



# Environmental Planning Commission

**Agenda Number: 05**  
**Project Number: 1011292**  
**Case Number: 17EPC- 40019, 40020**  
**Hearing Date: August 10, 2017**

## Staff Report

<b>Agent</b>	Consensus Planning Inc.
<b>Applicant</b>	New Mexico Capital Partners, LLC
<b>Request</b>	<b>Sector Development Plan Map Amendment (Zone Change), Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lots 52A1B, 52A1A2, and 71
<b>Location</b>	On the southwest corner of 6 <sup>th</sup> Street NW and Haines Avenue NW just north of railroad tracks.
<b>Size</b>	1.8 acres
<b>Existing Zoning</b>	S-MI
<b>Proposed Zoning</b>	SU-2/SU-1 for S-MI & C-2

### Staff Recommendation

**APPROVAL of Case # 17EPC-40019 based on the Findings within this report**

**APPROVAL of Case # 17EPC- 40020 based on the Findings and subject to the Conditions of Approval within this report**

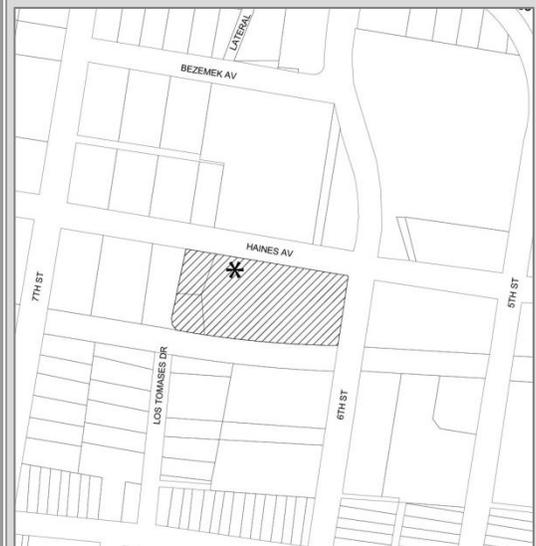
**Cheryl Somerfeldt, Planner**

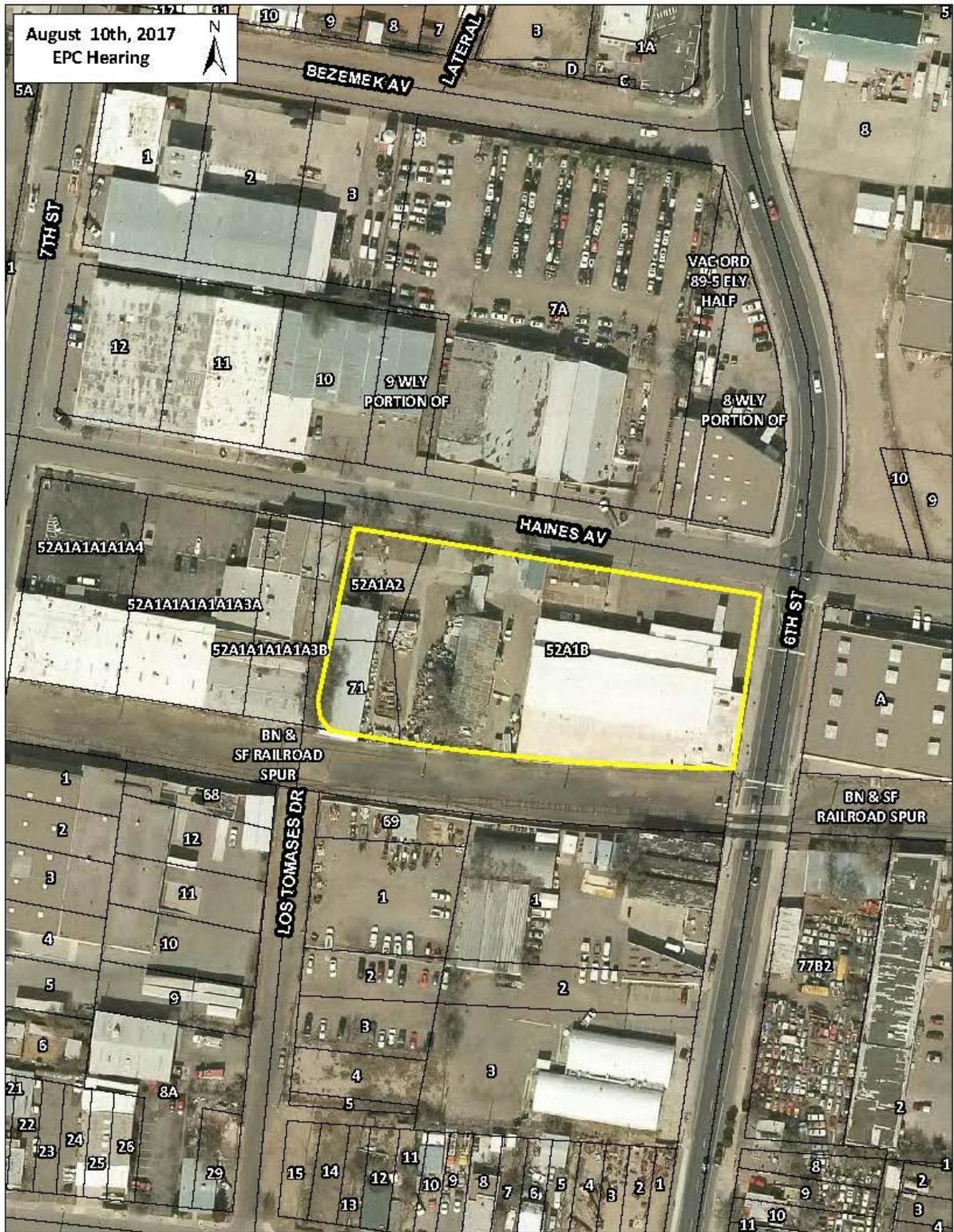
### Summary of Analysis

This is a two part request for a Sector Development Plan Map Amendment (Zone Change) to the Sawmill/Wells Park Sector Development Plan from S-MI (Sawmill Mixed Industrial) to SU-2/SU-1 for S-MI (Sawmill Mixed Industrial) and C-2 (Community Commercial) and a Site Development Plan for Building Permit for an approximately 1.8 acre site located on the southwest corner of 6th Street NW and Haines Avenue NW.

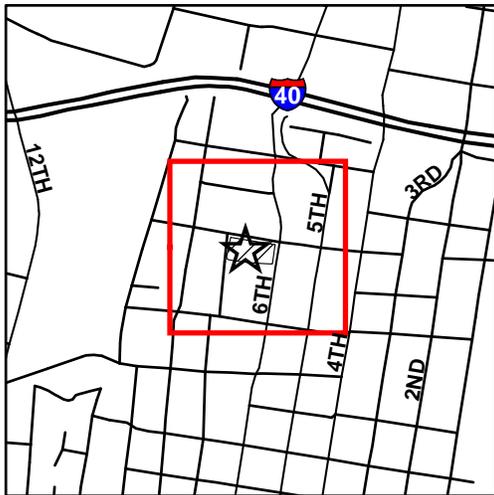
The applicant proposes a brewery, a taproom/bar, a restaurant/food court/cafe, retail spaces with possible retail of beer and wine, and a climbing gym in existing buildings. The applicant has justified the Zone Map Amendment according to the requirements of R270-1980 and the Site Development Plan for Building Permit generally conforms to the Zoning Code. Staff has not received any written comments of support or opposition from the neighborhood. The City’s Metropolitan Redevelopment Agency has expressed support. Staff is recommending approval with Conditions.

### Map









# LAND USE MAP

Note: Grey shading indicates County.

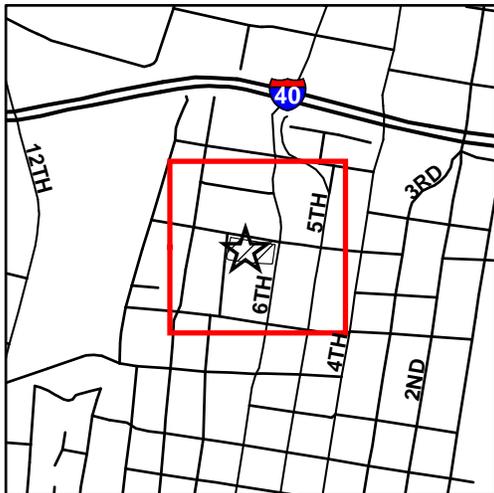
## KEY to Land Use Abbreviations

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



1 inch = 190 feet

**Project Number:**  
1011292  
**Hearing Date:**  
08/10/2017  
**Zone Map Page:** H-14  
**Additional Case Numbers:**  
17EPC-40019 & 40020



## HISTORY MAP

Note: Grey shading indicates County.



1 inch = 190 feet

Project Number:

1011292

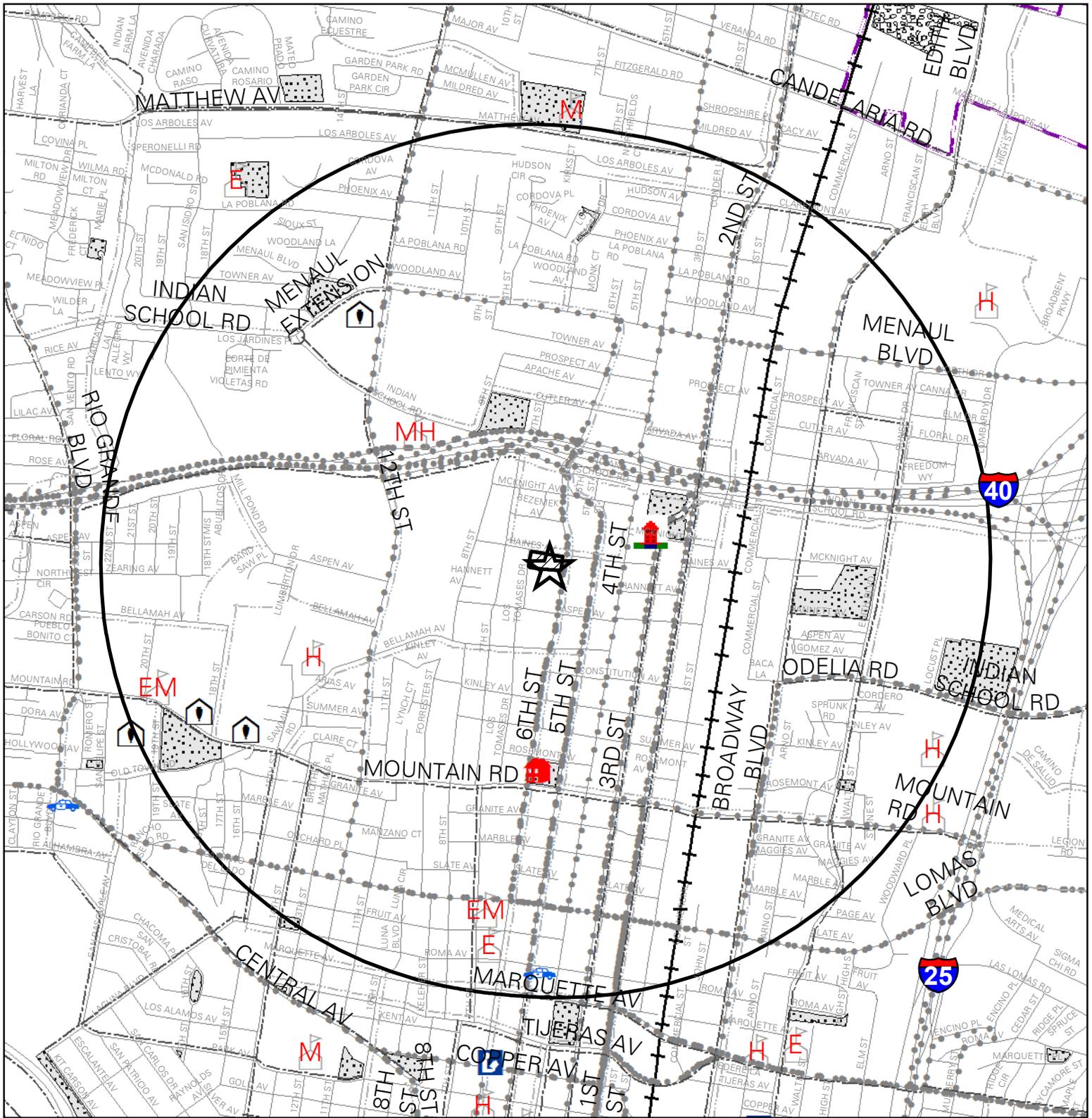
Hearing Date:

08/10/2017

Zone Map Page: H-14

Additional Case Numbers:

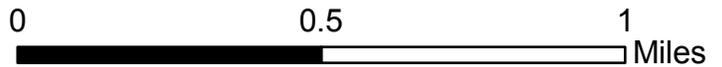
17EPC-40019 & 40020



Public Facilities Map with One-Mile Buffer

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

Project Number: 1011292



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## **Table of Contents**

I.	INTRODUCTION .....	1
	Surrounding Zoning, Plans, and Land Uses: .....	1
	Proposal.....	1
	EPC Role.....	2
	History/Background.....	2
	Context.....	2
	Transportation System .....	3
	Comprehensive Plan Corridor Designation .....	3
	Trails/Bikeways .....	3
	Transit .....	4
	Public Facilities/Community Services.....	4
II.	ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES.....	4
	Definitions.....	4
	Albuquerque Comprehensive Zoning Code.....	5
	Albuquerque/Bernalillo County Comprehensive Plan.....	6
	Sawmill/Wells Park Sector Development Plan.....	10
	Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan .....	11
	Resolution 270-1980.....	12
	Analysis of Applicant’s Justification .....	13
III.	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT .....	19
	Request.....	19
	Site Plan Layout/Configuration .....	19
	Public Outdoor Space .....	20
	Vehicular Access, Circulation and Parking .....	20
	Pedestrian and Bicycle Access and Circulation, Transit Access .....	20
	Walls/Fences .....	21
	Lighting and Security.....	21
	Landscaping .....	21
	Grading, Drainage, Utility Plans.....	21
	Architecture.....	22
	Signage.....	22

IV. AGENCY & NEIGHBORHOOD CONCERNS .....	22
Reviewing Agencies/Pre-Hearing Discussion .....	22
Neighborhood/Public .....	23
V. CONCLUSION.....	23
FINDINGS, Sector Development Plan Map Amendment (Zone Change).....	24
RECOMMENDATION .....	30
CONDITIONS OF APPROVAL, Sector Development Plan Map Amendment (Zone Change). 31	
FINDINGS, Site Development Plan for Building Permit.....	32
RECOMMENDATION .....	36
CONDITIONS OF APPROVAL, Site Development Plan for Building Permit.....	36
AGENCY COMMENTS .....	40

**I. INTRODUCTION**

***Surrounding Zoning, Plans, and Land Uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	S-MI	Area of Change, Sawmill-Wells Park Sector Development Plan	Commercial Service, Wholesale / Warehousing
<b><i>North</i></b>	S-MI	“	Commercial Retail, Industrial Manufacturing
<b><i>South</i></b>	S-MI	“	Transportation / Utilities, Commercial Service
<b><i>East</i></b>	S-MI	“	Wholesale / Warehousing
<b><i>West</i></b>	S-MI	“	Commercial Service

***Proposal***

This is a two part request for a Sector Development Plan Map Amendment (Zone Change) from S-MI (Sawmill Mixed Industrial) to SU-2/SU-1 for S-MI & C-2 (Sawmill Mixed Industrial and Community Commercial) within the Sawmill/Wells Park Sector Development Plan (SDP) and a Site Development Plan for Building Permit for an approximately 1.8 acre site located on the southwest corner of 6th Street NW and Haines Avenue NW (subject site). The subject site has four existing buildings with metal exteriors which are currently vacant. The applicant requests the zone change to accommodate the proposed brewery (manufacture), taproom/bar with on-premise consumption (small brewer’s license), restaurant/food court/cafe, retail spaces with possible retail of beer and wine for off-premise consumption, and a climbing gym on the subject site.

The justification letter suggests that the applicant proposes the zone SU-2/SU-1 for S-MI and C-2 Uses, which would allow C-2 permissive uses permissively and conditional uses permissively. Staff supports a zone change to SU-2/SU-1 for S-MI and C-2, which would allow C-2 permissive uses permissively and conditional uses conditionally. Potential requests for C-2 Conditional Uses would be required to go through the Zoning Hearing Examiner (ZHE) and the associated public hearing process for a Conditional Use Permit.

If the request is approved for the zone change, the SU-1 zoning designation requires EPC site plan approval, which necessitates the second part of the request, a Site Development Plan for Building Permit. The applicant proposes removal of the two substandard

buildings and renovation of the other two existing buildings as well as new site work and parking layout. The larger existing building on the southwest portion of the site is planned to hold several retail spaces, a food court, a brewery, a taproom/wine bar, and a café. The smaller existing building on the southwest corner of the site is planned to hold a climbing gym. The buildings do not have designated tenants at this time.

The existing S-MI zone allows for a unique mixture of uses which can be attributed to the large increase of local breweries in the area. This business model proposes to add the restaurant and on-premise consumption of beer as well as the retail sales of beer for off-premise consumption which requires the C-2 permissive uses.

### ***EPC Role***

The EPC is hearing this case because the EPC has the authority to hear all Zone Map and Sector Development Plan Amendments and Site Development Plans for Building Permits within the City of Albuquerque. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

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

The subject site is located within the historic Sawmill/Wells Park Neighborhood (bounded by Interstate 40 to the north, Mountain Road to the south, approximately 1<sup>st</sup> Street to the east, and 12<sup>th</sup> Street to the west), which had its greatest expansion after WWI when it was filled with 1920s subdivisions. The existing warehouse buildings on the subject site were constructed during the 1930's.

The original neighborhood plan for the area was adopted in 1978 and designated M-1 (Light Manufacturing) zoning for the subject site including much of the surrounding area (SWPSDP, p. 80). In January 1996, the Sawmill Wells Park SDP (Enactment No. 20-1996) was adopted superseding the previous 1978 Plan, and established zoning for the area. The M-1 zoning was replaced with S-MI (Sawmill Mixed Industrial) zoning to allow for a variety of uses in support of a mixed-use neighborhood. There are no previous EPC, DRB, or ZHE cases on file for the subject site, which has four existing buildings (two of which will be removed from the site in order to accommodate related site improvements).

### ***Context***

The subject site is comprised of three parcels on the southwestern corner of Haines Avenue NW and 6<sup>th</sup> Street NW. Immediately to the south of the subject site is a railroad spur which runs east-west connecting large rail-yards to the east and west of the subject site. The west property line abuts another light industrial lot used for commercial service

with an L-shaped building facing Haines Avenue NW. Light industrial uses and associated retail and services are located across Haines Avenue NW and 6<sup>th</sup> Street NW to the north and east of the subject site. Cattycorner to the northeast is a vacant property. to The south of the railroad, the lot is occupied by City Fleet Management Operations.

The site is located in the center of an area that is largely made up of industrial, warehouse and commercial uses with a few residential properties. The area becomes single family properties a couple blocks south of the subject site. The Sector Development Plan created the S-MI zone to allow commercial services and retail businesses to develop together. The Sawmill/Wells Park area is experiencing an increased level of economic activity in the form of local business development such as mixed use (retail/multi-family residential) and local breweries.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

- The LRRS designates 6th Street NW as a Minor Arterial.
- The LRRS designates Haines Avenue NW as a Local Street.

### ***Comprehensive Plan Corridor Designation***

There are two corridors near the subject site:

- 4<sup>th</sup> Street is identified as a Major Transit Corridor: The intent of this corridor type is to create roadways designed to optimize public transit and move large numbers of people in a very timely and efficient manner. These corridors focus on the movement of many people in a pedestrian friendly environment and would be prime candidates for significant mixed use infill and redevelopment. This corridor is located approximately 400 feet east of the subject site.
- Interstate 40 is identified as an Express Transit Corridor: The intent of this corridor type is to create a network of roadways that would be dedicated to developing higher speeds with fewer interruptions to travel for the car and public transit vehicles. This corridor is located approximately 1500 ft. north of the subject site.

### ***Trails/Bikeways***

The Long Range Bikeway System identifies a proposed bicycle route on Haines Avenue NW, and a proposed bike lane on 6<sup>th</sup> Street NW in the project area. There are existing bicycle routes along 2<sup>nd</sup> and 3<sup>rd</sup> Streets. The Interstate 40 Multi-Use Trail is located approximately 1500 feet northwest of the subject site.

### ***Transit***

Transit service is provided with Routes 92, 94, 8, and 93 on 6<sup>th</sup> Street NW.

A single south-bound stop one block south (approximately 450 feet) of the subject site currently serves all three of the following routes: 1) Fixed Route 8 running on Menaul then south on 6th Street to the Alvarado Transportation Center (ATC); 2) Commuter Route 93 running a similar route ending at the ATC; and 3) Commuter Route 94 running from the Northwest Transit Center to I-40, then south on 6th Street to the ATC.

There is no transit service on Haines Avenue NW. Routes 92 and 94 are on 5<sup>th</sup> Street NW with stops at 6<sup>th</sup> Street NW and Aspen Avenue NW approximately 450 feet to the south. There are also bus stops approximately 600 feet to the north and at Haines Avenue NW and 5<sup>th</sup> Street NW approximately 400 feet to the east of the subject site.

### ***Public Facilities/Community Services***

A community center, a fire station, three museums, a school, several developed city parks, and a police station are located within a one-mile radius of the subject site. See the Public Facilities Map preceding this report for more details.

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES***

### ***Definitions***

***SU-2 Special Neighborhood Zone (§14-16-2-23):*** This zone allows a mixture of uses controlled by a Sector Development Plan which specifies new development and redevelopment which is appropriate to a given neighborhood, when other zones are inadequate to address special needs.

***SU-1 Special Use Zone (§14-16-2-22):*** This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

***Site Development Plan for Building Permit (§14-16-1-5):*** In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

*Albuquerque Comprehensive Zoning Code*

Current Zoning:

The subject site is currently zoned S-MI (Sawmill Mixed Industrial). The S-MI Sawmill Mixed Industrial Zone replaced some M-1 and all of the previous Sector Plan's C-3 Heavy Commercial and M-2 Heavy Manufacturing zoning. The intent of the S-MI zone was to continue to allow manufacturing, showrooms, warehouses, wholesaling, and some retail businesses, but to ensure that the scale of development and uses are compatible with nearby housing, hotels, retail shops, and museums; and to introduce a new mixed use - the residence/work space. The SM-I zone:

- Allows housing that predates the adoption of this zone to remain.
- Continues to allow small manufacturing businesses, showrooms, wholesale, businesses and existing warehouses, but ensure that they are compatible with nearby housing, hotels, retail shops, and museums;
- Allows residence/work spaces (artist studios, office and apartment combinations) to develop;
- Allows some commercial services and retail businesses to develop;

Proposed Zoning:

Staff recommends the zoning to be "SU-2/SU-1 for S-MI and C-2", which would allow S-MI uses as well as C-2 permissive uses permissively and C-2 conditional uses conditionally.

The SU-2 Special Neighborhood Zone "allows a mixture of uses controlled by a sector development plan" (Ref. Zoning Code §14-16-2-23). The Sawmill/Wells Park SDP established zoning upon its adoption in 1996. The SU-2 zoning designation allowed the City to establish general regulations and land use regulations that are tailored specifically to the Sawmill/Wells Park community. Regulations within the Sawmill/Wells Park Sector Development Plan were intended to promote community stability and investment that respect existing community character.

The SU-1 zone (Zoning Code 14-16-2-22) provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. The SU-1 designation requires an associated site development plan which the applicant has submitted and is analyzed in a subsequent section of this report. The purpose of the S-MI zone is described above. The S-MI zone allows for some manufacturing which would permit the applicant to produce beer as a brewery.

