Depending on the outcome of the ACLU lawsuit against the City of Albuquerque regarding panhandlers, the homeless population is growing.

Mark Burton
SE Albuquerque Neighborhood Enrichment (SANE) Coalition
601 Dorado Pl SE 87123
505 609-9609, m@sanecoalition.org
USAF Maj, Retired
STEM Educator since 1999

Rumpf, Linda

From: Rachel Nelson <rachran23@gmail.com>
Sent: Monday, March 25, 2019 10:18 AM
To: Rumpf, Linda
Subject: Public Support for AIC ReZoning

City of Albuquerque Planning Dept.
600 Second NW
Albuquerque, NM 87102

Environmental Planning Commission; City Planner
Attn: Linda Rumpf
lrumpf@cabq.gov
(505) 924-3342

Re: Albuquerque Indian Center EPC

Dear Ms. Linda Rumpf:

My name is Rachel Nelson; I am both a resident of the Albuquerque 87108 community, and a licensed occupational therapist. I am writing to submit supportive public comment for the pending zone change at the Albuquerque Indian Center (105 Texas St SE, Albuquerque, NM 87108).

As resident of shared community resident, I strongly support the inclusion of the Tiny Home Village at the Albuquerque Indian Center (AIC). Approval of the zone change from the current MX-L (mixed use, low intensity), to MX-T (mixed use transition), will allow the development of cottage housing structure development that will provide transitional and affordable housing for persons who are currently unhoused. The Tiny Home Village plan, structure, and plan implementation has been well researched, and is based off several successful housing developments in the Northwestern region of the United States.

The Tiny Home Village plans include both individual housing units, and larger communal spaces, on a previously established but currently poorly utilized space, the AIC. The potential for this space to be utilized in a functional, efficacious way for our community is great.

The established cottage housing units will also provide many needed resources and access to therapy services, to enable our unhoused community members to develop skills, feel safe and included in their community, and empower them to attain a higher quality of life. As a mental health provider, and therapist I can assert that an person's opportunity to participate in meaningful activities, and to have a valued role in their community will predict, by a large margin, their success with attaining goals for improved health, safety, productivity, and social participation.

Lastly, the AIC site was identified as a potential "opportunity site" in the 2000 Metropolitan Redevelopment Area Plan, evidencing the shared desire of the International District residents, like myself, to see the property redeveloped and utilized.

I look forward to, and have hope for the establishment of the Tiny Home Village at the AIC site. Please, let me know if you have questions about any of my comments above. I will happily further discuss and assert my support for the project and re-zoning.

Rachel A Nelson, MOT, OTR/L, RYT200

Licensed Occupational Therapist

Phone: 505.690.3229

Home address: 4700 Burton Ave SE, 87108

=====
This message has been analyzed by Deep Discovery Email Inspector.

Susan Buchler
1012 California Street SE
Albuquerque, NM 87108

March 28, 2019

City of Albuquerque Planning Department
c/o Russell Brito
Albuquerque Indian Center EPC
600 Second Street NW
Albuquerque, NM 87102

To Whom It May Concern:

I live in the SE Heights on California Street about two blocks from Gibson. I have lived on this street before, about 20 years ago, and I returned because I like this location and the neighborhood very much. This neighborhood had declined but now is experiencing a resurgence.

I understand that the zoning will have to be changed from the current MX-L to proposed MX-T to allow for the development of the Tiny Homes Project that will be built on the site at Zuni and Texas. That would be such a great use of that locale, plus providing homes for those who are currently unhoused.

I certainly hope that this development goes forward, and perhaps this could encourage further such development in other areas, as it is sorely needed. I think it would be a great benefit to our neighborhood and surrounding area and would certainly be of benefit to those who need it most.

Thanks for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Susan Buchler". The signature is written in black ink and is positioned above the printed name.

Susan Buchler

Rumpf, Linda

From: Joanne Landry <Landry54@msn.com>
Sent: Thursday, April 04, 2019 10:16 AM
To: Rumpf, Linda
Subject: Zone change

The Trumbull Village Neighborhood Association totally supports the zone change at the Indian Center lot to provide the new tiny home village cottages. This is enable 30-60 individuals to be housed in a safe environment.

Thank you for your consideration,
Joanne Landry
Trumbull Village President.

=====

This message has been analyzed by Deep Discovery Email Inspector.

BERNALILLO - COUNTY
Community Health Council

Improving the health and well-being
of all Bernalillo County residents and neighborhoods!



*Bernalillo County Community Health Council
March 29, 2019*

Linda Rumpf and Russel Brito,
City of Albuquerque Planning Department

In reference: Albuquerque Indian Center Zoning Change

Dear Ms. Rumpf and Mr. Brito,

The Bernalillo County Community Health Council (BCCHC). I am also a member of the International District Healthy Communities Coalition Board, and resident of the International District. BCCHC supports the zone change from the current MX-L to the proposed MX-T to allow the development of housing that will provide transitional affordable housing for currently unhoused people who already live in the area. We are aware of a portion of the Albuquerque Indian Center site is currently lying fallow and can be better put to use that will serve the broader community. The AIC site had been identified in the Metropolitan Redevelopment Area plan in 2000 as a potential "opportunity site." This shows that International District residents had expressed a desire to see this property redeveloped.

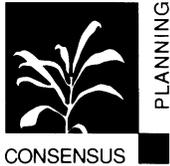
Respectfully,

Enrique Cardiel

Enrique Cardiel, MPH, *Executive Director*
Bernalillo County Community Health Council
220 Adams SE, Suite A
Albuquerque, NM 87108
Phone: 505.246.1638
Email: enrique@bchealthcouncil.org

"The Bernalillo County Community Health Council is dedicated to improving the health and quality of life in Bernalillo County through coalition building, health assessment and planning, and community action."

PO Box 8157, Albuquerque, NM 87198
220-A Adams SE, Albuquerque, New Mexico 87108 * (505) 246-1638



Memorandum

To: Linda Rumpf, Planner City of Albuquerque Planning Department

From: Jim Strozier, Principal Consensus Planning 

Date: March 27, 2019

Re: Albuquerque Indian Center ZMA

In 2017 Bernalillo County organized a Tiny Homes Village Development Committee. This Committee organized public meetings to discuss various aspects of the project. The following meetings were organized around Albuquerque.