Some spot C-2 Community Commercial zones that predated the adoption of the Sawmill Wells Park Sector Development Plan remained along Rio Grande Boulevard, which provided for this option. The C-2 zone provides suitable sites for offices and for most service and commercial activities such as artisan retail, restaurants, and a taproom; and

would permit the retailing of consumer products including the sales of alcohol for consumption off premise.

*Albuquerque/Bernalillo County Comprehensive Plan*

**Note:** policy citations are in regular text; *applicant justification is in italics*, and *staff analysis is 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:

Applicable policies from the Comprehensive Plan (as adopted in March 2017) include:

Plan Element 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.

*The proposed zoning and associated Site Plan would allow the applicant to repurpose two existing buildings. The revitalization of the two buildings would satisfy the reference Comprehensive Plan Policy above through the proposed façade refinements that maintain the character of the existing community.*

***The request furthers Policy 4.1.1 because the Sawmill/Wells Park neighborhood, especially the subject site's immediate area, consists of inter-war industrial buildings with strong vertical presence against the street. Preserving and re-purposing these existing buildings will be consistent with this distinct character.***

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Action 4.1.3.1: Provide opportunities for residents, businesses, and other stakeholders to come together to identify special places, catalytic actions, and creative solutions to area issues and prioritize capital projects and beautification opportunities.

*Approval of the requested Zone Change and associated Site Plan will greatly improve the existing built environment and contribute to the Sawmill District sense of place. The revitalization of the existing buildings and site is a creative project that will positively contribute to and improve this special district through innovative design and beautification.*

***The request furthers policy 4.1.3 because by preserving the existing buildings, the project will contribute to the distinct identity and sense of place at the corner of 6<sup>th</sup> Street NW and Haines Avenue NW. In addition, the type of the businesses being***

*proposed (café, taproom, and climbing gym) would offer the neighborhood additional gathering places.*

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 5.6.4 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.

*The subject property is located within the Comprehensive Plan as an “Area of Change”. Based on the Comprehensive Plan’s narrative relative to Areas of Change, the intent is to create and expand new urban-scale development by providing additional services and jobs. Based on projections identified within the Comprehensive Plan, Areas of change could accommodate 97 percent of project new employment between 2016 and 2040. The proposed zoning would accommodate a use that would fit the Comprehensive Plan’s intent to direct growth to Areas of Change and accommodate new jobs in areas already well served by infrastructure. The repurposed buildings will be serviced by existing infrastructure and promote economic development and services that will serve the immediate and overall community.*

*The request furthers Goal 5.3 because the subject site is in the middle of established infrastructure especially with regard to existing vehicular and transit access due to its close proximity to Interstate-40 which will make it accessible to outside residents and tourists in addition to local residents.*

*The request furthers Policy 5.6.4 because the use of the existing buildings will retain the function of the buffer between residential to the south and the highway to the north. The location of this project is close to other similar projects in the area creating a tourism focus in an old industrial part of the City that is close to other older tourist locations such as Old Town and the museums. Areas of Change are the locations within the City which are to have the greatest amount of development and mixture of uses.*

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

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.

*Approval of the requested zone change would allow for new local businesses to locate on the subject property and the re-use of an existing building. This furthers the Comprehensive Plan policies that encourage placemaking through local business development in the City. Specifically, the C-2 addition would allow the option for a vendor of beer, wine, and spirits to produce and sell their product. Without the proposed*

zone change, the opportunities for local retail production and sale would be limited to nonalcoholic drinks.

***The request furthers Goal 8.1 and Policy 8.1.1 because it is creating a place where local talent can be showcased with possible retail of local goods, and it will potentially create an interesting place to gather within a unique early 20<sup>th</sup> century light industrial context, therefore, providing a historical reference for the user while invigorating the immediate vicinity with people or ‘eyes on the street’.***

Policy 8.1.2: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

b. Encourage the production, local sale, and export of locally-grown and made goods.

c. Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

d. Grow the community’s economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region.

*This future local artisan market site will add to local businesses in Albuquerque. The approval of C-2 uses allows the sale of locally produced beer, wine, and spirits. Local businesses and the production of locally-made goods is a large part of the tourism attraction for the City. For example, local breweries have prompted bicycle tours that have been organized to stop at the City’s various local brewpubs. Routes Rentals and Tours offer a brewery bike tour of local microbreweries. Additionally, the Beer-Chantment – Hop Car Brewery tour advertises a tour of over 40 breweries and 7 brew festivals in the City of Albuquerque. The proposed zoning and future uses will add this property to the unique tourist destinations in the City.*

***The request furthers policy 8.1.2 because it will take a large vacant inter-war industrial building and re-purpose it into services and retail of locally made beer and other retail items, which will develop the local economy and provide local area jobs with a skill-set different than currently exists in the immediate area.***

Policy 8.1.4: Leverage Assets: Enhance and market the region’s unique characteristics internally and to outside businesses and individuals in order to compete with other regions.

*The future artisan food market that is proposed for this site will enhance the region’s marketability with a unique, local attraction. This will serve to benefit internal conditions to outside businesses and will allow the City to compete with other municipalities and regions, such as “The Source” in Denver, providing this kind of venues.*

***The request furthers policy 8.1.4 because the proposed project is semi-unique to the area with a combination of eating, drinking, shopping, and sports activity, providing***

*entertainment for locals who wish to move to the area and tourists, which would then compete with other regions with similar offerings.*

Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1: Local Business: Emphasize local business development.

*The requested zone change will allow future, local merchants (specifically those that manufacture and sell alcohol, as permitted by the C-2 addition) to lease a shop space within the building and sell their product. The proposed one-stop shopping experience provided by the artisan market will allow local businesses to locate and develop within the subject building. The marketability of these local artisans will be enhanced through the repurposed, existing industrial building and shared open area.*

Policy 8.2.5: Creative Economy: Promote the creative economy.

*The requested zone change will allow entrepreneurs and producers in craft, artisan, and food businesses to expand their enterprise and sales. The proposed use supports entrepreneurship and the Comprehensive Plan policy that calls for promotion of the creative economy. Artisan enterprises fall within the creative economy umbrella. The types of businesses that will be supported by the proposed zone change and use will generate new income, create jobs, foster local economic communities, and sustain creative techniques, and preserve culture and meaning that is an essential component of sustainable entrepreneurship.*

*The request **furthers** policies 8.2 and 8.2.1 and 8.2.5 because the intent is to provide a space where local creativity will be nurtured through the retail of locally hand-crafted products. The intent of the business is to emphasize local ‘makers’ and business owners.*

Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

Policy 11.2.3: Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

b. Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.

*The physical character of the Sawmill/Wells Park area is defined by historic buildings and roads. The proposed redevelopment and use furthers the intent of this Historic Assets policy as it will conserve the community’s historic characteristics while also reshaping the area to respond to new opportunities. The proposed use will encourage redevelopment in the area while maintaining the existing, historic features of the Sawmill*

*district through the preservation of an existing building. The location of the proposed use is appropriate as it rehabilitates a predominantly industrial area. The proposed use will bring life to the area by create a gathering space for those working and living in the Sawmill/Wells Park district.*

***The request furthers Goal 11.2 and Policy 11.2.3 because the intent of the proposed project is to retain the existing historic buildings which is essentially preserving the historic character of the area and therefore strengthening the neighborhood identity through re-use.***

### ***Sawmill/Wells Park Sector Development Plan***

The Sawmill/Wells Park Sector Development Plan (SWPSDP) was first adopted in 1978 (the 1978 Plan) and then was revised and adopted in 1996 (Enactment No.128-2002). The SWPSDP generally encompasses properties between Interstate 40 to the north and Mountain Road to the south, Rio Grande Boulevard to the west, and properties east of 5<sup>th</sup> St. on the east. Specific boundaries are shown on page 2 of the plan. The subject site is located two blocks west of the Plan's eastern boundary (4<sup>th</sup> Street).

The intent of the SWPSDP is to address the area's most critical issues, foster positive change and reinforce community stability, vitality and character (page 1). The Plan, which sets forth public project design policies, land use goals and zoning, contains the following five Action Plan sections:

- Area Character and History Conservation Action Plan
- Housing Development and Improvement Action Plan
- Environmental Protection Action Plan
- Economic Development Action Plan (re: industrial/commercial strategies) contained in the "Sawmill Revitalization Strategy (SRS)" (Appendix C of the Plan)
- Public Project Action Plan (re: infrastructure)

Each Action Plan contains specific projects and implementation strategies to address the issues identified therein and fulfill the intent of the SWPSDP. Staff finds that two Action Plans are generally relevant: 1) the Area Character and History Conservation Action Plan, and 2) the Economic Development Action Plan.

Relevant goals/policies include the following:

**Area Character and History Conservation Action Plan 6: Preserve significant buildings that define the character of area streets, particularly Mountain Road.**

*While not on Mountain Road, the requested zoning and proposed use would preserve an existing iconic building through adaptive reuse. The existing buildings have been on this property for at least 81 years. The subject building is one of the oldest in the area, dating to 1936 and potentially earlier. Additionally, the design of this historic building reflects the intent of the Sector Development Plan. The existing building is attractive and unique*

*and by adding the artisan market it changes from a passive use to an active use thereby adding to the urban character of 6<sup>th</sup> Street. Adaptive reuse is encouraged by this Plan policy.*

***The request furthers Action Plan 6 by preserving a significant building on 6<sup>th</sup> Street NW that defines the streetscape on that corner near the railroad tracks which defines the area character.***

Overall Economic Development Strategy: Healthy growth of industrial and commercial businesses will provide employment opportunities for residents, while enlarged, strengthened and protected residential neighborhoods will benefit commercial activities by providing a stable environment.

*The proposed zoning and use will allow for an appropriate commercial business in an area that is currently zoned for industrial and commercial uses. The purpose of the zone change is to allow for the option of the on and off premise sale of beer, wine, and spirits to accommodate a potential microbrewery and taproom. Additionally, the proposed zoning allows for small scale, artisan manufacturing and sales. The proposed use will provide employment opportunities for residents of the Sawmill and Wells Park. This use furthers the symbiotic relationship between residential and commercial activities of the Sector Plan area by providing an entertainment venue for those living and working in the area.*

***The request furthers the Overall Economic Developed Strategy by promoting live-work communities. The proposed use provides new opportunities for the Sawmill/Wells Park residents to work close to where they live. This eliminates cross-city traffic, commuting costs, and provides a better quality of life.***

### ***Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan***

The property is located within the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan boundaries. This application furthers the following MRA Plan policies:

Redevelopment Plan Goal E: Develop commercial and industrial space that benefits the community with job creation and needed services.

*The proposed zone change creates a commercial space that benefits the community through job creation and the reuse of an existing building. The opportunity for a small microbrewery, taproom, and/or distillery in addition to the proposed artisan food market will add vitality to the neighborhood by providing a service that will draw more people in to the area, providing an expanded customer base for existing businesses. The Sawmill area is expanding through new uses such as brewery's and taprooms that are compatible with the proposed use and would provide a neighborhood gathering place that would be located away from the residential homes to the north, on the other side of I-40 and to the south, just south of Aspen Avenue NW.*

*The request furthers Redevelopment Plan Goal E because it will develop commercial and industrial space that benefits the community with job creation and needed services. The intent of the proposed project is to re-purpose the industrial space (which will keep it from further deteriorating) into commercial uses that will benefit the community with jobs and services such as restaurants, taproom, beer manufacturer, retail spaces, and climbing gym which are all services that will benefit the local community and economy.*

Redevelopment Plan Goal F: Blend “old” and “new” into one unified neighborhood.

*The proposed zoning and “as built” Site Plan will allow for the reuse of the existing buildings for an artisan food market. The use will maintain the “old” elements of the neighborhood by utilizing two existing buildings. The proposed market will be the “new” element. Therefore, the proposed project is the perfect combination of old and new and will appropriately fit the intent of the Sawmill/Wells Park MRA Plan.*

*The request furthers Redevelopment Plan Goal F because it takes old buildings and re-purposes them to preserve the character and keep the subject site from further deteriorating for new uses and site work which will serve the neighborhood.*

Redevelopment Plan Goal O: Develop local recreational services for people living and working in and near the Sawmill Area.

*The proposed zoning facilitates an artisan food market with the option for a brewery and taproom that will create a recreational spot for residents and employees of the area. The MRA Plan identifies a Neighborhood Residential Sub-Area just south of the Warehouse Sub-Area. The proposed use will provide jobs and serve the residents of this area as well as the employees of the existing business areas.*

*The request furthers Redevelopment Plan Goal O because the project proposes to provide recreational services in the form of the climbing gym and the restaurant/café, taproom, and retail opportunities of which the local neighborhood can take advantage.*

## **Resolution 270-1980**

### ***Policies for Zone Map Change Applications***

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

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

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

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

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

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

*This request is consistent with the health, safety, morals, and general welfare of the City. The proposed project will allow an existing, vacant building to be repurposed. The project is also consistent with similar changes in the area, including Bow and Arrow, Rio Bravo, and Ponderosa Brewing Co. The proposed zoning supports a future artisan food market.*

*The proposed zone change and future use are justified by the City's Comprehensive Plan policies that are referenced in section C. of this letter. The Comprehensive Plan policy sections that support this request are: Section 8.1, policies 8.1.1, 8.1.2, and 8.1.4; Section 8.2, policies 8.2.1 and 8.2.5; and Section 11.2, policy 11.2.3. Furthermore, the property is within the Sawmill/Wells Park Sector Development Plan. The Sector Plan notes that the Plan area is appropriate for both residents and businesses. The Plan specifically states that businesses should be located close to Interstate 40. The subject site is just two blocks south of the interstate, which is an appropriate location for a retail and manufacturing use. Additionally, the Sector Plan outlines some of the issues with the Plan area. As listed on page 15 of the Sector Plan, these include 1) deterioration of the community's physical appearance and character, 2) insufficient neighborhood commercial services, and 3) insufficient recreational opportunities for adults. The proposed zoning and use would allow for an investment in the community that would maintain and improve the physical appearance of an existing building, provide new commercial services, and provide recreational opportunity for adult. Consequently, this will promote the general safety and welfare of the overall community.*

***The proposed zone change is consistent with the health, safety, morals, and general welfare of the City because it furthers numerous Comprehensive Plan goals and policies as well as Sawmill/Wells Park Sector Development Plan and Sawmill/Wells Park Metropolitan Redevelopment Plan goals policies and objectives as shown above. In addition, the proposed project will be consistent with the City's Zoning Code in permitting S-MI uses as well as C-2 permissive uses permissively and C-2 conditional uses conditionally. The site plan will also meet current Zoning Code regulations.***

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

*The property is currently zoned for industrial and retail commercial uses. As stated on page 12 of the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan (MRA), Interstate 40 provides excellent access to the property from the 6<sup>th</sup> Street interchange. As stated in the description above, the proposed use is compatible with the existing uses in the surrounding area. This compatibility with the surrounding uses fosters zoning and land use stability because the proposed use for this existing building is appropriately located. The property is surrounded by S-MI zoned properties. S-MI allows light industrial, retail commercial, and limited residence/work space uses. We are requesting a zone change in order to allow the sale of alcohol in conjunction with the proposed food market and retail commercial uses.*

*The subject property is surrounded by manufacturing, warehousing, and commercial uses which are compatible with the proposed use. This compatibility supports the health, safety, and general welfare of the City by allowing a use that is not disruptive to the surrounding community.*

***The proposed request is justified because the proposed use will permit an expanded list of uses that will help toward the re-purpose of existing buildings, providing stability to the existing neighborhood in historic character and presence.***

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

***Please refer to the Analysis of Applicable Ordinances, Plans, and Policies above under the relevant plans within this report.***

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

*D.iii – The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan, Sawmill/Wells Park Sector Plan, and Sawmill/Wells Park Metropolitan Redevelopment Plan:*

*The proposed zone change would allow an artisan food market to operate out of the existing building. The requested addition of C-2 uses would provide the additional*

*opportunity for a small microbrewery, taproom, and/or distillery to operate as part of the subject space. The current zoning allows for retail commercial uses. However, the Sector Plan restricts those uses to the sale of nonalcoholic drinks. The requested zoning is more advantageous to the neighborhood and overall community as it furthers multiple City plans and policies. Specifically, the proposed zone change will:*

- 1. Encourage local business development.*
- 2. Add to the increasing tourism attraction of local brewing and Albuquerque's craft beer economy.*
- 3. Foster symbiotic relationships between residential and entertainment uses as well as residential and retail/commercial uses.*
- 4. Preserve an existing, historic building by appropriately applying adaptive reuse principles.*
- 5. Provide employment opportunities for the residents of the Sawmill/Wells Park area.*

*Furthermore, the proposed use is within a designated Metropolitan Redevelopment Area (MRA). The City's MRA Agency identifies areas in need to investment that are in current deterioration and have created the need for special intervention on the part of the City. The Sawmill/Wells Park community has been designated an MRA due to these problems. The proposed use would restore healthy activity to the existing site and surrounding area. This would, in turn, contribute to the prevention of blight in the immediate community.*

*There are no vacant properties zoned S-MI in the Sawmill/Wells Park Sector Plan area that are appropriate for this use. The Sector Plan and MRA Plan encourages revitalization through the redevelopment of existing buildings. The proposed use would utilize an existing building through adaptive reuse.*

***While the existing zone would permit a light industrial or live-work development, the requested zone will permit a commercial entertainment focused development. The subject site is an infill location with good access to transit and non-motorized transportation options. Therefore, a more active zoning with a focus on retail and public interaction is more advantageous to the community than the existing mixed industrial zoning. In addition, the request furthers numerous goals and polices of the Comprehensive Plan, the Sawmill Wells Park Sector Development Plan, and the Sawmill Wells Park Metropolitan Redevelopment Plan showing that the proposed project is more advantageous to the community.***

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

*The requested zoning for the subject site will allow for an artisan food market with the potential for a microbrewery and taproom. The proposed use is appropriate for this location and will not be harmful to adjacent properties. With the exception of the*

*property to the west, the proposed use is less intense than the existing adjacent uses that include warehouse and industrial uses. The proposed use is appropriate as it creates a recreational venue for those living in the neighborhood. Furthermore, the location of the property is ideal for this use as is easily accessed off of I-40, the multi-use trail to the north, and 6th Street. The Interstate also creates a noise issue for the northern portion of the Sector Plan area. While the subject lot is within the northern portion of the Plan area, just two blocks south of the interstate, the proposed use is not sensitive to noise.*

*The intent of the zone change is to allow a synergistic melody of uses such as restaurants, bakeries, and artisan crafts. While most of these uses are already permissive by the existing zoning, the addition of C-2 uses would allow the sale of locally manufactured beer, wine, and spirits. On-site brewing that is proposed to occur and currently allowed on the subject property will not create adverse effects on the adjacent properties. The industrial, manufacturing, and warehouse uses that are permissive by the current S-MI zone would allow uses to operate on the site that are much more intense than the potential C-2 uses that are proposed to allow the sale of alcohol.*

*The proposed zone is not harmful to the surrounding community. While the proposed use has been identified and delineated in the contents of this letter, other uses are also permissive, per the requested zoning category. However, it is important to note the constraints of the existing site and existing buildings. First, the requested zoning is site plan controlled, meaning that while all C-2 uses are permissive they must fit within the parameters of the approved Site Plan. Any future deviations from the proposed Plan will require review and approval of the EPC. Therefore, it would be incorrect to assume that any C-2 use would be allowed by right. SU-1 zoning provides the Commission with discretion over future development or iterations of the proposed Plan. For example, the possibility of approval of a potentially intense use, such as a drive-through, would be minimized greatly due to the site's physical constraints. Furthermore, any proposed use that does not fall within the design parameters proposed in presented Site Plan would require future review and approval by the EPC.*

***Generally, C-2 permissive uses would not be harmful to the neighborhood since they are compatible with existing light industrial uses of the surrounding area. However, within the C-2 zone, a drive-in restaurant is a permissive use. Due to site constraints, it is unlikely this use would be possible with existing buildings, but could be possible if existing buildings were demolished. The SU-1 zone requires EPC approval of Site Development Plans and all zoning code regulations and design tools such as building placement and screening would apply for new site plans.***

- F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the city may be:

(1) Denied due to lack of capital funds; or

- (2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

*The proposed zone change will not necessitate the need for any capital improvements. There is an existing building on the property that will be slightly modified to accommodate the proposed use. This is a request for adaptive reuse of an existing building. All adjacent infrastructure is existing within 6th Street and Haines Avenue. Therefore, un-programmed capital expenditures are not applicable. The property is privately owned by CBD Investments, LLC. and all future modifications and improvements necessitated by this development will be funded by the applicant, New Mexico Capital Partners, LLC.*

***The request will not require major or un-programmed capital expenditures by the city.***

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

*The cost of land and other economic considerations pertaining to the applicant are not the determining factor for the proposed zone change. New Mexico Capital Partners, LLC is the contract purchaser of the property and CBC Investments, LLC is the owner. The determining factor for the proposed development is the ability to repurpose an existing building in an area that is conducive to the proposed use. Additional factors for the zone change include the layout and architecture of the existing building that will nicely accommodate an artisan food market with the existing high ceilings and potential for customizable vendor spaces.*

***While economic considerations are always a factor with regard to development proposals, they are not the determining factor for this zone change request. The applicant has sufficiently demonstrated that the determining factor is the advantage to the community. This is an urban infill project using existing historic buildings appropriately located for the proposed mixture of industrial and commercial uses. Furthermore, the request furthers a preponderance of goals and policies from the Comprehensive Plan, Sawmill /Wells Park Sector Development Plan, and Sawmill/Wells Park Metropolitan Redevelopment Plan.***

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

*This zone map amendment request is not being justified based on the property location on a major roadway; however, access to the site is an important consideration in the determination that this property is appropriate for the requested zoning and use. The property is two blocks south of Interstate 40. According to the Sawmill/Wells Park Metropolitan Redevelopment Area Plan, the site is appropriate for retail/commercial use. The proposed artisan market will provide a recreational venue that is called for in both the Sawmill/Wells Park Sector Plan and MRA Plan.*

*Although the location is advantageous, the location on 6<sup>th</sup> Street NW is not in itself the sole justification for the request. The request is also being made to allow flexibility in uses for existing historic buildings which provide a unique character to the project, and to further multiple applicable goals and policies.*

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
  - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

*Applicant’s Response: (1) - The zone change request from S-MI to SU-2/SU-1 for S-MI and C-2 to accommodate a future artisan market with the option to brew and sell beer and wine is a spot zone, as all SU-1 zones are spot zones by their nature as a “custom zone”. However, the current zoning is S-MI; the request for the additional SU-1 modifiers are to allow for additional uses that are compatible with, but unforeseen by the existing SU-2 zoning.*

*The proposed zoning is appropriate as it furthers clearly facilitates Comprehensive Plan, Sector Plan, and MRA Plan policies. Comprehensive Plan policies that are furthered by this proposed development include local business development and adding to an existing and evolving tourism attraction for local craft breweries. The Sector Plan and MRA Plan call for creating relationships between residential uses and recreational uses, preserve existing structures, and providing new employment opportunities. The proposed zoning and associated use will further these Sector Plan and MRA Plan policies. Please see section C. of this letter for specific Sector Plan and MRA Plan policies.*

*SU-1 zones create spot zones by definition as they are unique to the parcel upon which they are being applied; however, the request creates a justifiable spot zone because the applicant has demonstrated that the proposed change will clearly facilitate realization of the Comprehensive Plan and provide a use that will be advantageous to the area*

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and

- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

*The concept of strip zoning is not applicable to this request. While an explanation for why this property constitutes a spot zone has been provided the response to I above, the request would not qualify a strip zoning. The property is under contract and will remain under one ownership. The requested zoning also maintains the underlying, existing zoning. As such, the request is not deviating from the Sector Plan affiliation and keeps with the surrounding community character.*

*The request would not give different zoning from surrounding zoning to a strip of land along a street since the parcels will be under one ownership and business model.*

### **III. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

#### ***Request***

This is a request for a Site Development Plan for Building Permit for the 1.8 acre subject site. The applicant is proposing to develop the existing site by retaining two of the existing buildings, demolishing two substandard structures, and re-designing the parking lot and site work. As the requested zoning is for SU-1, a Site Development Plan for Building Permit must be approved for development. Section 14-16-3-11(B) of the Zoning Code states, "Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

#### ***Site Plan Layout/Configuration***

The subject site is originally comprised of three lots combined to create the approximately 1.8 acre subject site which occupies the entire property between Haines Avenue NW on the northern edge, the railroad tracks to the south, 6<sup>th</sup> Street NW is to the east, and another lot with a large light industrial L-shaped building to the west.