Community Meetings

January 2017 – McKinley Community Center Charette
February 2017 – McKinley Community Center / Additions and Refinements to the THV Project
April 2017 – South Valley Multi-Purpose Center: Meeting on Self-development and Educational Programming
July 2017 – Discussion on Micro-Industries
November 2017 – Hiland Theater: Discussion on needs and operation of THV
June 2018 – Focus group with community members
August 2018 – Focus group with Neighborhood Associations
August 2018 – Meetings held at: Manzano Multi-Generational Center; African American Performing Arts Center; and Patrick J. Baca Library to discuss six proposed sites for the Tiny Homes Village development

Invited Presentations:

January 2017 – Grey Panthers
February 2017 – Unitarian Universalist Fellowship
March 2017 – Sandia Civitan Club
April 2017 – Liberty Hills Neighborhood Association
May 2017 – PDA
January 2018 – Manzano del Sol Senior Living Facility
March 2018 – Off Center Community Arts Members
September 2018 – District 8 Coalition of Neighborhoods
August 2018 – La Colinas Senior Living Facility
September 2018 – Westside Neighborhood Coalition
September 2018 – La Mesa Community Improvement Association



M E E T I N G N O T E S

PROJECT: Albuquerque Indian Center, ZMA

SUBJECT: Public Meeting

LOCATION/DATE: Albuquerque Indian Center, February 25, 2019, 6:00 pm

As required by IDO Section 14-16-6-4(C), the Project Team notified affected neighborhood associations and scheduled a pre-application neighborhood meeting. In addition to the required notifications to Trumbull Village Association and District 6 Coalition of Neighborhood Associations, the team also notified La Mesa Community Improvement Association and South San Pedro Neighborhood Association.

The project team for the Albuquerque Indian Center zone map amendment invited members of the public to attend a public meeting to present information about the project for the Tiny Homes Village on the Albuquerque Indian Center Property at 105 Texas Street SE. Presenters included: Maria Garcia, Executive Director, Albuquerque Indian Center; Debbie O'Malley, Bernalillo County Commissioner District 1; James Stozier, Principal at Consensus Planning; Mark Baker, Principal at Baker Architecture + Design; and Bernadette Miera, Bernalillo County Special Projects Coordinator, Community Services Division.

There were twenty-one participants at the meeting. They included; community members, Albuquerque Indian Center Board Members, representatives from surrounding neighborhood associations, and the carpenter trade union.

The presentation included the following information:

- Overview of the Albuquerque Indian Center programming and mission;
- Bernalillo County's role in the development of the Tiny Homes Village project;
- Review of the zoning application and process;
- Presentation of the preliminary site plan and future development plans;
- History of the Tiny Homes Village project including, background, goals, and structure.

A copy of the presentation is attached to these meeting notes.

Participants were invited to ask questions or comment throughout the presentation. Comments centered on the programming for the site; how residents will be selected to live in the Tiny Homes Village; the construction of the units; and the timeline. No objections were raised about the zone change.

The following is a summary of the questions and comments received at the meeting:

What will make the THV a unique place to house homeless individuals?

Residents will have a “place of their own” and will work with other residents to maintain all communal areas. The THV will be self-governing and the residents will work to make decisions together.

How will people be vetted to live in the Village?

Current homeless providers will provide assessments. Individuals that are level eight and below will be eligible to reside in the Village. There will be an eleven-step process to vet each person that is selected to live in the Village. Eventually residents will also participate in the vetting process. Only adults can live in the village, either single or as a couple.

Will people be able to live in the THV forever?

THV is intended to be transitional housing, not permanent. The goal is to help residents become more self-sufficient and eventually move out the village into their own permanent housing.

What about security?

The AIC is having ongoing meetings with the Albuquerque Police Department to develop a Crisis Intervention Team to work with the THV. There will also be 24/7 private security firm for emergencies.

Conflict resolution is sometimes an issue when people are trying to self-govern. It can be a challenge.

The AIC will generate best practices and work with others in Albuquerque.

Will the Tiny homes be ADA compliant?

Yes, all homes will be ADA compliant.

Will the tiny homes be energy efficient?

Yes, all homes will have new energy efficient heating and cooling. The architect is investigating solar panels and would like to incorporate if it is cost effective.

From: [Jim Strozier](#)
To: "[alyceice@gmail.com](#)"; "[Jerry Landry](#)"; "[GinaForNM@gmail.com](#)"; "[eijeentjessen@gmail.com](#)"
Cc: "[Bernadette Miera](#)"; "[Enrico Gradi \(egradi@bernco.gov\)](#)"; [Charlene Johnson](#); "[Mark Rea Baker, AIA](#)"; [Vos, Michael J.](#)
Subject: IDO Pre-Application Neighborhood Notification
Date: Tuesday, February 5, 2019 9:15:00 AM
Attachments: [Zone Atlas Map K-19 Highlighted site THV.PDF](#)

Trumbull Village Association
District 6 Coalition of Neighborhood Associations

Dear Neighbors,

This email provides notification that Bernalillo County is preparing an application for a Zone Map Amendment for a 1.5 acre property located at 105 Texas SE (Please see attached Zone Atlas Map). The property is zoned MX-L (Mixed-Use Low Intensity Zone District) and the Applicant would like to amend the zoning to MX-T (Mixed-Use Transition Zone District).

According to the City's Integrated Development Ordinance (IDO), the purpose of the MX-T zone is to *provide a transition between residential neighborhoods and more intense commercial areas*. The County intends to use the land at the Albuquerque Indian Center for a cottage housing development, which is a permissive use in the MX-T zone. The existing uses within the Albuquerque Indian Center building are also permissive in the MX-T zone. This zone change will allow for the development of additional housing on the property (the County's Tiny Home Village project).

As part of the IDO regulations, we are required to formally notify you of our application prior to submittal. Should you desire to request a meeting regarding this project, you may do so by replying to this email at cp@consensusplanning.com or by phone at (505) 764-9801. A meeting request must be received by February 20th, 2019.

Understanding the importance of this project and early communication with you, we have gone ahead and scheduled a meeting:

Your associations are invited to attend a meeting regarding this project on **Monday, February 25, 2019 from 6:00-7:30 p.m. at the Albuquerque Indian Center, 105 Texas Street SE**. Please do not hesitate to contact me if you have any questions by replying to this email; cp@consensusplanning.com or by phone (505) 764-9801.

Sincerely,

[Jim Strozier, FAICP](#)
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: [Jim Strozier](#)
To: "[alyceice@gmail.com](#)"; "[Jerry Landry](#)"; "[GinaForNM@gmail.com](#)"; "[eileentjessen@gmail.com](#)"
Cc: "[Bernadette Miera](#)"
Subject: RE: IDO Pre-Application Neighborhood Notification
Date: Tuesday, February 5, 2019 1:57:00 PM

I just wanted to clarify that the applicant for the zone change will be the property owner, which is Albuquerque Indian Center, Inc.