The original street entrance off of 6<sup>th</sup> Street NW will enter a retail space of the larger eastern building with a height of approximately 18-feet. Within this larger eastern building which ultimately has a height of approximately 24-feet, the applicant proposes to develop a café, food court, taproom and retail spaces. Main entrances to this building are located on the eastern and western facades. The smaller western building is proposed to hold a climbing gym and is entered primarily from the south or eastern façades.

The parking lots are entered from Haines Avenue NW and are located to the north of the larger eastern building and between the two buildings. The existing larger eastern building is setback approximately 55-feet from the back of the sidewalk along Hanes

Avenue NW with a zero setback along the eastern façade on 6<sup>th</sup> Street NW. The smaller western building is setback approximately 75-feet from Haines Avenue NW. The dumpster is currently located at the northwest corner of the subject site on Haines Avenue NW; however, comments from the Solid Waste Department indicate that the refuse enclosure will be required to be re-oriented, which will be conditioned.

### ***Public Outdoor Space***

Although public outdoor space is not a requirement per the Zoning Code because the buildings total less than 30,000 square feet, the site provides public open space at the southern edge of the larger main parking lot with a concrete pedestrian walkway and a gravel area with overhead shade canopies and trees.

### ***Vehicular Access, Circulation and Parking***

Vehicles access the property from Haines Avenue NW. Parking primarily occupies the area between the two buildings with a small parking lot located to the north of the larger east building with its own separate entrance and a drive aisle of 20-feet wide. The City's transportation engineer stated that this width is acceptable for two-way traffic provided that the parking spaces are the shown 10-feet wide. There is no connection between the two parking lots.

Zoning Code 14-16-2-22-(C) states that the off-street parking count shall be per EPC site plan approval. The applicant does not currently have an indoor outdoor seating for parking calculation. Per the City's Code Enforcement Officer, it is acceptable that the applicant has provided total net leasable square footage for parking calculation, which results in 88 spaces. Due to proximity to transit stops, the property is entitled to a 10% parking reduction, which results in 80 parking spaces. The site provides 65 parking spaces. There is available street parking both on 6<sup>th</sup> Street NW and Haines Avenue NW; however there is no striping so a count cannot be given. The businesses across the street operate with standard office hours and it is likely that popular times for the proposed project will be evenings and weekends; therefore street parking should be sufficient to accommodate the additional 15 spaces typically required.

### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrian access will be via the public sidewalk along 6<sup>th</sup> Street NW and Haines Avenue NW. There are steps and an ADA accessible ramp connecting the front door to the sidewalk. There is a concrete pedestrian walkway connecting the sidewalk along Haines Avenue NW to the western façade of the eastern building by leading up steps to the western and northern entrances of the larger southeastern building. Zoning Code section 14-16-3-1 (H) requires pedestrian walkways to be 6-feet wide except for stretches of 10-feet at time where a planter may reduce the walkway width. Not all walkways meet this code and this will be a conditioned. Five bike spaces are required per Zoning Code 14-

16-3-1 (B), and 16 spaces are provided near the northwest corner of the larger southeastern building. Three motorcycle spaces are required and provided, and 4 disabled spaces are required and provided. Transit riders would use the above mentioned pedestrian and bicycle access routes to and from the stops.

### ***Walls/Fences***

There is a 6-foot metal fence located around the southwest corner of subject site. A 30-inch high living wall with vines will screen the parking lots from Haines Avenue NW. The buildings effectively further enclose the southeast corner and western side of the subject site.

### ***Lighting and Security***

The Site Development Plan for Building Permit shows 30-foot parking lot LED light poles adjacent to Haines Avenue NW and 6<sup>th</sup> Street NW. For sites smaller than 5 acres, the maximum height of a light pole shall be 20-feet per Zoning Code 14-16-3-9; and lighting fixtures shall not shine directly onto the public right-of-way; both of which will be conditioned.

### ***Landscaping***

The Design Standards have regulations equal to or more generous than the Zoning Code section 14-16-3-10. The applicant has met the Design Standards and the plant palette consists of xeric species and trees that are recommended on the Albuquerque Tree List. The project meets the required 15% landscape coverage as shown by the calculations on the Landscape Plan. Irrigation shall be a complete underground system, will be operated by an automatic controller, and shall be maintained by the property owner. A 30-inch high living wall with vines will screen the parking lots from Haines Avenue NW as shown on the Landscape Plan. The Zoning Code requires a 10-foot front yard and a 6-foot side yard landscape buffer, which could be exempted per EPC discretion due to as-built existing site constraints; however a condition of approval will require the living wall to be placed along the west property line where open. Per the Zoning Code, one tree is required per ten parking spaces and no parking space may be more than 100-feet from a tree trunk, which is met.

### ***Grading, Drainage, Utility Plans***

The conceptual drainage plan proposes the parking lot to drain toward the south gravel area which will be depressed and used to capture runoff as needed to meet first flush requirements. The proposed development will connect to existing utility services.

### ***Architecture***

The eastern concrete block façade of the larger southwestern building faces 6<sup>th</sup> Street NW and has parapet articulation with a historic design that appears to be from the inter-war period with existing windows and screening that contributes to the street character. The applicant proposes to add a new front door within the recesses which will be accessed with new steps and an ADA accessible ramp with a metal railing. The northern façade of the larger western building will have steps under a metal shade canopy and with a metal railing at the northwest and northeast corners leading up to the a raised platform with a metal guardrail in front of single panel doors and garage doors. The western façade shows the staircase on the northwest corner of the building and an ADA accessible ramp with a metal railing in front of double doors framed with glazing, metal barn doors, and a garage door.

The entrance to the smaller western building is on the southern and eastern facades. The southern façade will hold existing doors. The eastern façade of the western building has concrete steps and ADA accessible ramp with a metal guardrail, existing doors, and new garage doors. The climbing wall shown on the northern side of the smaller western building will be determined per a separate permit which will require the applicant to meet all applicable federal, state, and local safety regulations.

### ***Signage***

Signs shall be approved under a separate permit to meet C-2 regulations per Zoning Code 14-16-2-17 (10), which will be noted on the Site Development Plan for Building Permit. Wall signs are limited to 12.5 % of the façade when there is a free-standing sign on the premise. A free-standing sign will be located on the “identity wall” and is limited to 75 square feet when on a local street per Zoning Code 14-16-2-17 (10) (c) 1.a. The “identity wall” is a brick wall that will remain after the structure to which it is currently attached is removed, which will allow the project to retain more of its aesthetically unique historic character.

## ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

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

Agencies reviewed this request from July 3 to July 17, 2017. Generally, no adverse comments were received. The Solid Waste Department requested a realignment of the refuse enclosure which will be conditioned. The NMDOT suggested that the railroad tracks south of the southern property line be removed if not intended to be used. City staff does not support this suggestion because 1) there is a potential for future use for the railroad tracks, 2) removal could destroy the historic character of the site on which the project is contingent, and 3) removal would put an unfair financial burden on the

developer, possibly make the project unfeasible. Refer to additional agency comments at the end of the staff report.

***Neighborhood/Public***

The Wells Park Neighborhood Association and the Sawmill Community Land Trust were notified of the request as well as property owners within 100 feet of the subject site. No facilitation meeting was scheduled and staff has not received any written comments in support or opposition. Staff received two inquiries from adjacent property owners and both were content with the description of the request. Staff has received a supportive email from the City's Metropolitan Redevelopment Agency (see attached).

**V. CONCLUSION**

This is a two part request for a Sector Development Plan Amendment from S-MI (Sawmill Mixed Industrial) to SU-2/SU-1 for S-MI and C-2 (Community Commercial) and a Site Development Plan for Building Permit for an approximately 1.8 acre site located at the southwest corner of Haines Avenue NW and 6<sup>th</sup> Street NW. The applicant is proposing the renovation of two existing historic buildings in order to provide a retail artisan market with a brewery, taproom, restaurant, and café in the larger southwestern building along with a climbing gym in the smaller eastern building.

The applicant has justified the Sector Development Plan Map Amendment request pursuant to the requirements of R-270-1980 by demonstrating that the request furthers a preponderance of applicable Comprehensive Plan goals and policies. The request has been found to be more advantageous for the community than the existing zoning.

The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a Site Development Plan. The applicant has submitted a Site Development Plan for Building Permit and has requested an exception to the parking requirement along with the landscape buffer requirement. Staff is recommending approval of the requests subject to the Findings and Conditions outlined in this Staff Report.

*FINDINGS, Sector Development Plan Map Amendment (Zone Change)*

*Project # 1011292, Case # 17EPC-40019*

1. This is a request for a Sector Development Plan Map Amendment (Zone Change) of the Sawmill Wells Park Sector Development Plan from S-MI (Sawmill Mixed Industrial) to SU-2/SU-1 for S-MI and C-2 (Community Commercial) for all or a portion of Lots 52A1B, 52A1A2, and 71 located on the southwest corner of 6th Street NW and Haines Avenue NW containing approximately 1.8 acres.
2. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted the associated Site Development Plan for Building Permit to fulfill this requirement.
3. The subject site and other surrounding lots were zoned S-MI (Sawmill Mixed Industrial) through the adoption of the Sawmill/Wells Park Sector Development Plan in January 1996. As such, this constitutes an amendment to that plan.
4. The Albuquerque/Bernalillo County Comprehensive, City of Albuquerque Zoning Code, Sawmill/Wells Park Sector Development Plan, and the Sawmill/Wells Park Metropolitan Redevelopment Plan are incorporated herein by reference.
5. The subject site is in an Area of Change as designated by the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:

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.

The request furthers Goal 4.1 and Policy 4.1.1 because the Sawmill/Wells Park neighborhood, especially the subject site's immediate area, consists of historic industrial buildings with a strong vertical presence against the primary street. Preserving and re-purposing these existing buildings will be consistent with the neighborhood's distinct character.

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Action 4.1.3.1: Provide opportunities for residents, businesses, and other stakeholders to come together to identify special places, catalytic actions, and creative solutions to area issues and prioritize capital projects and beautification opportunities.

The request furthers Policy 4.1.3 and 4.1.3.1 because by preserving the existing buildings and improving the existing site, the project will contribute to the distinct identity and sense of place at the corner of 6<sup>th</sup> Street NW and Haines Avenue NW. In addition, the

business types being proposed (café, taproom, and climbing gym) would offer the neighborhood additional gathering places.

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 5.6.4 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.

The request furthers Goal 5.3 and Policy 5.6.4 because the subject site is in the middle of established existing City infrastructure especially vehicular and transit infrastructure due to its close proximity to Interstate-40 which will make it accessible to outside residents, local residents, and tourists. The existing light industrial buildings will continue to function as a buffer between residential single family lots to the south and the highway to the north. The location of this project is close to other similar projects in the area creating a tourism focus in an old industrial part of the City that is close to other older tourist locations such as Old Town and the museums. Areas of Change are the locations within the City which are to have the greatest amount of development and mixture of uses.

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

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 Goal 8.1 and Policy 8.1.1 because it is creating a place where local talent can be showcased with the retail of local goods, and it will potentially create an interesting place to gather within an unique early 20<sup>th</sup> century light industrial context, therefore, providing a historical reference for the user while invigorating the immediate vicinity with people or ‘eyes on the street’.

Policy 8.1.2: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

b. Encourage the production, local sale, and export of locally-grown and made goods.

c. Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

d. Grow the community’s economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region.

The request furthers Policy 8.1.2 because it will take a large vacant historic industrial building and re-purpose it into services and the retail of locally made beer and other retail items, which will develop the local economy and provide local area jobs with a skill-set

that enhances rather than replaces what currently exists in the immediate area. The approval of C-2 uses allows the sale of locally produced beer, wine, and spirits and the proposed zoning and future uses will add this property to the unique tourist destinations in the City.

Policy 8.1.4: Leverage Assets: Enhance and market the region's unique characteristics internally and to outside businesses and individuals in order to compete with other regions.

The request furthers Policy 8.1.4 because the proposed project is semi-unique to the area with a combination of eating, drinking, shopping, and sports activity, providing entertainment for tourists, locals, and residents who wish to move to the area, which would then compete with other regions with similar offerings.

The future artisan food market that is proposed for this site will enhance the region's marketability with a unique, local attraction. This will serve to benefit internal conditions to outside businesses and will allow the City to compete with other municipalities and regions, such as "The Source" in Denver, providing this kind of venues.

Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1: Local Business: Emphasize local business development.

Policy 8.2.5: Creative Economy: Promote the creative economy.

The request furthers Policies 8.2 and 8.2.1 and 8.2.5 because the intent is to provide a space where local creativity will be nurtured through the retail of locally hand-crafted products. The intent of the business is to emphasize local 'makers' and business owners.

The requested zone change will allow future, local merchants (specifically those that manufacture and sell alcohol, as permitted by the C-2 addition) to lease a shop space within the building and sell their product. The proposed one-stop shopping experience provided by the artisan market will allow local businesses to locate and develop within the subject building. The marketability of these local artisans will be enhanced through the repurposed, existing industrial building and shared open area.

The requested zone change will allow entrepreneurs and producers in craft, artisan, and food businesses to expand their enterprise and sales. The proposed use supports entrepreneurship and the Comprehensive Plan policy that calls for promotion of the creative economy. Artisan enterprises fall within the creative economy umbrella. The types of businesses that will be supported by the proposed zone change and use will generate new income, create jobs, foster local economic communities, and sustain creative techniques, and preserve culture and meaning that is an essential component of sustainable entrepreneurship.

Goal 11.2: Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

Policy 11.2.3: Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

b. Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.

The request furthers Goal 11.2 and Policy 11.2.3 because the intent of the proposed project is to retain the existing historic buildings which is essentially preserving the historic character of the area and therefore strengthening the neighborhood identity through re-use.

The physical character of the Sawmill/Wells Park area is defined by historic buildings and roads. The proposed redevelopment and use furthers the intent of this Historic Assets policy as it will conserve the community's historic characteristics while also reshaping the area to respond to new opportunities. The proposed use will encourage redevelopment in the area while maintaining the existing, historic features of the Sawmill district through the preservation of an existing building. The location of the proposed use is appropriate as it rehabilitates a predominantly industrial area. The proposed use will bring life to the area by create a gathering space for those working and living in the Sawmill/Wells Park district.

6. The request furthers the following applicable goals and policies of the Sawmill/Wells Park Sector Development Plan:

Area Character and History Conservation Action Plan 6: Preserve significant buildings that define the character of area streets, particularly Mountain Road.

The request furthers Action Plan 6 by preserving a significant building that defines the area character by defining the streetscape on 6<sup>th</sup> Street NW near the railroad tracks. While not on Mountain Road, the requested zoning and proposed use would preserve an existing iconic building through adaptive reuse. The subject building is one of the oldest in the area, dating to 1936 and potentially earlier, and is attractive and unique. By adding the artisan market, the vacant building will change to an active use and add to the urban character of 6th Street. Adaptive reuse is encouraged by this Plan policy.

Overall Economic Development Strategy: Healthy growth of industrial and commercial businesses will provide employment opportunities for residents, while enlarged, strengthened and protected residential neighborhoods will benefit commercial activities by providing a stable environment.

The request furthers the Overall Economic Developed Strategy by promoting new employment opportunities for the Sawmill/Wells Park residents to work close to where they live. This eliminates cross-city traffic, and commuting costs. The proposed zoning and use will allow for an appropriate commercial business in an area that is currently zoned for industrial and commercial uses. This use furthers the symbiotic relationship between residential and commercial activities of the Sector Plan area by providing an entertainment venue for those living and working in the area.

7. The request furthers the following applicable goals and policies of the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan:

Redevelopment Plan Goal E: Develop commercial and industrial space that benefits the community with job creation and needed services.

The request furthers Redevelopment Plan Goal E because it will develop commercial and industrial space that benefits the community with job creation and needed services. The intent of the proposed project is to re-purpose the industrial space (which will keep it from further deteriorating) into commercial uses that will benefit the community with jobs and services such as restaurants, taproom, beer manufacturer, retail spaces, and climbing gym which are all services that will benefit the local community and economy.

The opportunity for a small microbrewery, taproom, and/or distillery in addition to the proposed artisan food market will add vitality to the neighborhood by providing a service that will draw more people in to the area, providing an expanded customer base for existing businesses. The Sawmill area is expanding through new uses such as brewery's and taprooms that are compatible with the proposed use and this would further provide a neighborhood gathering place.

Redevelopment Plan Goal F: Blend "old" and "new" into one unified neighborhood.

The request furthers Redevelopment Plan Goal F because it takes old buildings and re-purposes them to preserve the character and keep the subject site from further deteriorating for new uses and site work which will serve the neighborhood.

The proposed zoning and "as built" Site Plan will allow for the reuse of the existing buildings for an artisan food market. The proposed use will maintain the "old" elements of the neighborhood by utilizing two existing buildings and provide a "new" element with the proposed market.

Redevelopment Plan Goal O: Develop local recreational services for people living and working in and near the Sawmill Area.

The request furthers Redevelopment Plan Goal O because the project proposes to provide recreational services in the form of the climbing gym and the restaurant/café, taproom, and retail opportunities which the local neighborhood can take advantage.

The proposed zoning facilitates an artisan food market with the option for a brewery and taproom that will create a recreational spot for residents and employees of the area. The MRA Plan identifies a Neighborhood Residential Sub-Area just south of the Warehouse Sub-Area. The proposed use will provide jobs and serve the residents of this area as well as the employees of the existing business areas.

8. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
  - A. The proposed zone change is consistent with the health, safety, morals, and general welfare of the City because it furthers numerous Comprehensive Plan goals and policies as well as Sawmill/Wells Park Sector Development Plan and Sawmill/Wells Park Metropolitan Redevelopment Plan goals policies and objectives as shown above. In addition, the proposed project will be consistent with the City's Zoning Code in permitting S-MI uses as well as C-2 permissive uses permissively and C-2 conditional uses conditionally. The site plan will also meet current Zoning Code regulations.
  - B. The proposed request is justified because the proposed use will permit an expanded list of uses that will help toward the re-purpose of existing buildings, providing stability to the existing neighborhood in historic character and presence. The proposed use is compatible with the existing uses in the surrounding area because it continues the light industrial uses and furthers the entertainment aspect that has recently been growing. This compatibility promotes land use stability for the neighborhood.
  - C. The request is generally consistent with and furthers or partially furthers a preponderance of the applicable goals and policies of the Comprehensive Plan, Sawmill/Wells Park Sector Development Plan, and Sawmill/Wells Park Metropolitan Redevelopment Plan as shown in Findings 5-7.
  - D. The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan, Sawmill/Wells Park Sector Plan, and Sawmill/Wells Park Metropolitan Redevelopment Plan. While the existing zone would permit a light industrial or live-work development, the requested zone will permit a commercial entertainment focused development. The subject site is an infill location with good access to transit and non-motorized transportation options. Therefore, a more active zoning with a focus on retail and public interaction is more advantageous to the community than the existing mixed industrial zoning.
  - E. Generally, C-2 permissive uses would not be harmful to the neighborhood since they are compatible with existing light industrial uses of the surrounding area. However, within the C-2 zone, a drive-in restaurant is a permissive use. Due to site constraints, it is unlikely this use would be possible with existing buildings, but could be possible if existing buildings were demolished. The SU-1 zone requires EPC approval

- of Site Development Plans and all zoning code regulations and design tools such as building placement and screening would apply for new site plans.
- F. The request will not require major or un-programmed capital expenditures by the city.
  - G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for this zone change request. The applicant has sufficiently demonstrated that the determining factor is the advantage to the community. This is an urban infill project using existing historic buildings appropriately located for the proposed mixture of industrial and commercial uses. Furthermore, the request furthers a preponderance of goals and policies from the Comprehensive Plan, Sawmill /Wells Park Sector Development Plan, and Sawmill/Wells Park Metropolitan Redevelopment Plan.
  - H. Although the location is advantageous, the location on 6<sup>th</sup> Street NW is not in itself the sole justification for the request. The request is also being made to allow flexibility in uses for existing historic buildings which provide a unique character to the project, and to further multiple applicable goals and policies.
  - I. SU-I zones create spot zones by definition as they are unique to the parcel upon which they are being applied; however, the request creates a justifiable spot zone because the applicant has demonstrated that the proposed change will clearly facilitate realization of the Comprehensive Plan and provide a use that will be advantageous to the area.
  - J. The request would not give different zoning from surrounding zoning to a strip of land along a street since the parcels will be under one ownership and business model.
9. The Wells Park Neighborhood Association and the Sawmill Community Land Trust were notified of the request as well as property owners within 100 feet of the subject site. No facilitation meeting was scheduled and staff has not received any written comments in support or opposition. Staff received two inquiries from adjacent property owners and both were content with the description of the request.
10. Staff has received a supportive email from the City's Metropolitan Redevelopment Agency for the proposed project.

**RECOMMENDATION**

***APPROVAL of 17EPC-40019, a request for a Sector Development Map Amendment from S-MI (Sawmill Mixed Industrial) to SU-2/SU-1 for S-MI and C-2 (Community Commercial) for all or a portion of Lots 52A1B, 52A1A2, and 71 located on the southwest corner of 6th Street NW and Haines Avenue NW, based on the preceding Findings and subject to the following Conditions of Approval.***

*CONDITIONS OF APPROVAL, Sector Development Plan Map Amendment (Zone Change)*

*Project # 1011292, Case # 17EPC- 40019*

1. The Sector Development Plan Map Amendment does not become effective until the accompanying Site Development Plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

***FINDINGS, Site Development Plan for Building Permit***

***Project # 1011292, Case # 17EPC- 40020***

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Lots 52A1B, 52A1A2, and 71 located on the southwest corner of 6th Street NW and Haines Avenue NW containing approximately 1.8 acres.
2. This request is associated with the request for a Sector Development Plan Map Amendment from S-MI (Sawmill Mixed Industrial) to SU-2/SU-1 for S-MI and C-2 (Community Commercial) within the Sawmill/Wells Park Sector Development Plan.
3. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a Site Development Plan. The applicant has submitted this associated Site Development Plan for Building Permit to fulfill this requirement.
4. The subject site and other surrounding lots were zoned S-MI (Sawmill Mixed Industrial) through the adoption of the Sawmill/Wells Park Sector Development Plan in January 1996. As such, this constitutes an amendment to that plan.
5. The Albuquerque/Bernalillo County Comprehensive, City of Albuquerque Zoning Code, Sawmill/Wells Park Sector Development Plan, and the Sawmill/Wells Park Metropolitan Redevelopment Plan are incorporated herein by reference.
6. Section 14-16-3-11(B) of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, the attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code, and other applicable City planning documents.
7. The Site Development Plan for Building Permit deviates from the Zoning Code regarding the off-street parking requirement from a required 80 off-street spaces to 65 off-street spaces with local on-street parking to supplement this deficiency. The EPC supports approval of a variance from the Zoning Code in order to maintain the character of the area.
8. The Site Development Plan for Building Permit deviates from the Zoning Code regarding the front and side yard landscape buffer requirement to a vertical living wall. The EPC supports approval of a variance from the Zoning Code in order to maintain the character of the area.
9. The subject site is in an Area of Change as designated by the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:
  - 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.