Let me know if you have any questions and we look forward to seeing you at the meeting.

[Jim Strozier, FAICP](#)
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: Jim Strozier
Sent: Tuesday, February 5, 2019 9:15 AM
To: 'alyceice@gmail.com' <alyceice@gmail.com>; 'Jerry Landry' <landry54@msn.com>; 'GinaForNM@gmail.com' <GinaForNM@gmail.com>; 'eileentjessen@gmail.com' <eileentjessen@gmail.com>
Cc: 'Bernadette Miera' <bmiera@bernco.gov>; 'Enrico Gradi (egradi@bernco.gov)' <egradi@bernco.gov>; Charlene Johnson <Johnson@consensusplanning.com>; 'Mark Rea Baker, AIA' <baker@bakerad.com>; Vos, Michael J. <mvos@cabq.gov>
Subject: IDO Pre-Application Neighborhood Notification

Trumbull Village Association
District 6 Coalition of Neighborhood Associations

Dear Neighbors,

This email provides notification that Bernalillo County is preparing an application for a Zone Map Amendment for a 1.5 acre property located at 105 Texas SE (Please see attached Zone Atlas Map). The property is zoned MX-L (Mixed-Use Low Intensity Zone District) and the Applicant would like to amend the zoning to MX-T (Mixed-Use Transition Zone District).

According to the City's Integrated Development Ordinance (IDO), the purpose of the MX-T zone is to provide a transition between residential neighborhoods and more intense commercial areas. The County intends to use the land at the Albuquerque Indian Center for a cottage housing development, which is a permissive use in the MX-T zone. The existing uses within the Albuquerque Indian Center building are also permissive in the MX-T zone. This zone change will allow for the development of additional housing on the property (the County's Tiny Home Village project).

As part of the IDO regulations, we are required to formally notify you of our application prior to submittal. Should you desire to request a meeting regarding this

project, you may do so by replying to this email at cp@consensusplanning.com or by phone at (505) 764-9801. A meeting request must be received by February 20th, 2019.

Understanding the importance of this project and early communication with you, we have gone ahead and scheduled a meeting:

Your associations are invited to attend a meeting regarding this project on **Monday, February 25, 2019 from 6:00-7:30 p.m. at the Albuquerque Indian Center, 105 Texas Street SE.** Please do not hesitate to contact me if you have any questions by replying to this email; cp@consensusplanning.com or by phone (505) 764-9801.

Sincerely,

[Jim Strozier, FAICP](#)
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: [Jim Strozier](#)
To: "[alyceice@gmail.com](#)"; "[Jerry Landry](#)"; "[GinaForNM@gmail.com](#)"; "[eileentiessen@gmail.com](#)"
Cc: "[Bernadette Miera](#)"; "[Enrico Gradi \(egradi@bernco.gov\)](#)"; [Charlene Johnson](#); "[Mark Rea Baker, AIA](#)"
Subject: RE: IDO Pre-Application Neighborhood Notification
Date: Friday, February 15, 2019 3:45:00 PM

Neighbors,

Just a friendly reminder that we have scheduled a community meeting to discuss the proposed zone change for the Albuquerque Indian Center property for:

Monday, February 25, 2019
From 6:00-7:30 p.m.
At the Albuquerque Indian Center, 105 Texas Street SE.

[Jim Strozier, FAICP](#)
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: Jim Strozier
Sent: Tuesday, February 5, 2019 9:15 AM
To: 'alyceice@gmail.com' <alyceice@gmail.com>; 'Jerry Landry' <landry54@msn.com>; 'GinaForNM@gmail.com' <GinaForNM@gmail.com>; 'eileentjessen@gmail.com' <eileentjessen@gmail.com>
Cc: 'Bernadette Miera' <bmiera@bernco.gov>; 'Enrico Gradi (egradi@bernco.gov)' <egradi@bernco.gov>; Charlene Johnson <Johnson@consensusplanning.com>; 'Mark Rea Baker, AIA' <baker@bakerad.com>; Vos, Michael J. <mvos@cabq.gov>
Subject: IDO Pre-Application Neighborhood Notification

Trumbull Village Association
District 6 Coalition of Neighborhood Associations

Dear Neighbors,

This email provides notification that the Albuquerque Indian Center (the owner of the property) is preparing an application for a Zone Map Amendment for a 1.5 acre property located at 105 Texas SE (Please see attached Zone Atlas Map). The property is zoned MX-L (Mixed-Use Low Intensity Zone District) and the Applicant would like to amend the zoning to MX-T (Mixed-Use Transition Zone District).

According to the City's Integrated Development Ordinance (IDO), the purpose of the MX-T zone is to *provide a transition between residential neighborhoods and more intense commercial areas*. The County intends to use the land at the Albuquerque Indian Center for a cottage housing development, which is a permissive use in the MX-T zone. The existing uses within the Albuquerque Indian Center building are also permissive in the MX-T zone. This zone change will allow for the development of additional housing on the property (the County's Tiny Home

Village project).

As part of the IDO regulations, we are required to formally notify you of our application prior to submittal. Should you desire to request a meeting regarding this project, you may do so by replying to this email at cp@consensusplanning.com or by phone at (505) 764-9801. A meeting request must be received by February 20th, 2019.

Understanding the importance of this project and early communication with you, we have gone ahead and scheduled a meeting:

Your associations are invited to attend a meeting regarding this project on **Monday, February 25, 2019 from 6:00-7:30 p.m. at the Albuquerque Indian Center, 105 Texas Street SE.** Please do not hesitate to contact me if you have any questions by replying to this email; cp@consensusplanning.com or by phone (505) 764-9801.