The request furthers Goal 4.1 and Policy 4.1.1 because the Sawmill/Wells Park neighborhood, especially the subject site's immediate area, consists of historic industrial buildings with a strong vertical presence against the primary street. Preserving and re-purposing these existing buildings will be consistent with the neighborhood's distinct character.

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 5.6.4 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.

The request furthers Goal 5.3 and Policy 5.6.4 because the subject site is in the middle of established existing City infrastructure especially vehicular and transit infrastructure due to its close proximity to Interstate-40 which will make it accessible to outside residents, local residents, and tourists. The existing light industrial buildings will continue to function as a buffer between residential single family lots to the south and the highway to the north. The location of this project is close to other similar projects in the area creating a tourism focus in an old industrial part of the City that is close to other older tourist locations such as Old Town and the museums. Areas of Change are the locations within the City which are to have the greatest amount of development and mixture of uses.

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

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 Goal 8.1 and Policy 8.1.1 because it is creating a place where local talent can be showcased with the retail of local goods, and it will potentially create an interesting place to gather within an unique early 20<sup>th</sup> century light industrial context, therefore, providing a historical reference for the user while invigorating the immediate vicinity with people or 'eyes on the street'.

Policy 8.1.2: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

b. Encourage the production, local sale, and export of locally-grown and made goods.

c. Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

d. Grow the community's economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region.

The request furthers Policy 8.1.2 because it will take a large vacant historic industrial building and re-purpose it into services and the retail of locally made beer and other retail items, which will develop the local economy and provide local area jobs with a skill-set that enhances rather than replaces what currently exists in the immediate area. The approval of C-2 uses allows the sale of locally produced beer, wine, and spirits and the proposed zoning and future uses will add this property to the unique tourist destinations in the City.

Policy 8.1.4: Leverage Assets: Enhance and market the region’s unique characteristics internally and to outside businesses and individuals in order to compete with other regions.

The request furthers Policy 8.1.4 because the proposed project is semi-unique to the area with a combination of eating, drinking, shopping, and sports activity, providing entertainment for tourists, locals, and residents who wish to move to the area, which would then compete with other regions with similar offerings.

The future artisan food market that is proposed for this site will enhance the region’s marketability with a unique, local attraction. This will serve to benefit internal conditions to outside businesses and will allow the City to compete with other municipalities and regions, such as “The Source” in Denver, providing this kind of venues.

Goal 11.2: Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

Policy 11.2.3: Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

b. Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.

The request furthers Goal 11.2 and Policy 11.2.3 because the intent of the proposed project is to retain the existing historic buildings which is essentially preserving the historic character of the area and therefore strengthening the neighborhood identity through re-use.

The physical character of the Sawmill/Wells Park area is defined by historic buildings and roads. The proposed redevelopment and use further the intent of this Historic Assets policy as it will conserve the community’s historic characteristics while also reshaping the area to respond to new opportunities. The proposed use will encourage redevelopment in the area while maintaining the existing, historic features of the Sawmill district through the preservation of an existing building. The location of the proposed use is appropriate as it rehabilitates a predominantly industrial area. The proposed use will bring life to the

area by create a gathering space for those working and living in the Sawmill/Wells Park district.

10. The request furthers the following applicable goals and policies of the Sawmill/Wells Park Sector Development Plan:

Area Character and History Conservation Action Plan 6: Preserve significant buildings that define the character of area streets, particularly Mountain Road.

The request furthers Action Plan 6 by preserving a significant building that defines the area character by defining the streetscape on 6<sup>th</sup> Street NW near the railroad tracks. While not on Mountain Road, the requested zoning and proposed use would preserve an existing iconic building through adaptive reuse. The subject building is one of the oldest in the area, dating to 1936 and potentially earlier, and is attractive and unique. By adding the artisan market, the vacant building will change to an active use and add to the urban character of 6th Street. Adaptive reuse is encouraged by this Plan policy.

Overall Economic Development Strategy: Healthy growth of industrial and commercial businesses will provide employment opportunities for residents, while enlarged, strengthened and protected residential neighborhoods will benefit commercial activities by providing a stable environment.

The request furthers the Overall Economic Developed Strategy by promoting new employment opportunities for the Sawmill/Wells Park residents to work close to where they live. This eliminates cross-city traffic, and commuting costs. The proposed zoning and use will allow for an appropriate commercial business in an area that is currently zoned for industrial and commercial uses. This use furthers the symbiotic relationship between residential and commercial activities of the Sector Plan area by providing an entertainment venue for those living and working in the area.

11. The request furthers the following applicable goals and policies of the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan:

Redevelopment Plan Goal E: Develop commercial and industrial space that benefits the community with job creation and needed services.

The request furthers Redevelopment Plan Goal E because it will develop commercial and industrial space that benefits the community with job creation and needed services. The intent of the proposed project is to re-purpose the industrial space (which will keep it from further deteriorating) into commercial uses that will benefit the community with jobs and services such as restaurants, taproom, beer manufacturer, retail spaces, and climbing gym which are all services that will benefit the local community and economy.

The opportunity for a small microbrewery, taproom, and/or distillery in addition to the proposed artisan food market will add vitality to the neighborhood by providing a service that will draw more people in to the area, providing an expanded customer base for

existing businesses. The Sawmill area is expanding through new uses such as brewery's and taprooms that are compatible with the proposed use and this would further provide a neighborhood gathering place.

Redevelopment Plan Goal F: Blend "old" and "new" into one unified neighborhood.

The request furthers Redevelopment Plan Goal F because it takes old buildings and re-purposes them to preserve the character and keep the subject site from further deteriorating for new uses and site work which will serve the neighborhood.

The proposed zoning and "as built" Site Plan will allow for the reuse of the existing buildings for an artisan food market. The proposed use will maintain the "old" elements of the neighborhood by utilizing two existing buildings and provide a "new" element with the proposed market.

12. The Wells Park Neighborhood Association and the Sawmill Community Land Trust were notified of the request as well as property owners within 100 feet of the subject site. No facilitation meeting was scheduled and staff has not received any written comments in support or opposition. Staff received two inquiries from adjacent property owners and both were content with the description of the request.
13. Staff has received support from the City's Metropolitan Redevelopment Agency.

### **RECOMMENDATION**

***APPROVAL of 17EPC-40020, a request for a Site Development Plan for Building Permit for all or a portion of Lots 52A1B, 52A1A2, and 71 located on the southwest corner of 6th Street NW and Haines Avenue NW, based on the preceding Findings and subject to the following Conditions of Approval.***

### **CONDITIONS OF APPROVAL, Site Development Plan for Building Permit**

#### **Project # 1011292, Case # 17EPC- 40020**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. Per Zoning Code section 14-16-3-1 (H), pedestrian walkways shall be 6-feet wide except for stretches of 10-feet at time where a planter may reduce the walkway width including the walkways parallel to the western façade of the larger eastern building.
4. The Site Development Plan for Building Permit shows 30-foot parking lot LED light poles adjacent to Haines Avenue NW and 6<sup>th</sup> Street NW. For sites smaller than 5 acres, the maximum height of a light pole shall be 20-feet per Zoning Code 14-16-3-9; and lighting fixtures shall not shine directly onto the public right-of-way.
5. A “living wall” with vines at a minimum height of 42” shall be placed along the west property line where open to the adjacent property to create a buffer.
6. Under the note “SIGNAGE TO BE DETERMINED UNDER A SEPARATE PERMIT TO MEET C-2 REGULATIONS”, add “Wall signs are limited to 12.5 % of the façade when a free-standing sign is on premise. A free-standing sign is limited to 75 square feet when premise is on a local street per Zoning Code 14-16-2-17 (10) (c) 1.a.”
7. Conditions of Approval from Transportation Development:
  - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
  - Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

- Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
  - The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
  - Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
8. Conditions of Approval from Hydrology Development:
    - In anticipation of the EPC requiring the DRB review and approval of the technical details, the Hydrology Development Section will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property. Hydrology Engineer: Reneé Brissette, PE

General Hydrology Criteria:

- Beyond 10' of a structure, all landscape beds to be depressed below grade. Within 10', runoff shall be directed away from the structure.
- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on  $0.44'' - 0.1'' = 0.34''$  and only consider the impervious areas.
  - State how the first flush will be retained and provide supporting calculations
  - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabq.gov) or René Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.
  - The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
  - Final Drainage Reports should have an appendix with all supporting documentation
- When determining allowable discharge from a site:
  - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
  - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
  - All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

Site Specific Comments:

- The proposed curb along Haines will have to follow the existing flowline of the existing valley gutter to the existing storm inlet on 6th.

9. Conditions of Approval from Albuquerque/Bernalillo County Water Utility Authority:

- As a condition for approval please submit an Availability Statement request. Requests can be made at this link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

- There are several new services that are proposed in the utility plan. Please note that unused services will need to be removed or justified before additional meters are provided.

10. Conditions of Approval from Solid Waste Management Department:

- All new/proposed refuse enclosures must be built to COA minimum requirements.

11. Conditions of Approval from Public Service Company of New Mexico:

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

12. 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](http://www.pnm.com) for specifications.

13. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

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**Cheryl Somerfeldt  
Planner**

***Notice of Decision cc list:***

N.M. Capital Partners, LLC, ABQ, NM  
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102  
Wells Park NA, Mark Horst, 1114 7<sup>th</sup> St NW, ABQ, NM 87102  
Wells Park NA, Doreen McKnight, 1426 7<sup>th</sup> St. NW, ABQ, NM 87102

## **AGENCY COMMENTS**

### **PLANNING DEPARTMENT**

#### **Zoning Enforcement**

No adverse comments.

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

Neighborhood Association Contacted: Wells Park Neighborhood Association.

#### **Long Range Planning**

No Comments.

### **CITY ENGINEER**

#### **Transportation Development**

##### *17EPC-40019 Sector Development Plan Map Amendment*

- No objection to the request.

##### *17EPC-40020 Site Development Plan for Building Permit*

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

*The following comments need to be addressed prior to DRB:*

1. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
2. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.

**Hydrology Development**

In anticipation of the EPC requiring the DRB review and approval of the technical details, the Hydrology Development Section will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property.

Hydrology Engineer: Reneé Brissette, PE

**GENERAL HYDROLOGY CRITERIA:**

- Beyond 10' of a structure, all landscape beds to be depressed below grade. Within 10', runoff shall be directed away from the structure.
- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on  $0.44'' - 0.1'' = 0.34''$  and only consider the impervious areas.
  - State how the first flush will be retained and provide supporting calculations
  - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabq.gov) or Reneé Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.
  - The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
  - Final Drainage Reports should have an appendix with all supporting documentation
- When determining allowable discharge from a site:
  - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
  - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
  - All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

***SITE SPECIFIC COMMENTS:***

- The proposed curb along Haines will have to follow the existing flowline of the existing valley gutter to the existing storm inlet on 6th.

***DEPARTMENT of MUNICIPAL DEVELOPMENT***

If there are no intentions to ever utilize the abandoned railroad spur along the south side of the property, then a note on the site development should state as such and the rails should be removed where they front the subject property.

***WATER UTILITY AUTHORITY***

**Utility Services**

*17EPC-40019 Sector Development Plan Map Amendment*

- No adverse comments.

*17EPC-40020 Site Development Plan for Building Permit*

- As a condition for approval please submit an Availability Statement request. Requests can be made at this link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

There are several new services that are proposed in the utility plan. Please note that unused services will need to be removed or justified before additional meters are provided.

***SOLID WASTE MANAGEMENT DEPARTMENT***

*17EPC-40020 Site Development Plan for Building Permit*

All new/proposed refuse enclosures must be built to COA minimum requirements. Need complete/detailed spec. sheet for new/double refuse enclosure. Need minimum 5-10 ft setback for #16 proposed refuse enclosure. Enclosure needs to be angled at a NE direction for safe refuse truck access. Current/proposed location of refuse enclosure is inaccessible for refuse truck.

***FIRE DEPARTMENT/Planning***

No comments.

**TRANSIT DEPARTMENT**

<b>Case Number</b>	<b>Brief Description of Request</b>	<b>Transit Corridor?</b>	<b>Transit Route?</b>	<b>Current Service/Stops</b>	<b>Comments /Support/Requests</b>
1011292 17EPC-40019	Sector Development Plan Amendment and Site Plan for Building Permit for 2 acres at 1803 6th Street NW.	Not on A Corridor	Fixed Route 8 runs on Menaul from Tramway to 12th Street, then south on 6th Street to the Alvarado Transportation Center. Commuter Route 93 runs a similar route on Academy Boulevard, ending at the ATC. Similarly, Commuter Route 94 covers a considerable swath of the West Mesa (from the Northwest Transit Center to Unser and I-40, thence east and south on 6th Street to the ATC.	A single south-bound stop one block south of the site serves all three routes.	No comment

**BERNALILLO COUNTY**

No comments.

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA)**

*17EPC-40020 Site Development Plan for Building Permit*

Reviewed. No comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

This will have no adverse impacts to the APS district.

**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

*For informational purposes:*

- The Long Range Bikeway System identifies a proposed bicycle route on Haines Ave NW, and a proposed bike lane on 6<sup>th</sup> St NW in the project area.
- 6th St NW is functionally classified as a Minor Arterial in the project area.

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

- It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Contact:  
Mike Moyer

PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

- 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](http://www.pnm.com) for specifications..



View of the subject site looking southwest toward the larger eastern building.



View of the subject site looking southeast toward the larger eastern building.



View of the subject site looking northwest toward the larger eastern building.



View of the subject site looking south toward the smaller western building.

HISTORY

# Sawmill



# Wells Park



# Sector Development Plan



Adopted by the City Council January 17, 1996  
and amended January 2000 & November 2002  
by the City Council



1 neighborhood by allowing a housing type that would not currently be allowed by  
2 the existing S-DR zoning in the Sector Development Plan; by enabling  
3 development that will exercise the policy to encourage innovative, quality design  
4 in development; and by enabling development of a small housing product that  
5 will reflect the scale and intensity of the existing adjacent neighborhood and will  
6 serve small low-income households; and

7 WHEREAS, the amendments further the intent of the Sawmill/Wells Park  
8 Sector Development Plan by adding a housing type that will ensure the  
9 provision of a range of housing types for single adults, families without  
10 children, families with children, and older individuals and couples in order to  
11 help extended families stay in the area; and

12 WHEREAS, the Environmental Planning Commission found this Sector  
13 Development Plan amendment was not in conflict with any applicable plans  
14 including the Albuquerque/Bernalillo County Comprehensive Plan:

15 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
16 ALBUQUERQUE:

17 Section 1. That the S-DR Zone of the Sawmill/Wells Park Sector  
18 Development Plan is amended as follows.

19 On page 104, A. PERMISSIVE USES are renumbered and text is added. A.2.  
20 Attached Cottages – An attached cottage is a small townhouse type similar to  
21 townhouses permitted in the R-LT Zone in that only one (1) dwelling unit is  
22 permitted per lot and no more than two (2) dwelling units are permitted in a  
23 building. Not more than 10% of the net land area within this zone and portions  
24 of other zones specifically permitting S-DR uses may be developed as attached  
25 cottages, A.3 Apartments other than townhouses\*, A.4. Congregate meal site  
26 and, A.5. Community building in conjunction with a public park, A.6.

27 Recreational Trails, and A.7. C-1 uses listed under A.5. of the S-MRN Zone;

28 On page 105, D. LOT SIZE, the following text is added. D.4. Minimum lot size  
29 for attached cottages shall be 1,350 square feet and minimum lot width shall be  
30 24 feet.

31 On page 106, F. SETBACK existing text is renumbered and the following text is  
32 added. F.1. Setbacks are the same as those listed in the R-LT Zone in the

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1 Comprehensive Zoning code except F.2. No driveways are required with  
2 attached cottages. and F.3. Attached cottages shall maintain a minimum 15  
3 foot rear yard set back unless the rear yard is a zero lot line.  
4 On page 106, G. OFF-STREET PARKING, existing text is renumbered and the  
5 following text is added. G.1. Off-street parking shall be as regulated in the  
6 General Parking Regulations of the Comprehensive Zoning Code provided the  
7 Sector Plan's General SU-2 Regulations are met G.2. Attached cottages shall be  
8 required to have no more than two (2) off-street parking spaces.  
9 On page 106, H. USABLE OPEN SPACE the following text is added. H.3. The  
10 minimum usable open space provided for attached cottages shall be 500 square  
11 feet per dwelling unit.

12 Section 2. FINDINGS ACCEPTED. The following Sector Plan amendment  
13 findings are adopted by the City Council:

14 (A) This is a request to amend the S-DR Zone of the Sawmill/Wells Park  
15 Sector Development Plan by adding a permissive use "attached cottages", its  
16 definition, and regulations for its lot size and width, setbacks, parking, and  
17 usable open space.

18 On page 106 in the right hand column "Notes and Illustrations" the following  
19 text is added. F. and G. Attached cottages are relatively small dwelling units on  
20 small lots. The lots should be designed to maximize living space for small  
21 families, the elderly and people with disabilities. To capitalize on lot space, no  
22 more than two parking spaces are required. Dwelling units with only one bath  
23 may provide only one parking space. The elimination of a standard driveway  
24 leading to a garage also maximizes space. Parking spaces can be  
25 accommodated in a garage, a standard size parking space, or a combination of  
26 the two.

27 (B) The amendment to page 104, A. PERMISSIVE USES includes the  
28 following text: "A.7. Attached Cottages – An attached cottage is an urban  
29 housing type for small families, the elderly, and singles that allows home  
30 ownership and amenities such as a garden. Not more than 10% of the net land  
31 area within this zone may be developed as attached cottages."

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1 (C) The amendment to page 105, D. LOT SIZE includes the following text:  
2 "D.4. Minimum lot size for attached cottages shall be 1,350 square feet and  
3 minimum lot width shall be 24 feet."

4 (D) The amendment to page 106, F. SETBACK numbers the existing text  
5 as "F.1." and adds the following text: "F.2. No driveways are required with  
6 attached cottages." and "F.3. Attached cottages shall maintain a minimum 15  
7 foot rear yard set back unless the rear yard is a zero lot line."

8 (E) The amendment to page 106, G. OFF-STREET PARKING numbers the  
9 existing text as "G.1" and adds the following text: "G.2. Attached cottages  
10 shall be required to have no more than two (2) off-street parking spaces."

11 (F) The amendment to page 106, H. USABLE OPEN SPACE includes the  
12 following text: "H.3. The minimum usable open space provided for attached  
13 cottages shall be 500 square feet per dwelling unit."

14 (G) The request is consistent with the goals and policies of the  
15 Comprehensive Plan. The additional permissive use maintains the overall gross  
16 density established in the Sawmill/Wells Park Sector Development Plan (Policy  
17 II.B.5.a.), respects existing neighborhood values by enabling people of all ages,  
18 income, and family type (single, couples, with children, aging) to live in the  
19 neighborhood (Policy II.B.5.d), ensures appropriate redevelopment of an area  
20 that was vacant, proclaimed blighted and designated a Metropolitan  
21 Redevelopment Area in the early 1990s (Policy II.B.5.e), enables a mixed  
22 density pattern similar to that of the existing adjacent neighborhood by allowing  
23 a housing type that would not currently be allowed by the existing S-DR zoning  
24 in the Sector Plan (Policy II.B.5.h), enables development that will exercise the  
25 policy to encourage innovative, quality design in all development, particularly  
26 that which is appropriate to the plan area (Policy II.B.5.i), and enables  
27 development of a small housing product that will serve small households. This  
28 housing type reflects the scale and intensity of housing in the existing adjacent  
29 neighborhood (Policy II.B.5.o).

30 (H) The request is consistent with the goals and policies of the  
31 Sawmill/Wells Park Sector Development Plan. The addition of the proposed  
32 permissive use "attached cottage" will help the community reach the goals they

1 articulated in the housing section of the Sawmill/Wells Park Sector Development  
2 Plan. The additional permissive use will allow small, attached dwellings to be  
3 built so that each unit is on its own small, individual lot. The small individual lot  
4 will allow home ownership for individuals and couples with low incomes (P.21,  
5 22, and.23). Its definition and cap of 10% of the net land area within the S-DR  
6 zone will ensure an adequate mixture of many housing types (P.22). The  
7 minimum lot size of 1,350 square feet rather than the 2,400 square feet  
8 required for S-DR townhouses and minimum lot width of 24 feet rather than the  
9 32 feet required for S-DR townhouses will make the units more affordable and  
10 sized more appropriately for individuals and couples (P.22 and 23). To  
11 maximize lot usage for housing and open space, driveways are not required, rear  
12 yard set backs are not required when two units are attached back to back, and  
13 off-street parking spaces are limited to two (P.23). Minimum usable open space  
14 is reduced to 500 square feet per dwelling unit to maximize housing unit size on  
15 a small lot and eliminate extensive grounds upkeep for single individuals, the  
16 elderly, and people with disabilities (P.21 and 23).

17 Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
18 clause, word or phrase of this resolution is for any reason held to be invalid or  
19 unenforceable by any court of competent jurisdiction, such decision shall not  
20 affect the validity of the remaining provisions of this resolution. The Council  
21 hereby declares that it would have passed this resolution and each section,  
22 paragraph, sentence, clause, word or phrase thereof irrespective of any  
23 provisions being declared unconstitutional or otherwise invalid.  
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1 PASSED AND ADOPTED THIS 4TH DAY OF NOVEMBER, 2002  
2 BY A VOTE OF: 9 FOR 0 AGAINST:

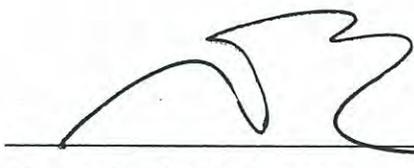
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**Brad Winter, President  
City Council**

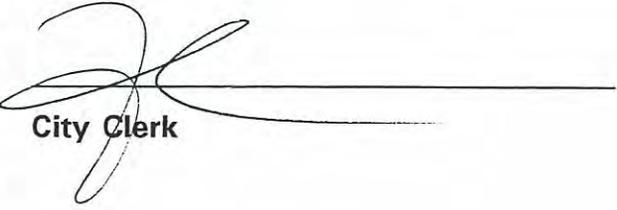
APPROVED THIS 9th DAY OF November, 2002

Bill No. R-02-135



**Martin Chávez, Mayor  
City of Albuquerque**

**ATTEST:**



**City Clerk**

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1 FROM NOT LESS THAN 25% OF A BUILDING FACADE FACING A PUBLIC RIGHT-  
2 OF-WAY OR PRIVATE STREET TO NOT LESS THAN 12.5%.

3 THE AMENDMENT TO THE S-MI ZONE EXPANDS THE AREA WITHIN WHICH S-DR  
4 USES CAN BE DEVELOPED ADJACENT TO THE S-DR ZONE. THE EXPANDED  
5 AREA WILL CONTINUE TO MAINTAIN SUFFICIENT SEPARATION BETWEEN  
6 RESIDENTIAL DEVELOPMENT AND S-I ZONE INDUSTRIES.

7 WHEREAS, the City adopted the *Sawmill-Wells Park Sector Development*  
8 *Plan* in January 1996 through Council Bill R-326; and

9 WHEREAS, the Council has the authority to not only adopt but amend such  
10 a sector development plan; and

11 WHEREAS, the Sector Plan established SU-2 zoning for the plan area; and

12 WHEREAS, on November 18, 1999, the Environmental Planning Commission,  
13 in its advisory role on land use and planning matters, recommended approval of  
14 amendment to the *Sawmill/Wells Park Sector Development Plan* to the City Council;  
15 and

16 WHEREAS, the amendment furthers the applicable goals and policies of  
17 the *Albuquerque/Bernalillo County Comprehensive Plan* by supporting vacant  
18 land redevelopment that will complement adjacent historic development in  
19 Albuquerque's Central Urban Area; and

20 WHEREAS, the amendment furthers the intent of the Sawmill/Wells Park  
21 Sector Development Plan by fostering positive change and reinforcing  
22 community stability, vitality, and character; and

23 WHEREAS, the proposed amendment is compatible with the goals of the  
24 community and will be enforceable because it was written in conjunction with the  
25 Sawmill Community Land Trust, the Zoning Enforcement Division of the Planning  
26 Department, the City Legal Department, the City Public Works Department and  
27 was reviewed by City Council Staff; and

28 WHEREAS, the Environmental Planning Commission found the Sector  
29 Development Plan Amendment was not in conflict with any applicable plans  
30 including the *Albuquerque/Bernalillo County Comprehensive Plan*.

31 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF

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1 ALBUQUERQUE:

2 Section 1. The amendment will change specific sections of the  
3 Sawmill/Wells Park Sector Development Plan to read as follows:

4 F. (Setback Requirements, S-DR Zone, page 106):

5 Setbacks are the same as those listed in the R-LT Zone in the City of Albuquerque  
6 Comprehensive Zoning Code except that front yard setbacks shall be not less  
7 than 9 feet with driveways not less than 20 feet long and except as provided in  
8 the Supplementary Height, Area, and Use Regulations of the Comprehensive  
9 Zoning Code.

10 Garage fronts shall be set back from the front facade of the building a minimum  
11 of 2 feet. Residential buildings in the S-DR zone are not subject to the garage  
12 setback requirements in 3.g. of the General SU-2 Regulations of this Sector Plan.  
13 Building portions over 15 feet high facing the public right-of-way or a private  
14 street shall be set back not less than 5 feet from the front facade of the building.  
15 The clear sight triangle shall not be infringed upon.

16 C. (Height Requirements, S-DR Zone, page 105):

17 Structures shall not exceed 26 feet in height as established in the R-LT Zone in  
18 the Comprehensive Zoning Code provided new construction and building  
19 additions exceeding 15 feet in height comply with the residential roof regulations  
20 in the Sector Plan's General SU-2 Regulations and setback requirements of the S-  
21 DR Zone.

22 D. (Lot Size Requirements, S-DR Zone, page 105):

23 Minimum lot size for townhouses shall be 2,400 square feet per dwelling unit.  
24 Minimum lot width shall be 32 feet per dwelling unit.

25 3.j. (Residential Building Design Requirements, General SU-2 Regulations,  
26 page 87):

27 Not less than 12.5% of a building facade facing a public right-of-way or private  
28 street shall be windows.

29 A-12 (Permissive Uses, S-MI zone, page 116):

30 New residential uses as regulated in the S-DR Zone provided they are located as  
31 follows:

- 1 • north of the straight line connecting Aspen Avenue NW at 19th Street NW and
- 2 Aspen Avenue at Mill Pond Road NW; and
- 3 • at least 100 feet from the eastern boundary of the property more
- 4 particularly described as Lot lettered "B-1-A-1", Duke City Lumber Company
- 5 Addition, as shown and designated on the plat entitled "LOTS B-1-A-1. B-1-A-2
- 6 AND B-1-A-3 (BEING A REPLAT OF LOT B-1-A) DUKE CITY LUMBER COMPANY
- 7 ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed
- 8 in the office of the County Clerk of Bernalillo County, New Mexico on December
- 9 15, 1995; and
- 10 • at least 250 feet from the S-I zone.

11 Section 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,

12 clause, word or phrase of this resolution is for any reason held to be invalid or

13 unenforceable by any court of competent jurisdiction, such decision shall not

14 affect the validity of the remaining provisions of this resolution. The Council

15 hereby declares that it would have passed this resolution and each section,

16 paragraph, sentence, clause, word or phrase thereof irrespective of any

17 provisions being declared unconstitutional or otherwise invalid.

18 Section 3. EFFECTIVE DATE AND PUBLICATION. This resolution shall

19 become effective five or more days after publication in full when a copy of the

20 resolution is filed in the office of the County Clerk.

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1 PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF MARCH, 2000

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4 BY A VOTE OF: 9 FOR 0 AGAINST.

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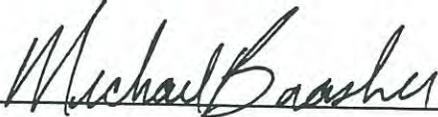
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Michael Brasher, President

City Council

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17 APPROVED THIS 21<sup>st</sup> DAY OF March, 2000

19 Bill No. R-14

  
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Jim Baca, Mayor

City of Albuquerque

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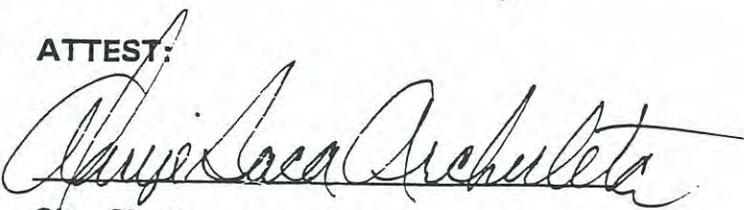
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25 ATTEST:

  
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City Clerk

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- 1 • Increase and improve housing without displacing current residents.
- 2 • Improve circulation for people walking, bicycling, using public
- 3 transportation and/or driving.
- 4 • Develop local recreational opportunities for people living and
- 5 working in and near the plan area.
- 6 • Guide the future development of vacant land. Promote uses
- 7 compatible with adjacent neighborhoods, the museums, and Historic
- 8 Old Town.
- 9 • Support commercial and industrial revitalization, jobs, and job
- 10 training for local residents.
- 11 • Continue to improve City owned properties, public right-of-way,
- 12 and public infrastructure; and

13 WHEREAS, the Plan's five action plans which include projects,  
14 programs, and proposed amendments to city-wide and regional ordinances,  
15 and the Plan's implementation strategies, Plan Implementation  
16 Committee, public design policies, and zoning regulations will fortify  
17 the community's existing strengths and help address community issues;  
18 and

19 WHEREAS, the City Planning Department has received substantial  
20 public and inter-departmental input in developing the Plan; and

21 WHEREAS, the Environmental Planning Commission, in its advisory  
22 role on all matters related to planning, zoning and environmental  
23 protection, has approved and recommends adoption of the Sawmill/Wells  
24 Park Sector Development Plan.

25 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
26 ALBUQUERQUE THAT:

27 Section 1. The attached Sawmill/Wells Park Sector Development  
28 Plan is adopted as a detailed plan consistent with and leading to  
29 implementation of Central Urban Area policies of the  
30 Albuquerque/Bernalillo County Comprehensive Plan.

31 Section 2. The Sawmill/Wells Park Sector Development Plan,  
32 attached hereto and made a part hereof, is hereby adopted as a land use  
33 control pursuant to the the Comprehensive City Zoning Code.

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1 The 11" x 17" color map in the Plan entitled "Sawmill/Wells Park Sector  
2 Plan Zoning" and the text of Plan Chapter 7. "Zoning" are adopted as an  
3 extension of the Zoning Code and its zone map.

4 Section 3. The projects, programs, amendments to city-wide  
5 ordinances and other actions called for in the five action plans in  
6 Plan Chapter 4. "Action Plans" shall be scheduled and initiated within  
7 10 years of plan adoption. Capital projects included in the plan shall  
8 be considered for timely inclusion in the Capital Implementation  
9 Program. The five action plans are 1) Area Character and History  
10 Conservation, 2) Housing Development and Improvement, 3) Environmental  
11 Protection, 4) Economic Development, and 5) Public Projects.

12 Section 4. The Plan Implementation Committee described in Plan  
13 chapter 5. "Implementing the Action Plans" shall be formed within six  
14 months of sector plan adoption. An interagency team that includes City  
15 of Albuquerque departments, public utilities, public agencies, and  
16 local service providers shall be formed simultaneously to work closely  
17 with the Plan Implementation Committee to ensure coordinated and  
18 successful plan implementation.

19 Section 5. The policies described in Plan Chapter 6. "Public  
20 Project Design Policies" shall be considered for all public projects  
21 initiated in the Plan area.

22 Section 6. The Sawmill/Wells Park Sector Development Plan and  
23 sector plan boundaries as adopted in 1978 are hereby repealed and  
24 replaced with the attached Sawmill/Wells Park Sector Development Plan  
25 and sector plan boundaries. In the event of conflicting statements  
26 between the two plans, the newer attached Plan shall govern.

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PASSED AND ADOPTED THIS 17th DAY OF January, 1996

BY A VOTE OF 8 FOR AND 1 AGAINST.

Yes: 8  
No: Cummins

  
Steve D. Gallegos, President  
City Council

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996

"Pursuant to Article XI, Section 3, City Charter, this Resolution is in full force and effect without the Mayor's approval."

\_\_\_\_\_  
Martin J. Chavez, Mayor  
City of Albuquerque

ATTEST:  
  
City Clerk

## PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

**NOTE:** Pre-Application Review Team (PRT) discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. *Also, the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.*

PA#: <u>17-48</u>	Received By: <u>MJV</u>	Official Use only	Date: <u>3/29/17</u>
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Applicant Name: Isaac Fox Phone#: \_\_\_\_\_ Email: isaac@nm capital partners.com  
APPOINTMENT DATE & TIME: 4/4/17 1:30 PM

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3955 TO SCHEDULE AN APPOINTMENT.  
Applications are taken on a first-come, first-served basis. Once the completed application and the zone atlas page are submitted, you will be scheduled for the next available discussion time. PRT discussions take place weekly on Tuesday afternoons, with five 30 minute time slots available starting at 1 p.m.

**BRIEFLY DESCRIBE YOUR REQUEST:** (What do you plan to develop on this site?)

Restaurants, Breweries, Retail Shops, and residential units

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 77,338 SF Existing Zoning: S-MI Proposed Zoning: TBD

Previous zone change or site plan approval case number(s) for this site: None - case based on tracking

Applicable Area or Sector Plans: Ctrl urban, SubSPDP

Residential: Type and No. of Units Proposed: TBD

Commercial: Estimated building square footage: 24,650 No. of Employees: \_\_\_\_\_

LOCATION OF REQUEST: approx 68 ac SW corner of 6th + Haines St - various blocks

Physical Address: 1803 6th St NW Zone Atlas Page (Please identify the subject site on the map and attach) H-11-2

**LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:**

(Please be specific so our staff can do the appropriate research)

We would like to re-develop the site with retail and residential  
lots/condos. Retail would include restaurant spaces that serve alcohol and  
tap rooms. We would like to know the requirements the city would need  
for this redevelopment?



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0 750 1500 Feet

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-48

Date: 4-4-17

Time: 1:30pm

Address: 1803 6<sup>th</sup> St. NW

## 1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning:  Kym Dicome

Other: \_\_\_\_\_

Code Enforcement:  Ben McIntosh

Other: \_\_\_\_\_

Fire Marshall:

Antonio Chinchilla

Other: ERIC GONZALES

## 2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Zone Map Amendment              | <input checked="" type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment                 | <input type="checkbox"/> EPC Approval            | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision             | <input type="checkbox"/> EPC Approval            | <input type="checkbox"/> DRB Approval          |
| <input checked="" type="checkbox"/> Site Dev. Plan for Bldg. Permit | <input checked="" type="checkbox"/> EPC Approval | <input type="checkbox"/> Admin Approval        |
| <input type="checkbox"/> Other _____                                | <input type="checkbox"/> DRB Approval            | <input type="checkbox"/> Admin Approval        |

## 3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-2/S-MI (Sawmill Mixed Industrial)

Proposed Use/Zone: \_\_\_\_\_

Applicable Plans: Sawmill/Wells Park Sector Development Plan (SWRSDP)

Applicable Design Regulations: Sawmill/Wells Park General SU-2 Regulations

Previously approved site plans/project #s: none in case tracking or case history

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

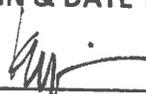
Handouts Given:

Zone Map Amendment Process  R-270-1980  AA Process  EPC Schedule

Additional Notes:

- FOR MIXED USES - WILL REQUIRE A ZONE CHANGE TO SU-1 — SINCE NO SU-2/ SAWMILL/ WELLS PK SDP ZONE DESIGNATION ALLOWS FOR MIXED USE.
- S-MI = CURRENTLY ALLOWS SPECIFIC MANUFACTURING, LIVE/WORK SPACE (ART/CRAFT/ ~~MANUFACTURING~~)
- SU-1 FOR C.2 + P.3 USES?

## 4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

  
\_\_\_\_\_  
PRT CHAIR

  
\_\_\_\_\_  
APPLICANT OR AGENT

**\*\*\*Please Note:** PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

- TO ALLOW THE MIXED USES
- PROCESS TAKES  $\approx$  EPC (8 MONTHS)
- TALK TO ASSOCIATIONS — ONC. COUNCIL SERVICES
- TALK TO ROW/ARROW. / TRACTOR GET SUPPORT.
- IN REDEVELOPMENT AREA. NEW IDO. AREA OF CHANGES.
- CHECK UTILITIES IN AREA - TALK TO ABCWVA. KRIS CAPENAK.
- NEED PROPER FIT.

HEY - GET A FIRE PLAN TOGETHER TO SEE WHAT YOU NEED FOR INFRASTRUCTURE.

ZONING

Please refer to the Comprehensive Zoning Code for specific zone descriptions.

APPLICATION INFORMATION



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

\_\_\_ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
___	___	Annexation
<b>V</b>	<input checked="" type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<b>P</b>	___	Adoption of Rank 2 or 3 Plan or similar
___	___	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<b>D</b>	___	Street Name Change (Local & Collector)
<b>L A</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
___	___	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 Eighth Street NW FAX: 505-842-6495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com  
 APPLICANT: New Mexico Capital Partners, LLC. PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP \_\_\_\_\_ E-MAIL: isaac@nmcapitalpartners.com  
 Proprietary interest in site: Contract Purchaser List all owners: CBD Investments, LLC

**DESCRIPTION OF REQUEST:** Zone Map Amendment and "As Built" Site Plan for Building Permit

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

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

Lot or Tract No. Tracts 52A1A2, 52A1B, and 71 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: S-MI Proposed zoning: SU-2/SU-1 for S-MI & C-2 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-14-Z UPC Code: 101405917203830806

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No.  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): 1.8 acres

LOCATION OF PROPERTY BY STREETS: On or Near: 6th Street

Between: Bezemek Ave NW and Haines Ave NW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: 4-4-17

SIGNATURE [Signature] DATE June 29, 2017  
 (Print Name) James K. Strozler Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers  
1-EPC - 40019  
40020

Action	S.F.	Fees
<u>ASM</u>	___	<u>\$ 350.00</u>
<u>SBP</u>	___	<u>\$ 385.00</u>
<u>ADV</u>	___	<u>\$ 75.00</u>
<u>CMF</u>	___	<u>\$ 50.00</u>
<u>Markings</u>	___	<u>\$ 83.49</u>
		Total
		<u>\$ 943.49</u>

Hearing date August 10 2017

[Signature]

6-29-17

Staff signature & Date

Project # 1011292

Revised: 11/2014

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

**ANNEXATION (EPC08)**

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

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

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

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

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

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

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

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

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

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

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

James K. Strazier, AICP  
Applicant name (print)  
[Signature] 6/29/2017  
Applicant signature & Date

Revised: June 2011

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

Application case numbers  
07EPC-40019

[Signature] 6-29-17  
Staff signature & Date  
**Project #** 1011297



**FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
  - IP MASTER DEVELOPMENT PLAN (EPC11)**
    - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
    - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
    - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
    - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Letter of authorization from the property owner if application is submitted by an agent
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Completed Site Plan for Subdivision and/or Building Permit Checklist
    - Sign Posting Agreement
    - Traffic Impact Study (TIS) form with required signature
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 20 copies
  - Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - Traffic Impact Study (TIS) form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

**NOTE:** For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- Registered engineer or architect's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
  - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
    - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
    - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
    - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
    - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Letter of authorization from the property owner if application is submitted by an agent
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
    - Traffic Impact Study (TIS) form with required signature
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

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

James K. Strohmer AICP  
 Applicant name (print)  
[Signature] 6/29/2011  
 Applicant signature / date

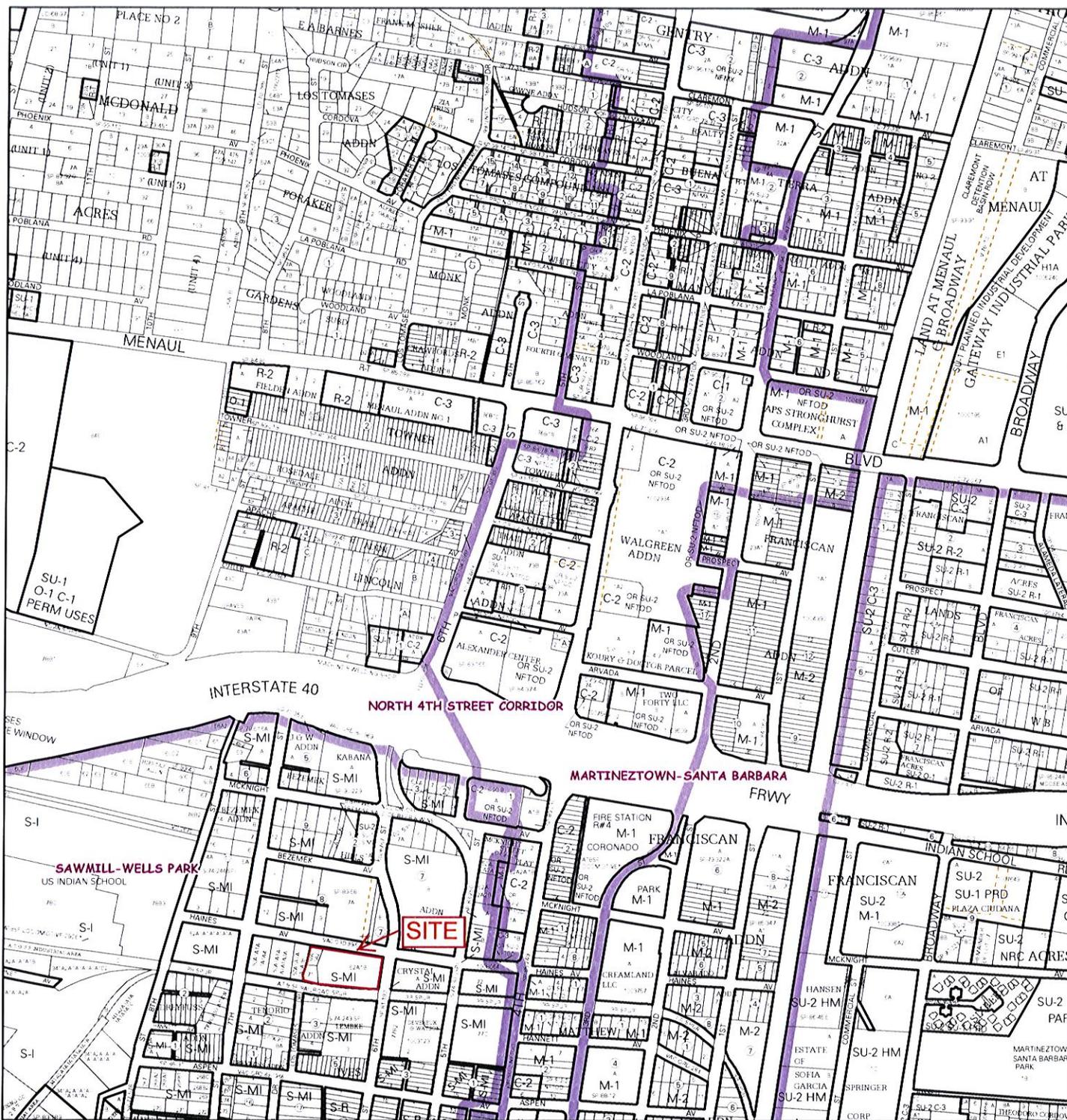


Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed

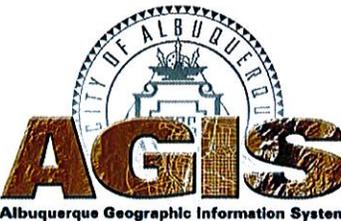
Application case numbers  
12516 - 40120

Form revised November 2010  
[Signature] 6-29-11  
 Planner signature / date

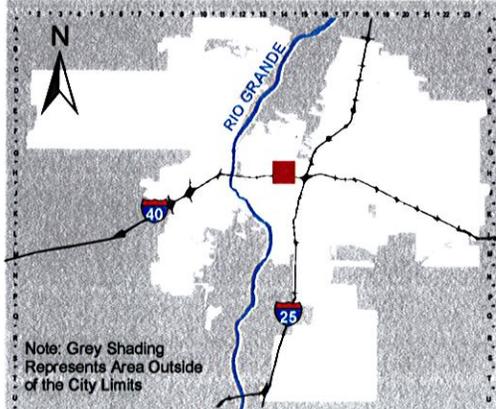
Project #: 1011292



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



Map amended through: 1/28/2016

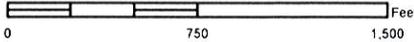


Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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



June 21, 2017

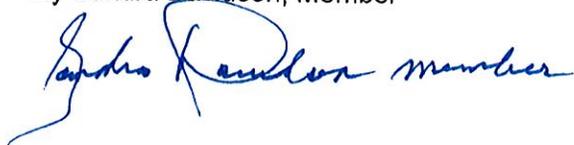
Ms. Karen Hudson, Chair.  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for New Mexico Capital Partners, LLC. on this request for a Zone Map Amendment and "as built" Site Plan for Building Permit for property located at the southeast corner of Haines Avenue and 6<sup>th</sup> Street NW (Tracts 52A1A2, 52A1B, & 71). CBD Investments, LLC. is the owner of this property.

Sincerely,

CBD Investments, LLC  
By Sandra Davidson, Member

A handwritten signature in blue ink that reads "Sandra Davidson member". The signature is written in a cursive style and is positioned below the typed name.

June 21, 2017

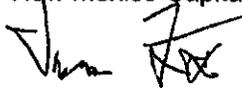
Ms. Karen Hudson, Chair.  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for New Mexico Capital Partners, LLC. on this request for a Zone Map Amendment and "as built" Site Plan for Building Permit for property located at the southeast corner of Haines Avenue and 7<sup>th</sup> Street NW (Tracts 52A1A2, 52A1B, & 71). CBD Investments, LLC. is the owner of this property.

Sincerely,

Isaac Fox  
New Mexico Capital Partners, LLC.

A handwritten signature in black ink, appearing to read "Isaac Fox", is written below the typed name and title.