Sincerely,

[Jim Strozier, FAICP](#)
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: postmaster@outlook.com
To: [Jerry Landry](mailto:Jerry.Landry)
Subject: Delivered: IDO Pre-Application Neighborhood Notification
Date: Tuesday, February 5, 2019 9:15:38 AM
Attachments: [IDO Pre-Application Neighborhood Notification .msg](#)

Your message has been delivered to the following recipients:
Jerry Landry (landry54@msn.com) <<mailto:landry54@msn.com>>
Subject: IDO Pre-Application Neighborhood Notification

From: [Microsoft Outlook](#)
To: alyceice@gmail.com; GinaForNM@gmail.com; eileentjessen@gmail.com
Subject: Relayed: IDO Pre-Application Neighborhood Notification
Date: Tuesday, February 5, 2019 9:15:33 AM
Attachments: [IDO Pre-Application Neighborhood Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

alyceice@gmail.com (alyceice@gmail.com) <<mailto:alyceice@gmail.com>>
GinaForNM@gmail.com (GinaForNM@gmail.com) <<mailto:GinaForNM@gmail.com>>
eileentjessen@gmail.com (eileentjessen@gmail.com) <<mailto:eileentjessen@gmail.com>>
Subject: IDO Pre-Application Neighborhood Notification

From: [Jim Strozier](#)
To: ["dayna.mares76@gmail.com"](#); ["ldaliat@gmail.com"](#); ["abcorganize@gmail.com"](#); ["Donna Orozco-Geist"](#)
Cc: [Charlene Johnson](#); ["Bernadette Miera"](#); ["Enrico Gradi \(egradi@bemco.gov\)"](#); ["Mark Rea Baker, AIA"](#)
Subject: La Mesa and South San Pedro Neighborhood Associations - Community Meeting Invitation
Date: Friday, February 15, 2019 3:41:00 PM
Attachments: [Zone Atlas Map K-19 Highlighted site THV.pdf](#)

Dear Neighbors,

As a nearby neighborhood association, we want to inform you that the Albuquerque Indian Center is preparing an application for a Zone Map Amendment for a 1.5 acre property located at 105 Texas SE (Please see attached Zone Atlas Map). The property is zoned MX-L (Mixed-Use Low Intensity Zone District) and the Applicant would like to amend the zoning to MX-T (Mixed-Use Transition Zone District).

According to the City's Integrated Development Ordinance (IDO), the purpose of the MX-T zone is to *provide a transition between residential neighborhoods and more intense commercial areas*. The property owner intends to use the land at the Albuquerque Indian Center for a cottage housing development, which is a permissive use in the MX-T zone. The existing uses within the Albuquerque Indian Center building are also permissive in the MX-T zone. This zone change will allow for the development of additional housing on the property (the County's Tiny Home Village project).

Understanding the importance of this project and early communication with you, we have gone ahead and scheduled a meeting:

Your associations are invited to attend a meeting regarding this project on **Monday, February 25, 2019 from 6:00-7:30 p.m. at the Albuquerque Indian Center, 105 Texas Street SE**. Please do not hesitate to contact me if you have any questions by replying to this email; cp@consensusplanning.com or by phone (505) 764-9801.

[Jim Strozier, FAICP](#)
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: [Microsoft Outlook](#)
To: dayna.mares76@gmail.com; idalialt@gmail.com; abcorganize@gmail.com
Subject: Relayed: La Mesa and South San Pedro Neighborhood Associations - Community Meeting Invitation
Date: Friday, February 15, 2019 3:42:04 PM
Attachments: [La Mesa and South San Pedro Neighborhood Associations - Community Meeting Invitation .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

dayna.mares76@gmail.com (dayna.mares76@gmail.com)

<<mailto:dayna.mares76@gmail.com>>

idalialt@gmail.com (idalialt@gmail.com) <<mailto:idalialt@gmail.com>>

abcorganize@gmail.com (abcorganize@gmail.com) <<mailto:abcorganize@gmail.com>>

Subject: La Mesa and South San Pedro Neighborhood Associations - Community Meeting Invitation

From: [Microsoft Outlook](#)
To: [Donna Orozco-Geist](#)
Subject: Relayed: La Mesa and South San Pedro Neighborhood Associations - Community Meeting Invitation
Date: Friday, February 15, 2019 3:42:05 PM
Attachments: [La Mesa and South San Pedro Neighborhood Associations - Community Meeting Invitation .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Donna Orozco-Geist \(jgeist80@comcast.net\)](mailto:jgeist80@comcast.net) <<mailto:jgeist80@comcast.net>>

Subject: La Mesa and South San Pedro Neighborhood Associations - Community Meeting Invitation



M E E T I N G N O T E S

PROJECT: Albuquerque Indian Center, ZMA

SUBJECT: Public Meeting

LOCATION/DATE: Albuquerque Indian Center, February 25, 2019, 6:00 pm

As required by IDO Section 14-16-6-4(C), the Project Team notified affected neighborhood associations and scheduled a pre-application neighborhood meeting. In addition to the required notifications to Trumbull Village Association and District 6 Coalition of Neighborhood Associations, the team also notified La Mesa Community Improvement Association and South San Pedro Neighborhood Association.

The project team for the Albuquerque Indian Center zone map amendment invited members of the public to attend a public meeting to present information about the project for the Tiny Homes Village on the Albuquerque Indian Center Property at 105 Texas Street SE. Presenters included: Maria Garcia, Executive Director, Albuquerque Indian Center; Debbie O'Malley, Bernalillo County Commissioner District 1; James Strozier, Principal at Consensus Planning; Mark Baker, Principal at Baker Architecture + Design; and Bernadette Miera, Bernalillo County Special Projects Coordinator, Community Services Division.

There were twenty-one participants at the meeting. They included; community members, Albuquerque Indian Center Board Members, representatives from surrounding neighborhood associations, and the carpenter trade union.

The presentation included the following information:

- Overview of the Albuquerque Indian Center programming and mission;
- Bernalillo County's role in the development of the Tiny Homes Village project;
- Review of the zoning application and process;
- Presentation of the preliminary site plan and future development plans;
- History of the Tiny Homes Village project including, background, goals, and structure.

Participants were invited to ask questions or comment throughout the presentation. Comments centered on the programming for the site; how residents will be selected to live in the Tiny Homes Village; the construction of the units; and the timeline. No objections were raised about the zone change.