# Sawmill



# Wells Park

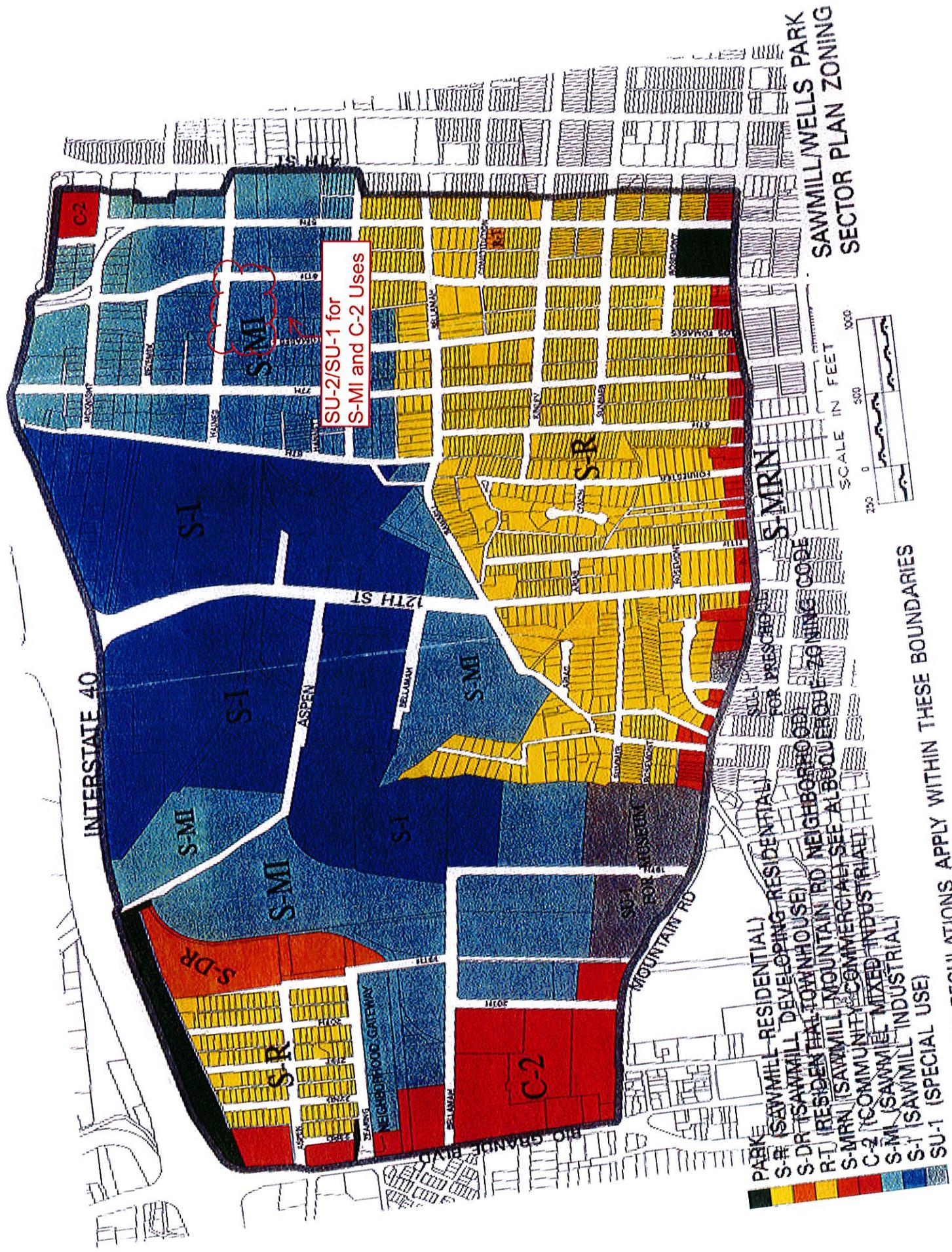


# Sector Development Plan

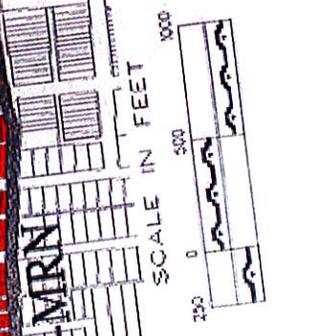


Adopted by the City Council January 17, 1996  
and amended January 2000 & November 2002  
by the City Council

11



**SAWMILL/WELLS PARK  
SECTOR PLAN ZONING**



- PARK
- S-R (SAWMILL DEVELOPING RESIDENTIAL FOR PRESCRIBED)
- S-DR (SAWMILL DEVELOPING RESIDENTIAL FOR TOWNHOUSE)
- R-T (RESIDENTIAL TOWNHOUSE)
- S-MRN (SAWMILL MOUNTAIN RD NEIGHBORHOOD ZONING CODE)
- S-MI (COMMUNITY COMMERCIAL) SEE ALBUQUERQUE ZONING CODE
- C-2 (COMMUNITY MIXED INDUSTRIAL)
- S-MI (SAWMILL INDUSTRIAL)
- S-I (SAWMILL INDUSTRIAL)
- SU-1 (SPECIAL USE)

ALL SU-2 REGULATIONS APPLY WITHIN THESE BOUNDARIES

June 29, 2017

Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

***Re: Zone Map Amendment and “As Built” Site Plan for Building Permit – 6<sup>th</sup> Street and Haines Ave NW.***

Dear Mr. Chairman:

The purpose of this letter is to provide justification for a request for a Zone Map Amendment and an “as-built” Site Plan for Building Permit for the property located at 1803 6<sup>th</sup> Street NW, on behalf of New Mexico Capital Partners, LLC. The property is legally described as Tracts 52A1A2, 52A1B, and 71 and the current zoning on the approximately 1.78 acre property is S-MI. The applicant’s request is to change the zoning to SU-2/SU-1 for S-MI and C-2 uses, to accommodate a future artisan food market, including the manufacturing and sale of beer, wine, and liquor. As part of this application, we are submitting an “as built” Site Plan for Building Permit for the existing buildings, the proposed demolition of the buildings located on the north and west of the site, as well as development of new parking and landscape areas. The applicant is proposing to demolish two existing buildings for two reasons. The first is to remove dilapidated buildings that will not be of service to the proposed project. Second, the removal of these buildings will allow additional space for parking that will accommodate the proposed, future use.



**Existing Building – Looking West**



**Existing Building – Looking South**

## CASE HISTORY

The subject property is within the Sawmill/Wells Park Sector Plan and Metropolitan Redevelopment Area Plan. The property is zoned S-MI, a Sector Plan mixed use zone which was established to continue to allow manufacturing businesses, showrooms, wholesale businesses, and existing warehouses while ensuring they are compatible with nearby housing, hotels, and retail shops. The Sector Plan created the S-MI zone to also allow commercial services and retail businesses to develop. Manufacturing, assembling, treating, repairing, or rebuilding of products are permissive uses under the S-MI zone has regulated under the M-1 Zone. The brewing of beer is a permissive use in the S-MI zone. Permissive uses under the S-MI zone also include C-1 uses listed under A.5. of the S-MRN Zone. All conditions except those listed under A.5.a. and A.5.d. of the SMRN Zone apply. The sale of alcoholic drink is permissive under the C-1 zone of the City's Zoning code. However, the C-1 uses listed under A.5 of the S-MRN Zone only allow retail sales of "nonalcoholic drinks". Additionally, the proposed zone change will allow future vendors the ability to sell their beer to go in growlers (typically 64 ounces). Therefore, this two-part application includes a request for zone change to allow the on and off premise sale of beer, wine, and liquor.

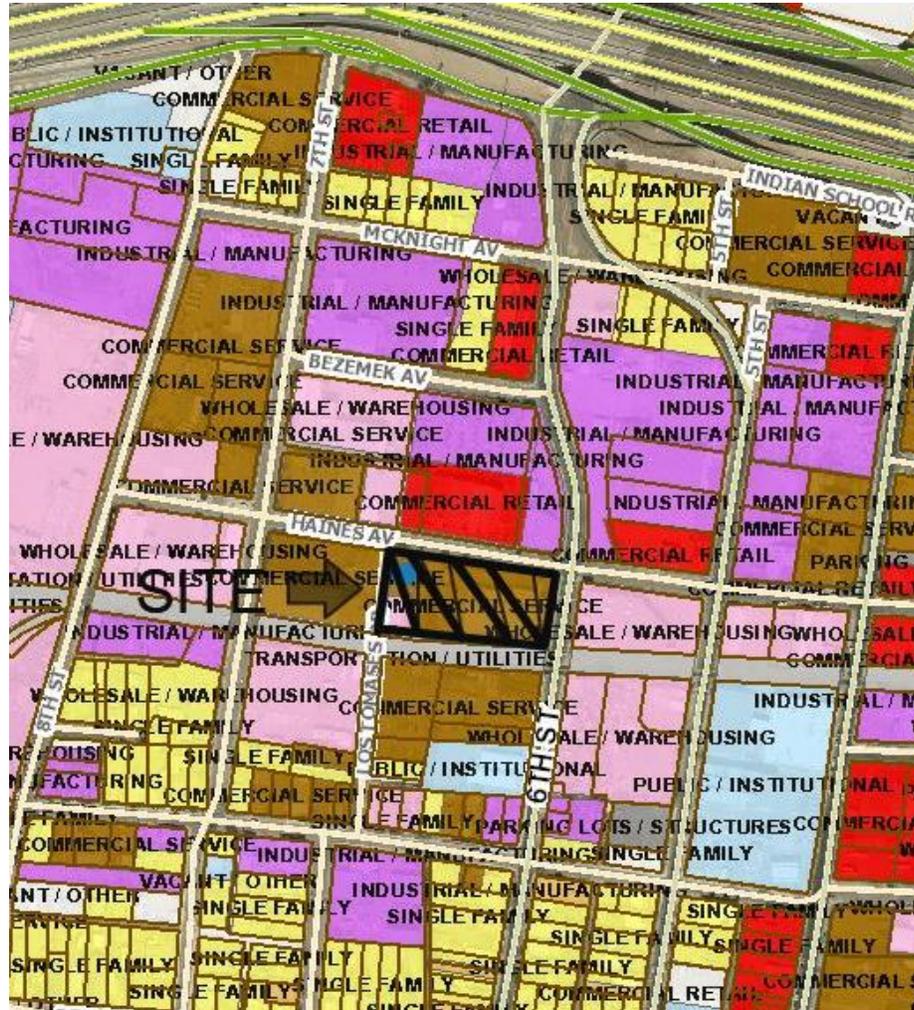
## ADJACENT ZONING AND LAND USE

All adjacent properties are zoned S-MI. The site is predominantly surrounded by industrial, manufacturing, and wholesale/warehousing uses. There are several single family houses on the north side of McKnight (northwest of the site), but these are approximately 800 feet from the subject lot. There are no residential uses adjacent to the subject property.

## Zoning



**Land Use**



Area	Zoning	Land Use
North	S-MI	Manufacturing/Commercial and Retail
South	S-MI	Commercial Service/Wholesale
East	S-MI	Warehousing
West	S-MI	Commercial Service/Wholesale/Warehousing

**ZONE MAP AMENDMENT - RESPONSE TO RESOLUTION 270-1980**

This zone change request is in compliance with Resolution 270-1980 as follows:

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

**Applicant’s Response:** This request is consistent with the health, safety, morals, and general welfare of the City. The proposed project will allow an existing, vacant building to be repurposed. The project is also consistent with similar changes in the area, including Bow and Arrow, Rio Bravo, and Ponderosa Brewing Co. The proposed zoning supports a future artisan food market.

The proposed zone change and future use are justified by the City's Comprehensive Plan policies that are referenced in section C. of this letter. The Comprehensive Plan policy sections that support this request are: Section 8.1, policies 8.1.1, 8.1.2, and 8.1.4; Section 8.2, policies 8.2.1 and 8.2.5; and Section 11.2, policy 11.2.3. Furthermore, the property is within the Sawmill/Wells Park Sector Development Plan. The Sector Plan notes that the Plan area is appropriate for both residents and businesses. The Plan specifically states that businesses should be located close to Interstate 40. The subject site is just two blocks south of the interstate, which is an appropriate location for a retail and manufacturing use. Additionally, the Sector Plan outlines some of the issues with the Plan area. As listed on page 15 of the Sector Plan, these include 1) deterioration of the community's physical appearance and character, 2) insufficient neighborhood commercial services, and 3) insufficient recreational opportunities for adults. The proposed zoning and use would allow for an investment in the community that would maintain and improve the physical appearance of an existing building, provide new commercial services, and provide recreational opportunity for adult. Consequently, this will promote the general safety and welfare of the overall community.

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

**Applicant's Response:** The property is currently zoned for industrial and retail commercial uses. As stated on page 12 of the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan (MRA), Interstate 40 provides excellent access to the property from the 6<sup>th</sup> Street interchange. As stated in the description above, the proposed use is compatible with the existing uses in the surrounding area. This compatibility with the surrounding uses fosters zoning and land use stability because the proposed use for this existing building is appropriately located. The property is surrounded by S-MI zoned properties. S-MI allows light industrial, retail commercial, and limited residence/work space uses. We are requesting a zone change in order to allow the sale of alcohol in conjunction with the proposed food market and retail commercial uses.

The subject property is surrounded by manufacturing, warehousing, and commercial uses which are compatible with the proposed use. This compatibility supports the health, safety, and general welfare of the City by allowing a use that is not disruptive to the surrounding community.

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

**Albuquerque/Bernalillo County Comprehensive Plan**

Applicable policies from the Comprehensive Plan (as adopted in March 2017) are provided below:

**Goal 4.1 Character**

**Enhance, protect, and preserve distinct communities (4-30).**

**Policy 4.1.1 Distinct Communities: Encourage quality development that is**

consistent with the distinct character of communities (4-30).

**Applicant's Response:** The proposed zoning and associated Site Plan would allow the applicant to repurpose two existing buildings. The revitalization of the two buildings would satisfy the reference Comprehensive Plan Policy above through the proposed façade refinements that maintain the character of the existing community.

**Policy 4.1.3 Placemaking:** Protect and enhance special places in the built environment that contribute to distinct identity and sense of place (4-31).

**Action 4.1.3.1:** Provide opportunities for residents, businesses, and other stakeholders to come together to identify special places, catalytic actions, and creative solutions to area issues and prioritize capital projects and beautification opportunities (4-31).

**Applicant's Response:** Approval of the requested Zone Change and associated Site Plan will greatly improve the existing built environment and contribute to the Sawmill District sense of place. The revitalization of the existing buildings and site is a creative project that will positively contribute to and improve this special district through innovative design and beautification.

**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 (5-36).

**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 (5-49).

**Applicant's Response:** The subject property is located within the Comprehensive Plan as an "Area of Change". Based on the Comprehensive Plan's narrative relative to Areas of Change, the intent is to create and expand new urban-scale development by providing additional services and jobs. Based on projections identified within the Comprehensive Plan, Areas of change could accommodate 97 percent of project new employment between 2016 and 2040. The proposed zoning would accommodate a use that would fit the Comprehensive Plan's intent to direct growth to Areas of Change and accommodate new jobs in areas already well served by infrastructure. The repurposed buildings will be serviced by existing infrastructure and promote economic development and services that will serve the immediate and overall community.

**Goal 8.1 Placemaking**

Create places where business and talent will stay and thrive (8=27).

**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 (8-27).

**Applicant's Response:** Approval of the requested zone change would allow for

a new local businesses to locate on the subject property and the re-use of an existing building. This furthers the Comprehensive Plan policies that encourage placemaking through local business development in the City. Specifically, the C-2 addition would allow the option for a vendor of beer, wine, and spirits to produce and sell their product. Without the proposed zone change, the opportunities for local retail production and sale would be limited to nonalcoholic drinks.

*Policy 8.1.2: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy (8-27/28).*

*b. Encourage the production, local sale, and export of locally-grown and made goods.*

*c. Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.*

*d. Grow the community's economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region.*

**Applicant's Response:** This future local artisan market site will add to local businesses in Albuquerque. The approval of C-2 uses allows the sale of locally produced beer, wine, and spirits. Local businesses and the production of locally-made goods is a large part of the tourism attraction for the City. For example, local breweries have prompted bicycle tours that have been organized to stop at the City's various local brewpubs. Routes Rentals and Tours offer a brewery bike tour of local microbreweries. Additionally, the Beer-Chantment – Hop Car Brewery tour advertises a tour of over 40 breweries and 7 brew festivals in the City of Albuquerque. The proposed zoning and future uses will add this property to the unique tourist destinations in the City.

*Policy 8.1.4: Leverage Assets: Enhance and market the region's unique characteristics internally and to outside businesses and individuals in order to compete with other regions (8-28).*

**Applicant's Response:** The future artisan food market that is proposed for this site will enhance the region's marketability with a unique, local attraction. This will serve to benefit internal conditions to outside businesses and will allow the City to compete with other municipalities and regions, such as "The Source" in Denver, providing this kind of venues.

### **Goal 8.2 Entrepreneurship**

*Foster a culture of creativity and entrepreneurship and encourage private businesses to grow (8-30).*

*Policy 8.2.1: Local Business: Emphasize local business development (8-30).*

**Applicant's Response:** The requested zone change will allow future, local merchants (specifically those that manufacture and sell alcohol, as permitted by the C-2 addition) to lease a shop space within the building and sell their product. The proposed one-stop shopping experience provided by the artisan market will allow local businesses to locate and develop within the subject building. The

marketability of these local artisans will be enhanced through the repurposed, existing industrial building and shared open area.

*Policy 8.2.5: Creative Economy: Promote the creative economy (8-31).*

**Applicant's Response:** The requested zone change will allow entrepreneurs and producers in craft, artisan, and food businesses to expand their enterprise and sales. The proposed use supports entrepreneurship and the Comprehensive Plan policy that calls for promotion of the creative economy. Artisan enterprises fall within the creative economy umbrella. The types of businesses that will be supported by the proposed zone change and use will generate new income, create jobs, foster local economic communities, and sustain creative techniques, and preserve culture and meaning that is an essential component of sustainable entrepreneurship.

### **Goal 11.2 Historic Assets**

*Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity (11-22).*

*Policy 11.2.3: Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts (11-26).*

*b. Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.*

**Applicant's Response:** The physical character of the Sawmill/Wells Park area is defined by historic buildings and roads. The proposed redevelopment and use furthers the intent of this Historic Assets policy as it will conserve the community's historic characteristics while also reshaping the area to respond to new opportunities. The proposed use will encourage redevelopment in the area while maintaining the existing, historic features of the Sawmill district through the preservation of an existing building. The location of the proposed use is appropriate as it rehabilitates a predominantly industrial area. The proposed use will bring life to the area by create a gathering space for those working and living in the Sawmill/Wells Park district.

### **Sawmill/Wells Park Sector Development Plan**

The property is located within the Sawmill/Wells Park Sector Development Plan. This application furthers the following Sector Development Plan area analysis and action policies:

*Area Character and History Conservation Issues and Analysis 4: Several old buildings have been allowed to deteriorate. Old buildings left to deteriorate can become too expensive to fix and people often do not know how to get loans to fix them. If buildings are condemned, their removal contributes to the decline of neighborhood identity.*

**Applicant's Response:** The proposed zoning and use will apply to existing building built prior to 1936. This application seeks to reuse the existing buildings, which will maintain and improve the condition, rather than allowing them to deteriorate if vacant and underutilized. Therefore, the proposed project mitigates an issue raised by the Sector Plan.

*Area Character and History Conservation Action Plan 6: Preserve significant buildings that define the character of area streets, particularly Mountain Road.*

**Applicant's Response:** While not on Mountain Road, the requested zoning and proposed use would preserve an existing iconic building through adaptive reuse. The existing buildings have been on this property for at least 81 years. The subject building is one of the oldest in the area, dating to 1936 and potentially earlier. Additionally, the design of this historic building reflects the intent of the Sector Development Plan. The existing building is attractive and unique and by adding the artisan market it changes from a passive use to an active use thereby adding to the urban character of 6<sup>th</sup> Street. Adaptive reuse is encouraged by this Plan policy.

*Overall Economic Development Strategy: Healthy growth of industrial and commercial businesses will provide employment opportunities for residents, while enlarged, strengthened and protected residential neighborhoods will benefit commercial activities by providing a stable environment.*

**Applicant's Response:** The proposed zoning and use will allow for an appropriate commercial business in an area that is currently zoned for industrial and commercial uses. The purpose of the zone change is to allow for the option of the on and off premise sale of beer, wine, and spirits to accommodate a potential microbrewery and taproom. Additionally, the proposed zoning allows for small scale, artisan manufacturing and sales. The proposed use will provide employment opportunities for residents of the Sawmill and Wells Park. This use furthers the symbiotic relationship between residential and commercial activities of the Sector Plan area by providing an entertainment venue for those living and working in the area.

The referenced Sector Plan policy promotes live-work communities. The proposed use provides new opportunities for the Sawmill/Wells Park residents to work close to where they live. This eliminates cross-city traffic, commuting costs, and provides a better quality of life.

#### **Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan**

The property is located within the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan boundaries. This application furthers the following MRA Plan policies:

*Redevelopment Plan Goal E: Develop commercial and industrial space that benefits the community with job creation and needed services.*

**Applicant's Response:** The proposed zone change creates a commercial space that benefits the community through job creation and the reuse of an existing building. The opportunity for a small microbrewery, taproom, and/or distillery in addition to the proposed artisan food market will add vitality to the

neighborhood by providing a service that will draw more people in to the area, providing an expanded customer base for existing businesses. The Sawmill area is expanding through new uses such as brewery's and taprooms that are compatible with the proposed use and would provide a neighborhood gathering place that would be located away from the residential homes to the north, on the other side of I-40 and to the south, just south of Aspen Avenue NW.

Redevelopment Plan Goal F: Blend "old" and "new" into one unified neighborhood.

**Applicant's Response:** The proposed zoning and "as built" Site Plan will allow for the reuse of the existing buildings for an artisan food market. The use will maintain the "old" elements of the neighborhood by utilizing two existing buildings. The proposed market will be the "new" element. Therefore, the proposed project is the perfect combination of old and new and will appropriately fit the intent of the Sawmill/Wells Park MRA Plan.

Redevelopment Plan Goal O: Develop local recreational services for people living and working in and near the Sawmill Area.

**Applicant's Response:** The proposed zoning facilitates an artisan food market with the option for a brewery and taproom that will create a recreational spot for residents and employees of the area. The MRA Plan identifies a Neighborhood Residential Sub-Area just south of the Warehouse Sub-Area. The proposed use will provide jobs and serve the residents of this area as well as the employees of the existing business areas.

D. *The applicant must demonstrate that the existing zoning is inappropriate because:*

- i. There was an error when the existing zone map pattern was created; or*
- ii. Changed neighborhood or community conditions justify the change; or*
- iii. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.*

**Applicant's Response:** D.iii – The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan, Sawmill/Wells Park Sector Plan, and Sawmill/Wells Park Metropolitan Redevelopment Plan:

The proposed zone change would allow an artisan food market to operate out of the existing building. The requested addition of C-2 uses would provide the additional opportunity for a small microbrewery, taproom, and/or distillery to operate as part of the subject space. The current zoning allows for retail commercial uses. However, the Sector Plan restricts those uses to the sale of nonalcoholic drinks. The requested zoning is more advantageous to the neighborhood and overall community as it furthers multiple City plans and policies. Specifically, the proposed zone change will:

1. Encourage local business development.
2. Add to the increasing tourism attraction of local brewing and Albuquerque's craft beer economy.

3. Foster symbiotic relationships between residential and entertainment uses as well as residential and retail/commercial uses.
4. Preserve an existing, historic building by appropriately applying adaptive reuse principles.
5. Provide employment opportunities for the residents of the Sawmill/Wells Park area.

Furthermore, the proposed use is within a designated Metropolitan Redevelopment Area (MRA). The City's MRA Agency identifies areas in need of investment that are in current deterioration and have created the need for special intervention on the part of the City. The Sawmill/Wells Park community has been designated an MRA due to these problems. The proposed use would restore healthy activity to the existing site and surrounding area. This would, in turn, contribute to the prevention of blight in the immediate community.

There are no vacant properties zoned S-MI in the Sawmill/Wells Park Sector Plan area that are appropriate for this use. The Sector Plan and MRA Plan encourages revitalization through the redevelopment of existing buildings. The proposed use would utilize an existing building through adaptive reuse.

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

**Applicant's Response:** The requested zoning for the subject site will allow for an artisan food market with the potential for a microbrewery and taproom. The proposed use is appropriate for this location and will not be harmful to adjacent properties. With the exception of the property to the west, the proposed use is less intense than the existing adjacent uses that include warehouse and industrial uses. The proposed use is appropriate as it creates a recreational venue for those living in the neighborhood. Furthermore, the location of the property is ideal for this use as it is easily accessed off of I-40, the multi-use trail to the north, and 6<sup>th</sup> Street. The Interstate also creates a noise issue for the northern portion of the Sector Plan area. While the subject lot is within the northern portion of the Plan area, just two blocks south of the interstate, the proposed use is not sensitive to noise.

The intent of the zone change is to allow a synergistic melody of uses such as restaurants, bakeries, and artisan crafts. While most of these uses are already permissive by the existing zoning, the addition of C-2 uses would allow the sale of locally manufactured beer, wine, and spirits. On-site brewing that is proposed to occur and currently allowed on the subject property will not create adverse effects on the adjacent properties. The industrial, manufacturing, and warehouse uses that are permissive by the current S-MI zone would allow uses to operate on the site that are much more intense than the potential C-2 uses that are proposed to allow the sale of alcohol.

The proposed zone is not harmful to the surrounding community. While the proposed use has been identified and delineated in the contents of this letter, other uses are also permissive, per the requested zoning category. However, it is important to note the constraints of the existing site and existing buildings.

First, the requested zoning is site plan controlled, meaning that while all C-2 uses are permissive they must fit within the parameters of the approved Site Plan. Any future deviations from the proposed Plan will require review and approval of the EPC. Therefore, it would be incorrect to assume that any C-2 use would be allowed by right. SU-1 zoning provides the Commission with discretion over future development or iterations of the proposed Plan. For example, the possibility of approval of a potentially intense use, such as a drive-through, would be minimized greatly due to the site's physical constraints. Furthermore, any proposed use that does not fall within the design parameters proposed in presented Site Plan would require future review and approval by the EPC.

F. *A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:*

- i. Denied due to lack of capital funds; or*
- ii. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

**Applicant's Response:** The proposed zone change will not necessitate the need for any capital improvements. There is an existing building on the property that will be slightly modified to accommodate the proposed use. This is a request for adaptive reuse of an existing building. All adjacent infrastructure is existing within 6<sup>th</sup> Street and Haines Avenue. Therefore, unprogrammed capital expenditures are not applicable. The property is privately owned by CBD Investments, LLC. and all future modifications and improvements necessitated by this development will be funded by the applicant, New Mexico Capital Partners, LLC.

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

**Applicant's Response:** The cost of land and other economic considerations pertaining to the applicant are not the determining factor for the proposed zone change. New Mexico Capital Partners, LLC is the contract purchaser of the property and CBC Investments, LLC is the owner. The determining factor for the proposed development is the ability to repurpose an existing building in an area that is conducive to the proposed use. Additional factors for the zone change include the layout and architecture of the existing building that will nicely accommodate an artisan food market with the existing high ceilings and potential for customizable vendor spaces.

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

**Applicant's Response:** This zone map amendment request is not being justified based on the property location on a major roadway; however, access to the site is an important consideration in the determination that this property is appropriate for the requested zoning and use. The property is two blocks south of Interstate 40. According to the Sawmill/Wells Park Metropolitan Redevelopment Area Plan, the site is appropriate for retail/commercial use. The

proposed artisan market will provide a recreational venue that is called for in both the Sawmill/Wells Park Sector Plan and MRA Plan.

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

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

**Applicant’s Response:** (1) - The zone change request from S-MI to SU-2/SU-1 for S-MI and C-2 to accommodate a future artisan market with the option to brew and sell beer and wine is a spot zone, as all SU-1 zones are spot zones by their nature as a “custom zone”. However, the current zoning is S-MI; the request for the additional SU-1 modifiers are to allow for additional uses that are compatible with, but unforeseen by the existing SU-2 zoning.

The proposed zoning is appropriate as it clearly facilitates Comprehensive Plan, Sector Plan, and MRA Plan policies. Comprehensive Plan policies that are furthered by this proposed development include local business development and adding to an existing and evolving tourism attraction for local craft breweries. The Sector Plan and MRA Plan call for creating relationships between residential uses and recreational uses, preserve existing structures, and providing new employment opportunities. The proposed zoning and associated use will further these Sector Plan and MRA Plan policies. Please see section C. of this letter for specific Sector Plan and MRA Plan policies.

J. *A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.”*

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

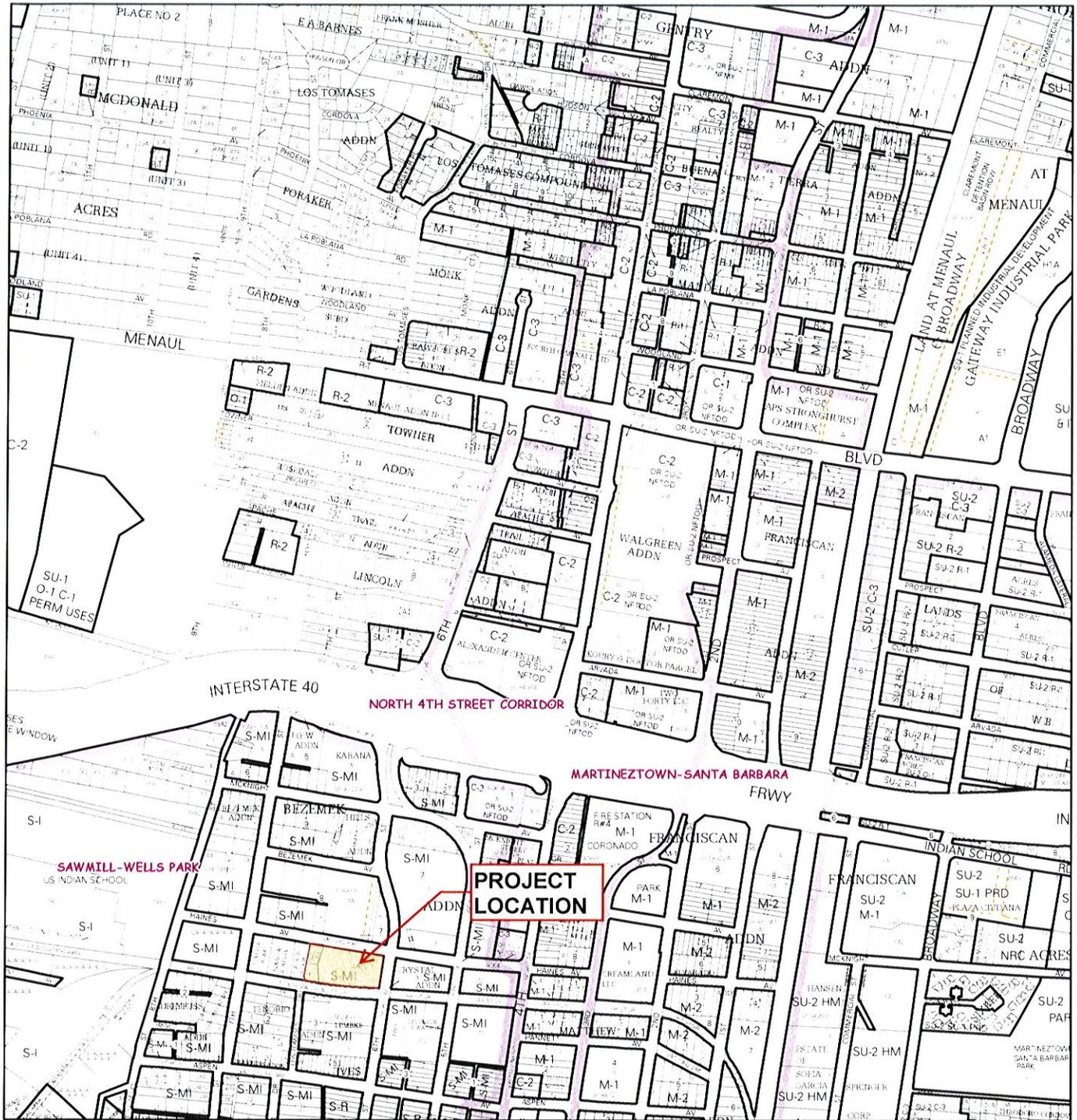
**Applicant’s Response:** The concept of strip zoning is not applicable to this request. While an explanation for why this property constitutes a spot zone has been provided the response to I above, the request would not qualify a strip zoning. The property is under contract and will remain under one ownership. The requested zoning also maintains the underlying, existing zoning. As such, the request is not deviating from the Sector Plan affiliation and keeps with the surrounding community character.

**CONCLUSION**

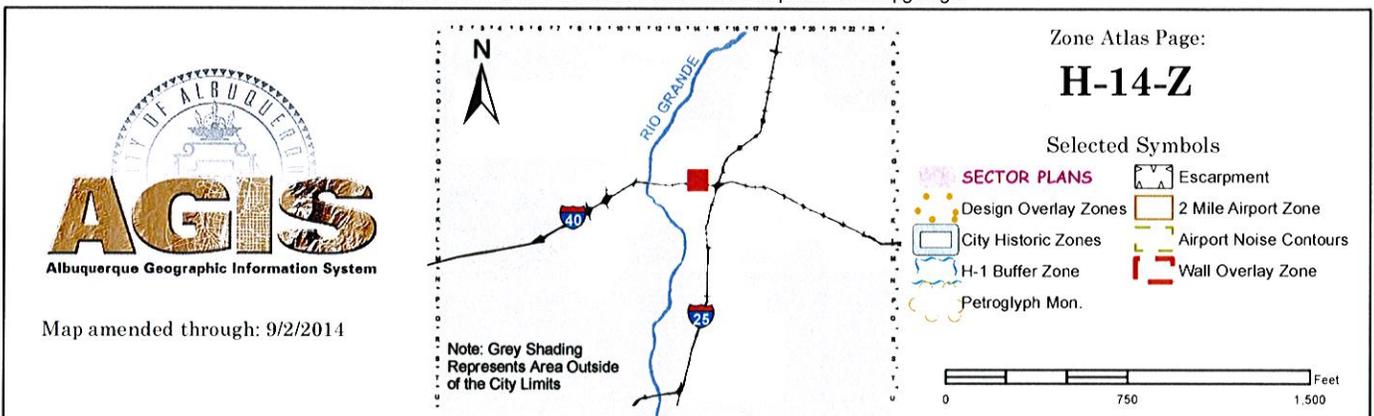
On behalf of New Mexico Capital Partners, LLC. we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment and “as-built” Site Plan for Building Permit. Thank you for your consideration.

Sincerely,

James K. Strozier, AICP  
Principal



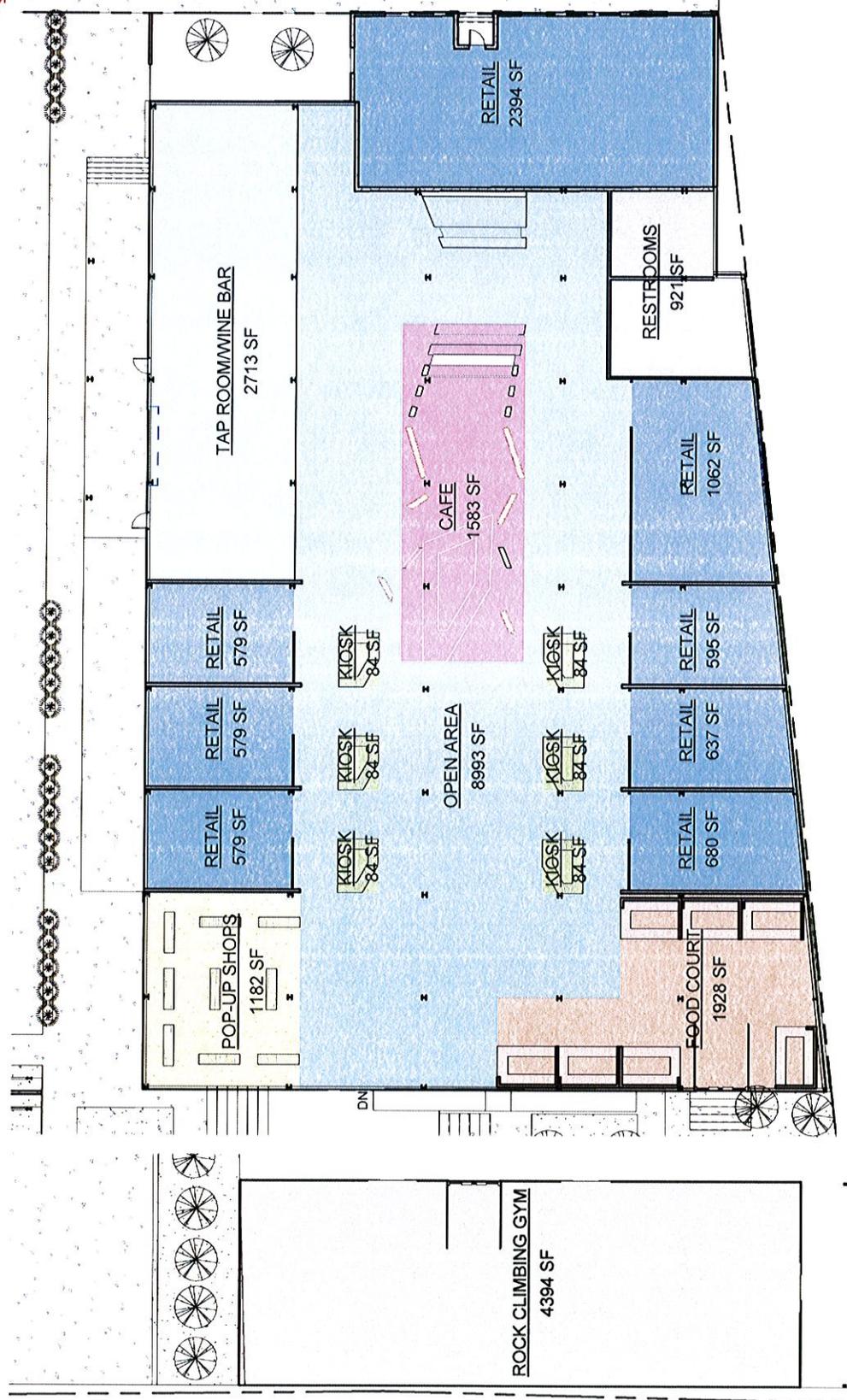
For more current information and details visit: <http://www.cabq.gov/gis>



Area Schedule (Area Scheme...)	
Area	Name
1583 SF	CAFE
1928 SF	FOOD COURT
504 SF	KIOSK
8993 SF	OPEN AREA
1182 SF	POP-UP SHOPS
921 SF	RESTROOMS
7106 SF	RETAIL
4394 SF	ROCK CLIMBING GYM
2713 SF	TAP ROOM/WINE BAR
29325 SF	

Permitted Uses

Not a Permitted Use



OCCUPANT AREA PLAN

1" = 20'-0"

*Haines / 6th St. Project*

**Trip Generation Data (ITE Trip Generation Manual - 9th Edition)**

COMMENT	USE (ITE CODE)	DESCRIPTION	24 HR VOL		A. M. PEAK HR.		P. M. PEAK HR.	
			GROSS		ENTER	EXIT	ENTER	EXIT

**Summary Sheet**

Units

Proposed	High Turnover (Sit-Down) Restaurant (932)	6.22	791	37	30	37	25
Proposed	Variety Store (814)	18.71	1,198	36	36	64	64
Proposed	Health/Fitness Club (492)	4.39	145	3	3	10	7
<b>Trip Generation Rate for Proposed Development</b>			<b>2,134</b>	<b>76</b>	<b>69</b>	<b>111</b>	<b>96</b>

Permitted	High Turnover (Sit-Down) Restaurant (932)	6.22	791	37	30	37	25
Permitted	Variety Store (814)	18.71	1,198	36	36	64	64
Permitted	Health/Fitness Club (492)	4.39	145	3	3	10	7
<b>Trip Generation Rate for Permitted Uses</b>			<b>2,134</b>	<b>76</b>	<b>69</b>	<b>111</b>	<b>96</b>

**Comparison of S.F. Proposed for Drinking Place**

Proposed	Drinking Place (925)	2.71	-	-	-	20	10
Permitted	High Turnover (Sit-Down) Restaurant (932)	2.71	345	16	13	16	11

*Haines / 6th St. Project  
Trip Generation Data (ITE Trip Generation Manual - 9th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
<b>High Turnover (Sit-Down) Restaurant (932)</b>	791	37	30	37	37	25

Units  
**6.22**  
1,000 S.F.

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME);

$$T = 127.15 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 10.81 (X) + 0$$

55% Enter, 45% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 9.85 (X) + 0$$

60% Enter, 40% Exit

Comments:  
Proposed

Based on ITE Trip Generation Manual - 9th Edition

*Haines / 6th St. Project  
Trip Generation Data (ITE Trip Generation Manual - 9th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A.M. PEAK HOUR		P.M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
Variety Store (814)	1,198	36	36	36	64	64

Units  
**18.71**  
1,000 S.F.

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME);

$$T = 64.03 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 3.81 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 6.82 (X) + 0$$

50% Enter, 50% Exit

Comments:  
Proposed

Based on ITE Trip Generation Manual - 9th Edition

*Haines / 6th St. Project  
Trip Generation Data (ITE Trip Generation Manual - 9th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
Health/Fitness Club (492)	145	3	3	3	10	7

Units

**4.39**

1,000 S.F.

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME);

$$T = \frac{32.93 (X) + 0}{50\% \text{ Enter, } 50\% \text{ Exit}}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \frac{1.41 (X) + 0}{50\% \text{ Enter, } 50\% \text{ Exit}}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = \frac{0.95 \ln(X) + 1.43}{57\% \text{ Enter, } 43\% \text{ Exit}}$$

Comments:  
Proposed

Based on ITE Trip Generation Manual - 9th Edition

*Haines / 6th St. Project  
Trip Generation Data (ITE Trip Generation Manual - 9th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT

Units  
6.22  
 1,000 S.F.

**High Turnover (Sit-Down) Restaurant (932)**

791	37	30	37	37	25
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ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME),

$$T = 50\% \text{ Enter, } 127.15 (X) + 0 \text{ 50\% Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 55\% \text{ Enter, } 10.81 (X) + 0 \text{ 45\% Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 60\% \text{ Enter, } 9.85 (X) + 0 \text{ 40\% Exit}$$

Comments:  
Permitted

Based on ITE Trip Generation Manual - 9th Edition

*Haines / 6th St. Project*  
*Trip Generation Data (ITE Trip Generation Manual - 9th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A.M. PEAK HOUR		P.M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
Variety Store (814)	1,198	36	36	36	64	64

Units  
**18.71**  
 1,000 S.F.

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME);

$$T = 64.03 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 3.81 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 6.82 (X) + 0$$

50% Enter, 50% Exit

Comments:  
 Permitted

Based on ITE Trip Generation Manual - 9th Edition

*Haines / 6th St. Project  
Trip Generation Data (ITE Trip Generation Manual - 9th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
<b>Health/Fitness Club (492)</b>	145	3	3	3	10	7

Units  
4.39  
1,000 S.F.

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME),

$$T = \frac{32.93 (X) + 0}{50\% \text{ Enter, } 50\% \text{ Exit}}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \frac{1.41 (X) + 0}{50\% \text{ Enter, } 50\% \text{ Exit}}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = \frac{0.95 \ln(X) + 1.43}{57\% \text{ Enter, } 43\% \text{ Exit}}$$

Comments:  
Permitted

Based on ITE Trip Generation Manual - 9th Edition

*Haines / 6th St. Project  
Trip Generation Data (ITE Trip Generation Manual - 9th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
<b>Drinking Place (925)</b>	-	-	-	-	20	10

Units  
2.71  
1,000 S.F.

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME):

$$T = \frac{0}{50\%} \text{ Enter, } \frac{0}{50\%} \text{ Exit} + \frac{0}{50\%} \text{ Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \frac{0}{50\%} \text{ Enter, } \frac{0}{50\%} \text{ Exit} + \frac{0}{50\%} \text{ Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = \frac{11.34}{66\%} \text{ Enter, } \frac{0}{34\%} \text{ Exit} + \frac{0}{34\%} \text{ Exit}$$

Comments:  
Proposed

Based on ITE Trip Generation Manual - 9th Edition

*Haines / 6th St. Project  
Trip Generation Data (ITE Trip Generation Manual - 9th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT

Units

High Turnover (Sit-Down) Restaurant (932)	2.71	16	13	16	11
---	------	----	----	----	----

1,000 S.F.

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME),

$$T = 127.15 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 10.81 (X) + 0$$

55% Enter, 45% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 9.85 (X) + 0$$

60% Enter, 40% Exit

Comments:  
Permitted

Based on ITE Trip Generation Manual - 9th Edition

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: New Mexico Capital Partners, LLC. DATE OF REQUEST: 6/14/17 ZONE ATLAS PAGE(S): H-14-Z

**CURRENT:**

ZONING SU-2 for S-MI  
PARCEL SIZE (AC/SQ. FT.) 1.8 acres

**LEGAL DESCRIPTION:**

LOT OR TRACT # 52A1A2, 52A1A2, 52A1B, and 71 BLOCK # \_\_\_\_\_  
SUBDIVISION NAME \_\_\_\_\_

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
ZONE CHANGE [✓]: From SU-2 for S-MI To SU-2/SU-2 for S-MI & C-2 uses  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

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

\*Includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [ ]  
EXPANSION OF EXISTING DEVELOPMENT [✓]  
(Interior modifications, parking, and landscaping)

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: 1  
BUILDING SIZE: 15,254 (sq. ft.) EXISTING BUILDINGS  
29,050

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

APPLICANT OR REPRESENTATIVE Macafta DATE 6-14-17

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

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

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

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

Notes:

Already recieved Trip Generation info & will require additional ~~prior~~ info by July 20, 2017

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.

Roger M. Miller  
TRAFFIC ENGINEER

6/29/17  
DATE

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

TIS -SUBMITTED    /   /     
-FINALIZED    /   /   

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
CURRENT PLANNING SECTION**

**ENVIRONMENTAL PLANNING COMMISSION  
Project #: 1011292 Case #: 17EPC- 40019, 40020  
Hearing Date: August, 10 2017**

---

NOTIFICATION & NEIGHBORHOOD INFORMATION



## City of Albuquerque

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

June 6, 2017

Malak Hakim  
Consensus Planning, Inc.  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102  
(505) 764-9801  
hakim@consensusplanning.com

Dear Malak:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[EPC Submittal]** project recorded as **[Tracts 52A1A2, 52A1B, & 71]** located on **[Haines Ave NW between 6<sup>th</sup> St NW and 7<sup>th</sup> St NW]** zone map **[H-14]**.

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

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Sincerely,

Office of Neighborhood Coordination  
Council Services Department

## Neighborhood Notification Letters Must Include the Following:

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text:  
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at [ONC@cabq.gov](mailto:ONC@cabq.gov) or by phone at (505) 768-3334.  
A facilitated meeting request must be received by ONC by: **Monday, July 10, 2017.**

## Neighborhood Notification Checklist

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

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

\*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.