From: [Quevedo, Vicenta M.](#)
To: [Charlene Johnson](#)
Subject: Public Notice Inquiry_ID05 Texas Street NE_EPC
Date: Thursday, January 31, 2019 3:46:34 PM
Attachments: [#110011.jpg](#)
[#110012.jpg](#)
[#110013.jpg](#)
[Zone Atlas Page K-19-highlighted site TH1902](#)

Charlene,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Trumbull Village Association	T. Alyce	Ice	alyceice@gmail.com	6902 4th Street NW	#11	Albuquerque	NM	87107		5053150188
Trumbull Village Association	Joanne	Landry	landry54@msn.com	7501 Trumbull SE		Albuquerque	NM	87108	5056046761	
District 6 Coalition of Neighborhood Associations	Gina	Dennis	GinaForNM@gmail.com	1816 Buena Vista Drive SE	#2	Albuquerque	NM	87106		5057023082
District 6 Coalition of Neighborhood Associations	Eileen	Jessen	eileenjessen@gmail.com	420 General Hodges Street NE		Albuquerque	NM	87123	5059189744	

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicenta M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster-cabq.gov@mailgun.org [mailto:webmaster-cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, January 31, 2019 10:54 AM

To: Office of Neighborhood Coordination <johnson@consensusplanning.com>

Cc: Office of Neighborhood Coordination <conc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

• 010 003UNITY & 11 TO 14 and 003-009 003UNITY

Physical address of subject site:

105 Texas Street NE, 87108

Subject site cross streets:

Zuni Road and Wyoming Boulevard

Other subject site identifiers:

This site is located on the following zone atlas page:

K-19

This message has been analyzed by Deep Discovery Email Inspector.



PLANNING

CONSENSUS

February 27, 2019

Gina Dennis
1816 Buena Vista Drive SE, #2
Albuquerque, NM 87106

Eileen Jessen
420 General Hodges Street NE
Albuquerque, NM 87123

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ms. Dennis, Ms. Jessen, and the District 6 Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning has submitted a request for a Zone Map Amendment to the Environmental Planning Commission (EPC) on behalf of the Albuquerque Indian Center.

The 1.55 acre site is located at 105 Texas Street SE. The site is currently zoned MX-L (Mixed-Use Low Intensity). The Applicant is requesting to change the zoning to MX-T (Mixed-Use Transition). The Applicant, in cooperation with Bernalillo County, intends to develop a vacant portion of the Albuquerque Indian Center property, as a Tiny Home Village cottage-development.

The EPC hearing for this application will be held on **April 11, 2019, 8:30 a.m.** at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at thummell@cabq.gov, by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by March 13, 2019.

Sincerely,

James K. Strozler, FAICP
Principal

Enclosed: Zone Atlas K-19

PRINCIPALS

James K. Strozler, FAICP
Christopher L. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

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ALBUQUERQUE, NM 87108

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Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total \$6.85

Sent to **JOANNE LANDRY**
 7501 TRUMBULL SE
 ALBUQUERQUE, NM 87108

Postmark Here
 ALBUQUERQUE, NEW MEXICO 0101
 FEB 27 2019

PS Form 3800, April 2015 PSN 7530-02-000-5047

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ALBUQUERQUE, NM 87123

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent to **Jessen, Eileen**
 420 General Hodges St. NE
 APO, NM 87123

Postmark Here
 ALBUQUERQUE, NEW MEXICO 0101
 FEB 27 2019

PS Form 3800, April 2015 PSN 7530-02-000-5047

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ALBUQUERQUE, NM 87106

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total \$6.85

Sent to **GINA DENNIS**
 1816 BUENA VISTA DRIVE SE, #2
 ALBUQUERQUE, NM 87106

Postmark Here
 ALBUQUERQUE, NEW MEXICO 0101
 FEB 27 2019

PS Form 3800, April 2015 PSN 7530-02-000-5047

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ALBUQUERQUE, NM 87107

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total \$6.85

Sent to **ICE, T. ALYCE**
 6902 4TH STREET NW, #11
 ALBUQUERQUE, NM 87107

Postmark Here
 ALBUQUERQUE, NEW MEXICO 0101
 FEB 27 2019

PS Form 3800, April 2015 PSN 7530-02-000-5047

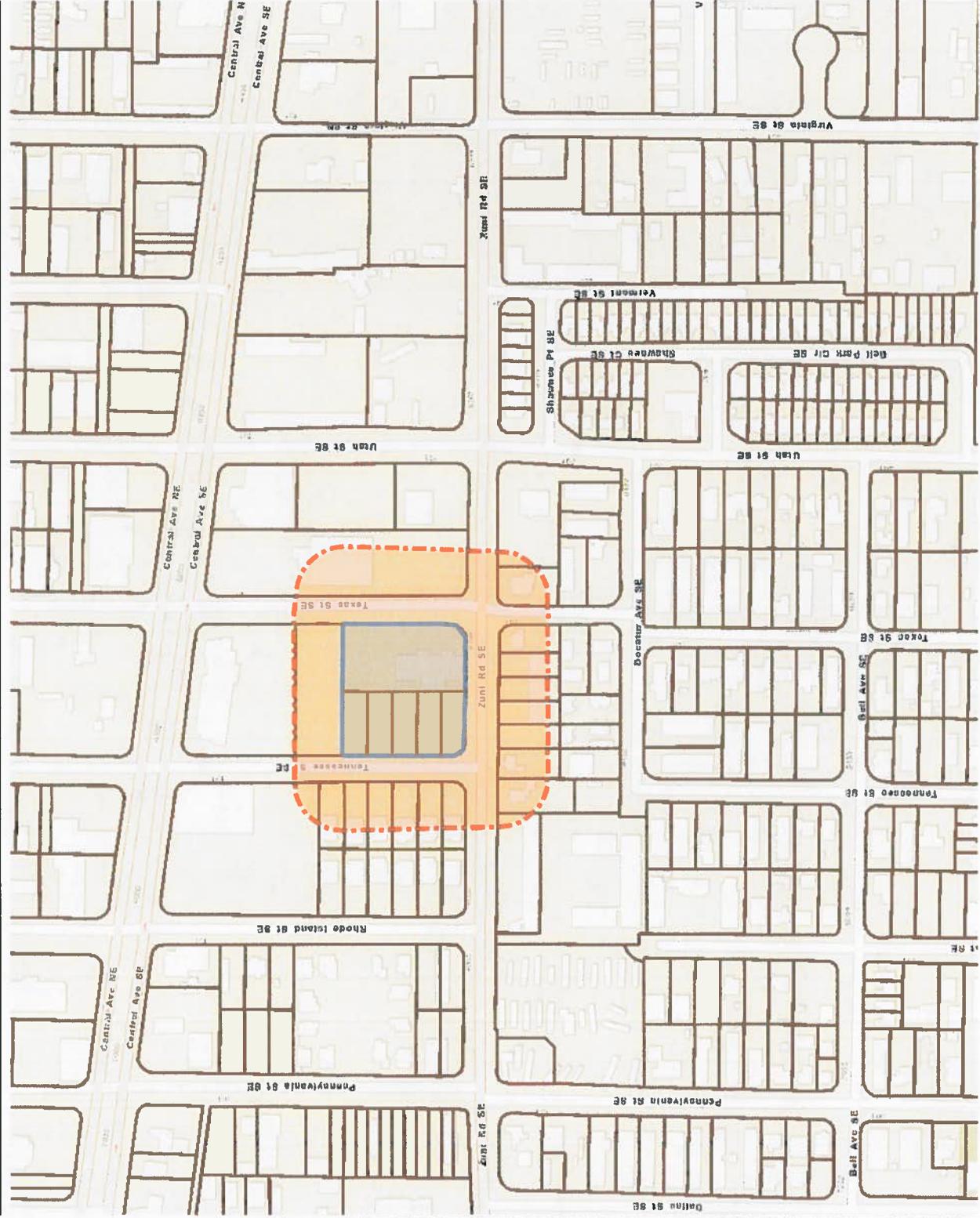


Albuquerque Indian Center 100 ft. Buffer



Legend

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



Notes

Prepared by Consensus Planning

595

0 297 595 Feet

1:3,570

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

BUFFER MAP ADDRESSES

Owner	Owner Address	Owner Address 2
ORTEGA MARIA G	8302 ZUNI RD SE	ALBUQUERQUE NM 87108
DAVY MARC A & BRIGITTE E	PO BOX 14112	ALBUQUERQUE NM 87191
ALBUQUERQUE INDIAN CENTER	105 TEXAS ST SE	ALBUQUERQUE NM 87108
ZENIN INVESTMENT CO INC	8809 SCARLET NIGHT NE	ALBUQUERQUE NM 87122
ALBUQUERQUE INDIAN CENTER INC	105 TEXAS ST SE	ALBUQUERQUE NM 87108
SENA PROPERTIES INC	PO BOX 8363	ALBUQUERQUE NM 87198-8363
RODRIGUEZ MARK ANTHONY	PO BOX 1375	BERNALILLO NM 87004-1375
ALBUQUERQUE INDIAN CENTER INC	105 TEXAS ST SE	ALBUQUERQUE NM 87107
BESS JASON	12 SANFORD RD B	EDGEWOOD NM 87015-7818
REGENTS OF UNM REAL ESTATE DEPT	MSC06-3595-1 UNIVERSITY OF NM	ALBUQUERQUE NM 87131-0001
GUO YING	PO BOX 20814	SAN JOSE CA 95160
BESS JASON E	12 SANFORD RD B	EDGEWOOD NM 87015-7818
BESS JASON E	12 SANFORD RD B	EDGEWOOD NM 87015-7818
RODRIGUEZ GILBERT & KATRINA A	12774 CASA AVENIDA	POWAY CA 92064-2533
ALBUQUERQUE INDIAN CENTER INC	105 TEXAS ST SE	ALBUQUERQUE NM 87108
ALBUQUERQUE INDIAN CENTER INC	105 TEXAS ST SE	ALBUQUERQUE NM 87108
ALBUQUERQUE INDIAN CENTER INC	105 TEXAS ST SE	ALBUQUERQUE NM 87108
MAOKHAMPHIOU KHAMKY & MANIVANH	617 MARTHA ST NE	ALBUQUERQUE NM 87123-2926
CORDOVA GUILLERMO E	8402 ZUNI RD SE	ALBUQUERQUE NM 87108
ZUNI COMMERCIAL BUILDING LLC C/O DONALD BROWN	5820 ALEGRIA RD NW	ALBUQUERQUE NM 87114-4817
KNAUB MATHEW	134 OAKWOOD CT SE	RIO RANCHO NM 87124-1474
ORTEGA MARIA G	208 CABEZA NEGRO CT SE	RIO RANCHO NM 87124
ALBUQUERQUE INDIAN CENTER INC	8322 ZUNI SE	ALBUQUERQUE NM 87108
HINDU TEMPLE SOCIETY OF NM	PO BOX 51616	ALBUQUERQUE NM 87181
CRAWLEY EDWARD T & SHIRLEY J RVT	1101 GLORIETA ST NE	ALBUQUERQUE NM 87112-5229
EDWARD ROMERO TERRACE C/O ELDERLY HSG DEV & OPER CORP ATTN STEVE PROTULIS	1580 SAWGRASS CORPORATE PKWY SUITE 210	FORT LAUDERDALE FL 33323

February 27, 2019

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on April 11, 2019 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on April 4, 2019 at 3:00 p.m.

REQUEST

Consensus Planning, agent for Albuquerque Indian Center, requests approval of a Zone Map Amendment from MX-L (Mixed-Use Low Intensity) to MX-T (Mixed-Use Transition) for the property at 105 Texas Street S.E. (see attached Zone Atlas page). For more information on the uses allowed in the MX-T Zone District, please refer to the City of Albuquerque Integrated Development Ordinance at www.cabq.gov/planning.

If you have questions or need additional information regarding this request contact Jim Strozier, Principal at (505) 764-9801 or at cp@consensusplanning.com.

Sincerely,

Consensus Planning, Inc.

Attached: Zone Atlas Page K-19



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- RIO RANCHO NM 87124-1474

134 OAKWOOD CT SE

To: KNAUB, MATHEW

Consensus Planning, Inc.
 302 8th Street NW
 Albuquerque, NM 87102

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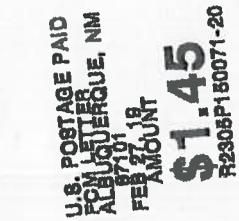
- ALBUQUERQUE NM 87108

- 105 TEXAS ST SE

To: ALBUQUERQUE INDIAN CENTER INC

Consensus Planning
 302 EIGHTH ST. NW
 ALBUQUERQUE, NM 87102

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208 CABEZA NEGRO CT SE
 RIO RANCHO NM 87124

To: ORTEGA, MARIA G

Consensus Planning
 302 EIGHTH ST. NW
 ALBUQUERQUE, NM 87102

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 302 8th Street NW
 Albuquerque, NM 87102

To: BESS, JASON E
 12 SANFORD RD B
 EDGEWOOD NM 87015-7818

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Consensus Planning, Inc.
 302 8th Street NW
 Albuquerque, NM 87102

To: CRAWLEY, EDWARD T & SHIRLEY J RVT
 1101 GLORIETA ST NE
 ALBUQUERQUE NM 87112-5229



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To: ZUNI COMMERCIAL BUILDING LLC C/O
DONALD BROWN
5820 ALEGRIA RD NW
ALBUQUERQUE NM 87114-4817

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To: RODRIGUEZ, GILBERT & KATRINA A
12774 CASA AVENIDA
POWAY CA 92064-2533

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From: CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: RODRIGUEZ, MARK ANTHONY
PO BOX 1375
BERNALILLO NM 87004-1375

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ALBUQUERQUE, NM 87102

To: RODRIGUEZ, MARK ANTHONY
PO BOX 1375
BERNALILLO NM 87004-1375

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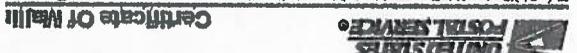
From: CONSENSUS PLANNING
302 EIGHTH ST. NW
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8809 SCARLET NIGHT NE
ALBUQUERQUE NM 87122

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ALBUQUERQUE, NM 87102

To: ZENIN INVESTMENT CO INC
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ALBUQUERQUE NM 87122

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From: CONSENSUS PLANNING
302 EIGHTH ST. NW
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To: ORTEGA, MARIA G
8302 ZUNI RD SE
ALBUQUERQUE NM 87108

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ALBUQUERQUE, NM 87102

To: ORTEGA, MARIA G
8302 ZUNI RD SE
ALBUQUERQUE NM 87108

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302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: **REGENTS OF UNM REAL ESTATE DEPT**
MSC06-3595-1 UNIVERSITY OF NM
ALBUQUERQUE NM 87131-0001

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From: **CONSENSUS PLANNING**
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: **EDWARD ROMERO TERRACE C/O ELDERLY**
HSG DEV & OPER CORP ATTN STEVE
PROTULIS
1580 SAWGRASS CORPORATE PKWY STE.
210
FORT LAUDERDALE, FL 33323

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To: **MAOKHAMPHIU KHAMKY &**
MANIVANH
617 MARTHA ST NE
ALBUQUERQUE NM 87123-2926

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ALBUQUERQUE, NM 87102

To: **DAVY, MARC A & BRIGITTE E**
PO BOX 14112
ALBUQUERQUE NM 87191

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302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: **CORDOVA, GUILLERMO E**
.8402 ZUNI RD SE
ALBUQUERQUE NM 87108

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To: HINDU TEMPLE SOCIETY OF NM
PO BOX 51616
ALBUQUERQUE NM 87181

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Albuquerque, NM 87102

To: SENA PROPERTIES INC
PO BOX 8363
ALBUQUERQUE NM 87198-8363

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To: GUO, YING
PO BOX 20814
SAN JOSE CA 95160

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Neighborhood Meeting

February 25, 2019

Agenda

1. Welcome and Introductions – Mary Garcia, Albuquerque Indian Center
2. Review Zoning Application and Process – Jim Strozier, Consensus Planning, Inc.
3. Future Development Plans and Preliminary Site Plan – Mark Baker, Baker Architecture
4. Tiny Home Village – Background, Goals, and Structure – Bernadette Miera, Bernalillo County



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Process

Application – Application Deadline is Thursday, February 28th.

Additional Notice – Neighborhood Associations will receive both written and email notice that an application is being submitted. Property Owners within 100 feet will receive written notice. Signs are posted on the property 15 days before the hearing and the agenda is posted in the Albuquerque Journal.

Environmental Planning Commission (EPC) – This is a group of appointed volunteers that will review and decide on our request to change the zoning for the property.

Hearing – The Hearing will be held at 8:30 am on April 11th. The agenda and staff reports are available on April 4th.



Criteria

Zone Map Amendment (Zone Change) – They are reviewed based upon a set of criteria contained in the Integrated Development Ordinance (IDO).

Justification Letter – There are many criteria, but the main one is that the change needs to be “Better for the Community” as defined by the Comprehensive Plan.

Staff, City and other government agencies will review application and provide comments.

Ultimately, EPC is the decision maker.

Site Plan



A1 SITE PLAN
SCALE: NTS





Goals for Tiny Home Village

- ❑ Provide dignified, stable, and safe transitional housing
- ❑ Stabilize residents to help them regain self-sufficiency through housing and supportive services





Goals for Tiny Home Village

- ❑ Add deliberate and supported community building and provide life and work skills
- ❑ Contribute to the housing Continuum of Care of the unhoused in Albuquerque





Three-Level Security Plan



1. Fully fenced site with resident volunteers on duty 24/7
2. Private security firm for emergencies
3. APD and Sheriff's Department provide backup as appropriate

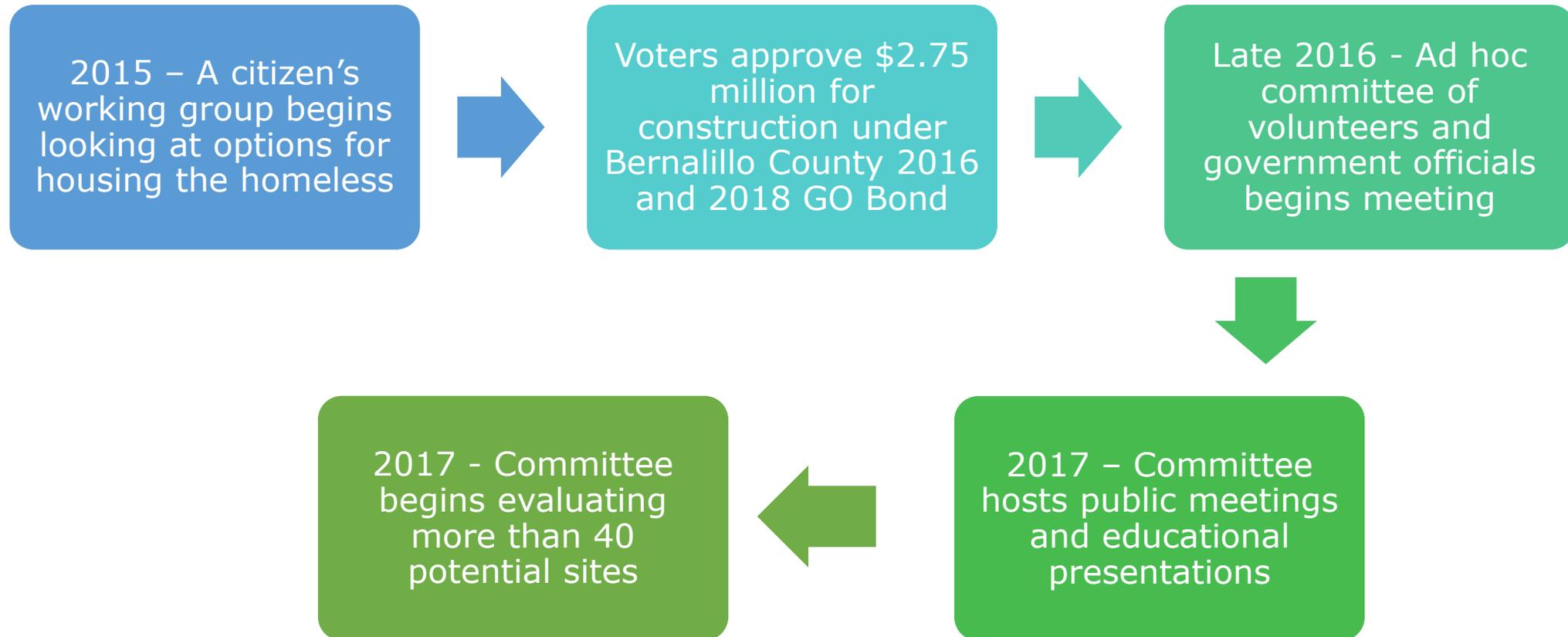


Design Process

1. Research – Code Analysis
2. Conceptual Plan – The Site Plan
3. Design Charrette
4. Building Permit
5. Construction



Tiny Home Village History





The Homeless in Albuquerque

As of 2017:

1,318 people found themselves without a safe place to sleep

(2.4% increase over 2015)



Photos by Billah Muhammad
Connor Duffy & Nora Rubio



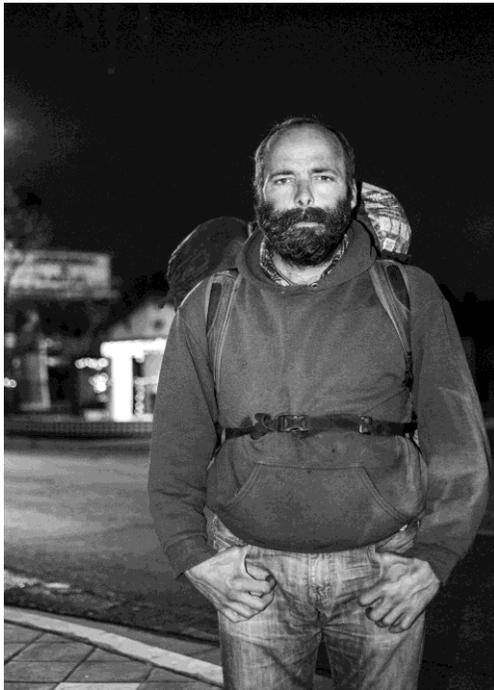
Why a Tiny Home Village?

- ❑ Provides safe, dignified cost-effective transitional housing for those on the path to self-sufficiency
- ❑ Teach residents skills and accountability they need to re-integrate into the community





Who Would Live in the Tiny Home Village?

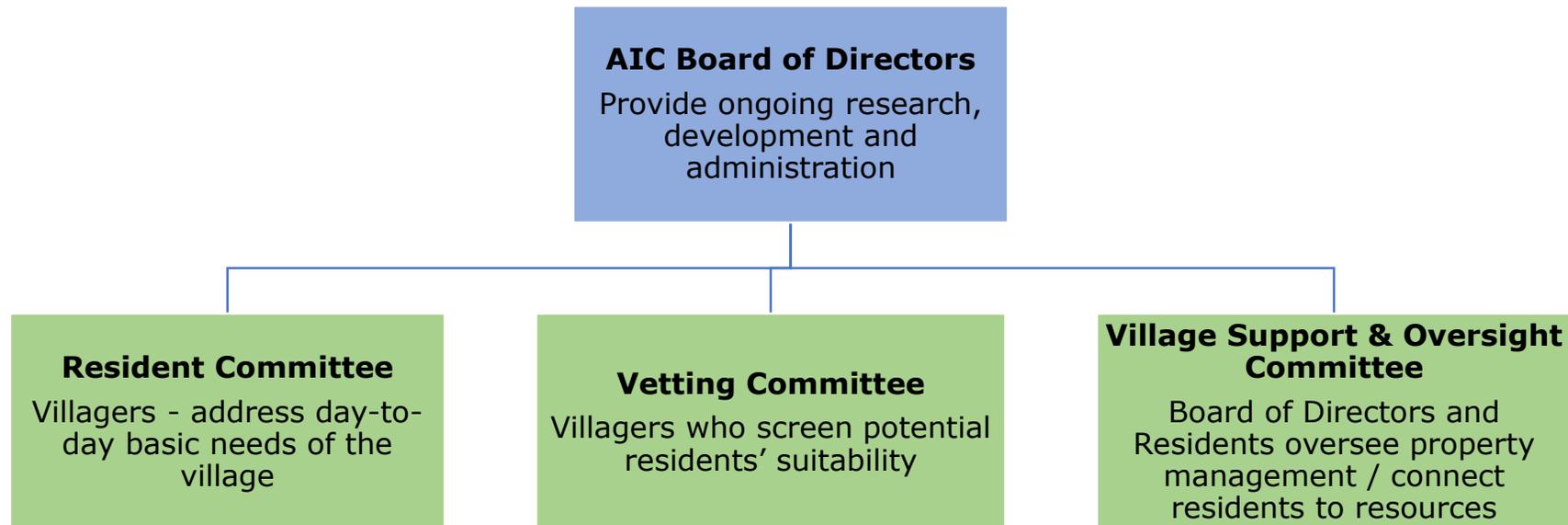


Photos by Billah Muhammad
Connor Duffy & Nora Rubio

- Adult singles and couples
- Ability to live in and contribute to a community
- Residents will meet strict requirements and follow rules



How Would the Tiny Home Village Work?





Careful Resident Selection with Clear Expectations

- ❑ 11-step vetting process based on Opportunity Village in Eugene, Oregon
- ❑ Probationary period before being formally accepted
- ❑ Residents expected to follow a set of rules and contribute to the community monetarily (when possible) and through assigned duties



Cottage Development – Communal Buildings Encourage Teamwork and Responsibility

- ❑ Kitchen supplied by food pantry or nonprofit / food storage space for residents
- ❑ Restrooms, showers and laundry
- ❑ Communal space for varied uses
- ❑ Private office space for counseling and private meetings





Next Steps

- EPC Hearing – April 11
- Obtain necessary City approvals
- Village design charrette with community and stakeholders
- Construction begins Sept 2019





Questions or for More Information

www.tinyhomesforbc.com