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

Date Processed: **06/06/17** ONC Staff Initials: **VMQ**

# **ATTACHMENT A**

**WELLS PARK N.A. (WPK) "R"**

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

1114 7<sup>th</sup> St. NW/87102 304-1107 (c)

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

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

**Website:** [www.wpna.wordpress.com](http://www.wpna.wordpress.com)

**NA E-mail:** wellsparkna@gmail.com

*Council District:* 2

*County District:* 1

*Police Beat:* 233/VA

*Zone Map:* H-J-13-14

Typical



Landscape Architecture  
Urban Design  
Planning Services

502 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax (505) 549-5493

cp@consensusplanning.com  
www.consensusplanning.com

June 29, 2017

Mr. Mark Horst  
1114 7<sup>th</sup> St. NW  
Albuquerque, NM 87102

Ms. Doreen McKnight  
1426 7<sup>th</sup> St. NW  
Albuquerque, NM 87102

Re: 1803 6<sup>th</sup> Street NW - Zone Map Amendment and an "as built" Site Plan for Building Permit

Dear Mr. Horst and Mr. McKnight:

The purpose of this letter is to inform you and the Wells Park Neighborhood Association that Consensus Planning has submitted a request for a Zone Map Amendment and an "as built" Site Plan for Building Permit on behalf of New Mexico Capital Partners, LLC. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, August 10, 2017 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The current zoning on the approximately 3.2 acre property is SU-2 for S-MI. The applicant's request is to change the existing zoning to SU-2/SU-1 for S-MI and C-2 uses. The request will accommodate a future artisan market that will move into the existing building on 1803 6<sup>th</sup> Street NW.

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,

James K. Strozier, AICP  
Principal

Att: Copy of the Zone Atlas Page H-14-Z  
8 1/2" x 11" Aerial of the Existing Building

#### PRINCIPALS

James K. Strozier, AICP  
Christopher L. Church, PLA  
ASLA, LEED AP  
Jacqueline Coleman, AICP

7016 2140 0000 658 0955

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ALBUQUERQUE, NM 87102

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\$	\$2.75	
Extra Services & Fees (check box, add fees as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<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	\$1.19	
\$		
Total Postage and Fees	\$7.29	06/28/2017
\$		

Sent To: **Mark Horst**  
Street and Apt. No., or PO Box No.: **1114 7th St. NW**  
City, State, ZIP+4®: **ALBUQUERQUE NM 87102**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87102

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\$	\$2.75	
Extra Services & Fees (check box, add fees as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<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	\$1.19	
\$		
Total Postage and Fees	\$7.29	06/28/2017
\$		

Sent To: **Doreen McKnight**  
Street and Apt. No., or PO Box No.: **1426 7th Street NW**  
City, State, ZIP+4®: **ALBUQUERQUE NM 87102**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 658 0955





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

July 20, 2017

Mr. Mark Horst  
1114 7<sup>th</sup> St. NW  
Albuquerque, NM 87102

Ms. Doreen McKnight  
1426 7<sup>th</sup> St. NW  
Albuquerque, NM 87102

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Dear Mr. Horst and Mr. McKnight:

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The current zoning on the approximately 3.2 acre property is SU-2 for S-MI. The applicant's request is to change the existing zoning to SU-2/SU-1 for S-MI and C-2 uses. The request will accommodate a future artisan market that will move into the existing building on 1803 6<sup>th</sup> Street NW.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at [ONC@cabq.gov](mailto:ONC@cabq.gov) or by phone at (505) 768-3334.

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,

James K. Strozier, AICP  
Principal

**PRINCIPALS**  
James K. Strozier, AICP  
Christopher J. Green, FLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP

Att: Copy of the Zone Atlas Page H-14-Z

7011 3500 0000 0891 4926

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2017  
07/20/2017

Sent To Doreen McKnight  
Street, Apt. No., or PO Box No. 1426 7th Street NW.  
City, State, ZIP+4 ALBUQUERQUE NM 87102

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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.29

0101  
ALBUQUERQUE NM 87102  
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20  
2017  
07/20/2017

Sent To Mark Horst  
Street, Apt. No., or PO Box No. 1114 7th St NW  
City, State, ZIP+4 ALBUQUERQUE, NM 87102

## Somerfeldt, Cheryl

---

**From:** Rivera, John G.  
**Sent:** Friday, July 28, 2017 1:40 PM  
**To:** Somerfeldt, Cheryl  
**Subject:** RE: Sawmill project 302 Eighth Street NW

Dear Cheryl,

The Metropolitan Redevelopment Agency (MRA) has reviewed the request for a Zone Map Amendment for building permit at 302 Eighth Street NW.

The MRA supports the request due to the change in conditions in the area. Likewise, this proposed use would re-use an existing warehouse that has been vacant and non-contributing for numerous years.

Thanks,

Gabriel Rivera, Senior Planner  
City of Albuquerque Planning Department  
Metropolitan Redevelopment

505-924-3356

[jgrivera@cabq.gov](mailto:jgrivera@cabq.gov)

SITE PLAN REDUCTIONS



PROJECT NUMBER:  
Application Number:  
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

### PARKING CALCULATIONS

NEW FACILITY: ALBUQUERQUE ZONING CODE  
PARKING CALCULATIONS - 14-16-3-1 (A) (27)

BUILDING A (24,650 GSF)	24,650	GSF
Walls @ 5%	-1,232	SQ. FT.
Service/Circulation	-9,000	SQ. FT.
TOTAL BLDG. A NET LEASABLE AREA	14,418	SQ. FT.
BUILDING B (4,400 GSF)	4,400	GSF
Walls @ 5%	-220	SQ. FT.
Service/Circulation	-450	SQ. FT.
TOTAL BLDG. B NET LEASABLE AREA	3,730	SQ. FT.
<b>TOTAL BLDG. A&amp;B NET LEASABLE AREA</b>	<b>18,148</b>	<b>SQ. FT.</b>
REQUIRED PARKING AT 1 SPACE/200 SQ. FT.	75	SPACES
REQUIRED PARKING AT 1 SPACE/250 SQ. FT.	13	SPACES
REQUIREMENT BEFORE TRANSIT REDUCTION 15% TRANSIT REDUCTION PER 14-16-3-1 (E)	88	SPACES
(5) (1) 1.1 & 2.	-13	SPACES
<b>TOTAL PARKING REQUIRED</b>	<b>74</b>	<b>SPACES</b>
<b>TOTAL PARKING PROVIDED</b> (SEE NOTE BELOW)	<b>65</b>	<b>SPACES</b>
Required Handicapped Spaces	4	SPACES
Provided Handicapped Spaces	4	SPACES
Required Motorcycle Spaces	3	SPACES
Provided Motorcycle Spaces	4	SPACES
Required Bicycle Spaces	4	SPACES
Provided Bicycle Spaces	4	SPACES
Future Bicycle Spaces	16	SPACES

THE SUBJECT PROPERTY IS AN INFILL REDEVELOPMENT PROJECT WITH PRE-1965 BUILDINGS. TWO EXISTING BUILDINGS ARE PROPOSED TO BE REMOVED IN ORDER TO PROVIDE A NEW PARKING LOT. PARKING HAS BEEN PROVIDED TO THE MAXIMUM EXTENT THAT ON-PREMISE GROUND SPACE IS AVAILABLE. IT IS ALSO IMPORTANT TO NOTE THAT THIS AREA HAS SIGNIFICANT ON-STREET PARKING THROUGHOUT THE SURROUNDING AREA. THE SITE IS ALSO DESIGNED TO ENCOURAGE ALTERNATIVE MODES OF TRAVEL INCLUDING TRANSIT, BICYCLE, AND PEDESTRIANS.

### SITE PLAN LEGEND

	CONCRETE
	ASPHALT PAVING
	GRAVEL 1
	GRAVEL 2

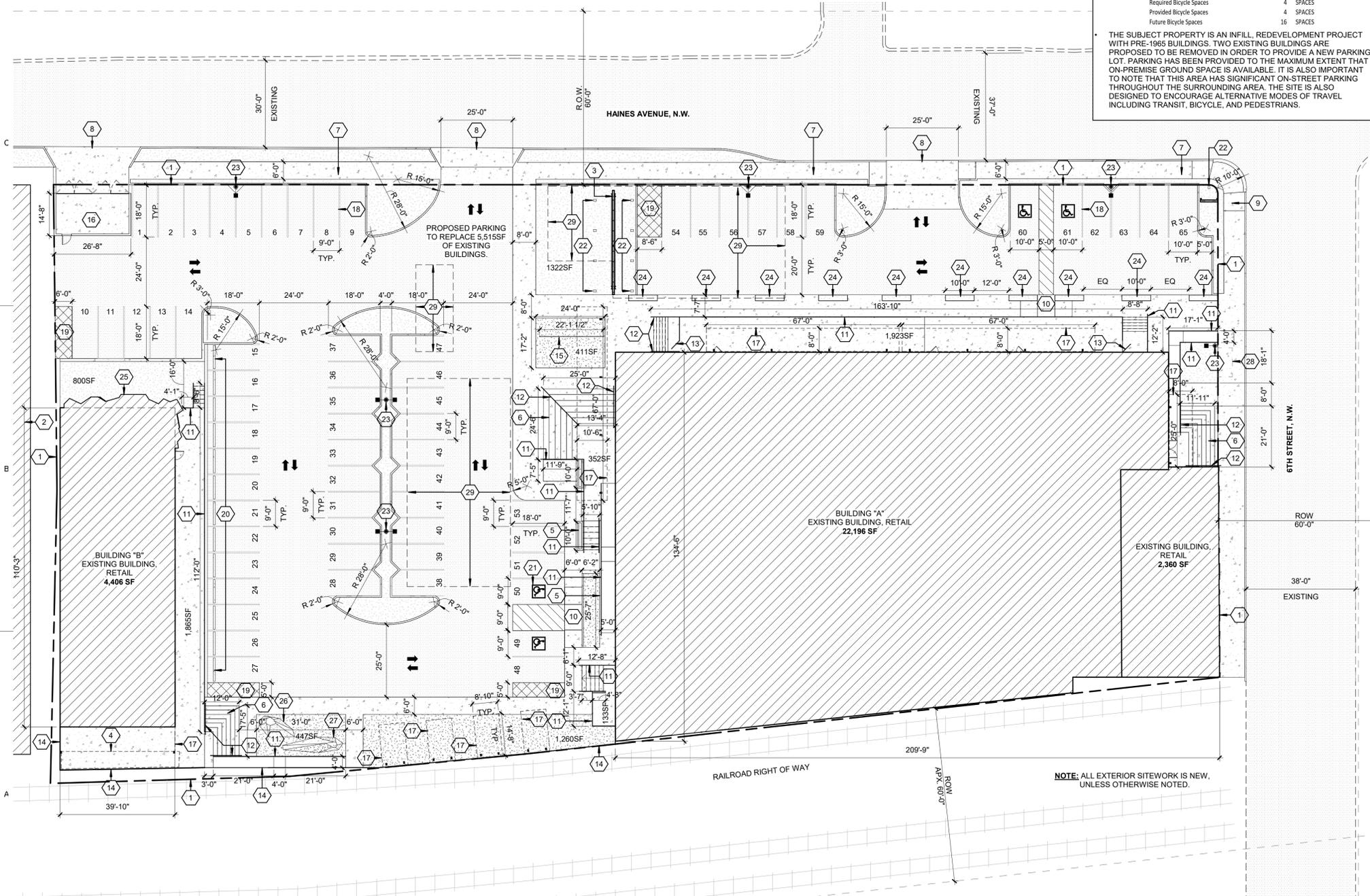
### SHEET KEYNOTES

- PROPERTY LINE.
- EXISTING ADJACENT BUILDING.
- EXISTING BRICK IDENTITY WALL. SEE ELEVATION A1/SDP-5.3.
- EXISTING OVERHEAD CANOPY.
- CONCRETE WALL. 42" HIGH.
- CONCRETE STEPS.
- CONCRETE SIDEWALK PER COA STD DWG 2430.
- CONCRETE DRIVEPAD PER COA STD DWG 2425.
- CONCRETE ADA CURB ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER COA STD DWGS 2440 AND 2441.
- ADA RAMP.
- METAL GUARDRAIL. SEE BUILDING ELEVATIONS.
- METAL HANDRAIL. SEE BUILDING ELEVATIONS.
- 3'-0" WIDE GATE TO MATCH GUARDRAIL.
- 6'-0" TALL METAL FENCE. SEE BUILDING ELEVATIONS.
- BIKE RACK. 4 REQUIRED. 16 FUTURE. SEE BUILDING ELEVATIONS.
- REFUSE ENCLOSURE. SEE ELEVATIONS ON SHEET SDP-5.1.
- CANOPY OVERHEAD.
- PAINTED PARKING STRIPES.
- MOTORCYCLE PARKING.
- PARKING BLOCKS.
- PAINTED RESERVED PARKING SIGN. SEE DETAIL D2/SDP-1.1. TYPICAL.
- EXTERIOR FLOOD SIGN LIGHT.
- 30' PARKING LOT LED LIGHT POLES. SEE DETAIL A2/SDP-5.1.
- FUTURE PHASE - RAISED PLANTER.
- FUTURE TENANT IMPROVEMENT PHASE - CLIMBING WALL. COLORS: BLUE & YELLOW.
- FUTURE TENANT IMPROVEMENT PHASE - SCULPTURAL SITE ELEMENT. COLORS: ORANGE & PURPLE.
- FUTURE TENANT IMPROVEMENT PHASE - SCULPTURAL SITE ELEMENT. COLORS: PINK & GREEN.
- TRANSIT RIDER SHELTER PER TRANSIT REQUIREMENTS.
- EXISTING BUILDING TO BE DEMOLISHED.

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120 Vassar Dr SE Suite 100  
Albuquerque New Mexico 87106  
T 505 242 6880 • F 505 242 6881

CONSULTANT



### SHEET INDEX

SDP-1.1	SITE PLAN FOR BUILDING PERMIT
SDP-2.1	LANDSCAPE PLAN
SDP-3.1	CONCEPTUAL DRAINAGE PLAN EXISTING CONDITIONS
SDP-3.2	CONCEPTUAL DRAINAGE PLAN PROPOSED CONDITIONS
SDP-4.1	CONCEPTUAL UTILITY PLAN
SDP-4.5	BUILDING AND STRUCTURE ELEVATIONS
SDP-5.2	BUILDING AND STRUCTURE ELEVATIONS
SDP-5.3	BUILDING AND STRUCTURE ELEVATIONS
SDP-5.4	DETAILS
SDP-6.1	BUILDING AND STRUCTURE ELEVATIONS - RENDERINGS

### PROJECT INFORMATION

TOTAL SITE AREA: 77355  
BUILDING "A":  
BUILDING "B":  
PROPOSED ZONING: SU-2/SU-1 FOR S-MI AND C-2 USES  
WILL BE IN COMPLIANCE WITH GENERAL SU-2 REGULATIONS.

### VICINITY MAP

PROPOSED LAND USE: RETAIL/ARTISAN MARKET

AGIS  
Albuquerque Geographic Information System  
Map assembled through: 9/5/2006

Zone Atlas Page: H-14-Z

Selected Symbols

	Sector Plans		Equipment
	Design District Zones		15 Min. Street Zone
	City Historic Zones		Support Street Corridor
	1/4 Mile Buffer Zone		Wall Overlay Zone
	Permeability Map		

STAMP

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NAME  
**6TH & HAINES IMPROVEMENTS**

1803 6TH ST NW  
ALBUQUERQUE, NM 87102

NEW MEXICO CAPITAL PARTNERS

### REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

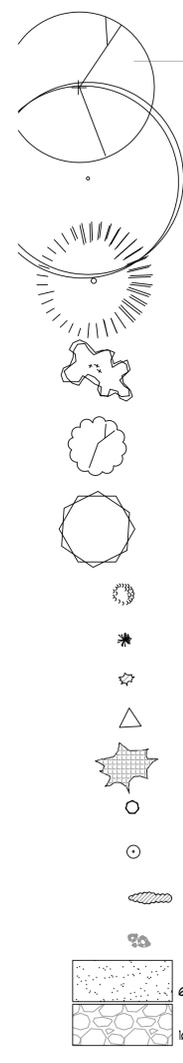
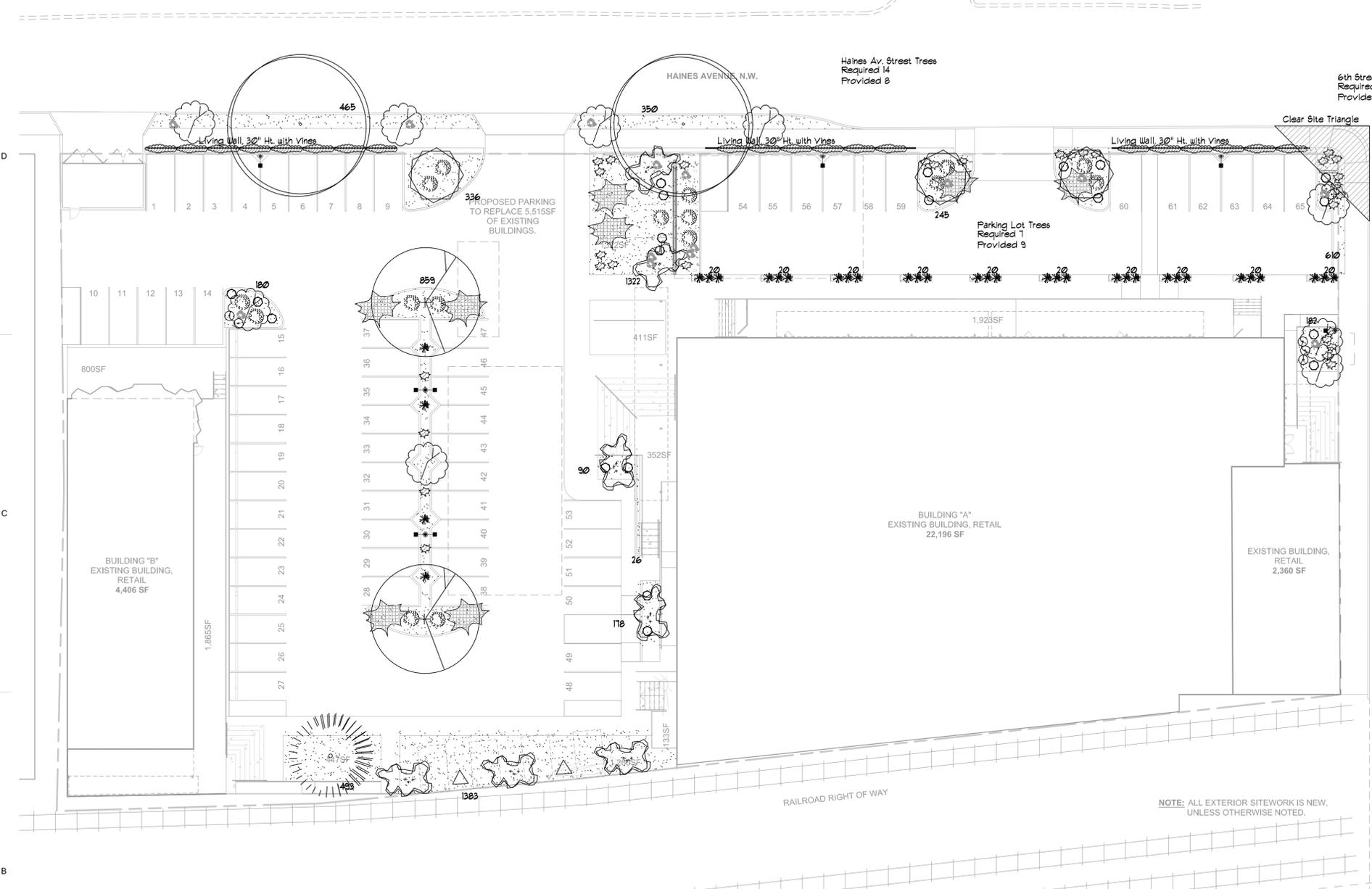
Drawn by	VM
Checked by	MW
Date	06/29/2017
Project number	2530

SHEET TITLE  
**SITE PLAN FOR BUILDING PERMIT**

SHEET NUMBER

**SDP-1.1**  
SHEET 1 OF 10



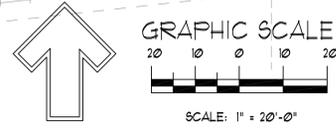


### LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
<b>Trees</b>			
2	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	1225 2450 M
2	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	2025 4050 M
1	6 - 8'	Austrian Pine <i>Pinus nigra</i>	625 625 M
1	2" Cal	New Mexico Olive <i>Forestiera neomexicana</i>	225 1575 M
9	2" Cal	Oklahoma Redbud <i>Cercis reniformis</i>	144 1296 M
3	2" Cal	Desert Willow <i>Chilopsis linearis</i>	225 675 M
<b>Shrubs &amp; Groundcovers</b>			
16	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	25 400 M
34	5 Gal	Feather Reed Grass <i>Calamagrostis arudinacea</i>	184 M
31	5 Gal	Carpet Rose <i>Rosa sp.</i>	9 279 M
2	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	25 50 M
8	5 Gal	Buffalo Juniper <i>Juniperus sabina "Buffalo" Female Only</i>	1x12 144 1152 M
20	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 9 180 M
1	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3 9 63 M
20	5 Gal	Honeysuckle <i>Lonicera Japonica 10" OC</i>	2x10 100 2000 M
14	2-3cf	Boulders	Total Live Plant Cover 14979
<b>Impervious Area</b>			
6919		Landscape Gravel / Filter Fabric Santa Fe Brown, 7/8"	
100		Oversize Landscape Gravel / Filter Fabric 2-4" Santa Ana Tan	

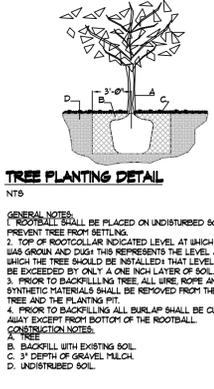
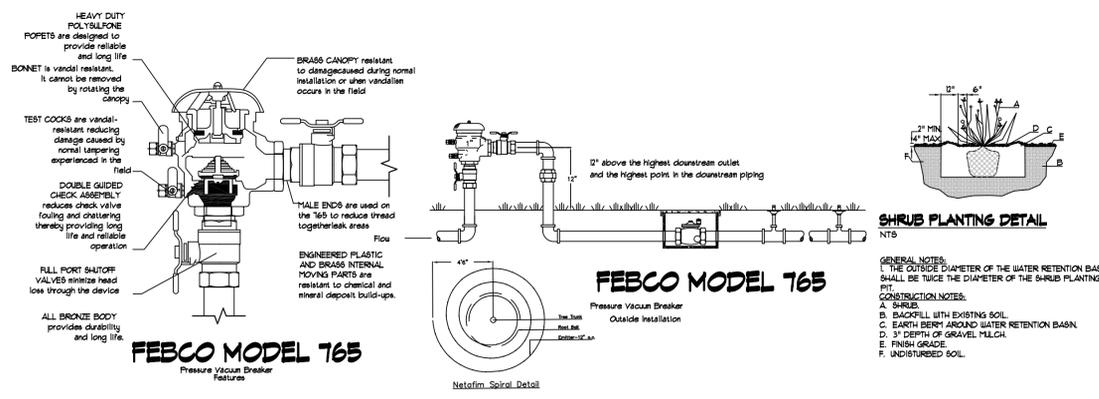
### LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	11310
TOTAL BUILDING AREA (sf)	-28950
TOTAL LOT AREA (sf)	48420
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED ( 15% )	7263
TOTAL ON-SITE LANDSCAPE PROVIDED	6919
TOTAL LIVE GROUND COVER REQUIRED 30%	20711
TOTAL LIVE GROUND COVER PROVIDED 62%	4308
TOTAL LIVE PLANTS REQUIRED 15%	5130
TOTAL LIVE GROUND COVER PROVIDED 20%	14479



## L1 LANDSCAPE PLAN

1" = 20'-0"



**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

**Water management** is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Bernalillo Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

It is the intent of this plan to comply with The City of Albuquerque Water Waste and Landscape Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

**IRRIGATION NOTES:**  
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owner's responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk primed in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



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LANDSCAPE PLAN  
FOR BUILDING PERMIT

PROJECT NAME  
**6TH & HAINES  
IMPROVEMENTS**

1803 6TH ST NW  
ALBUQUERQUE, NM 87102

NEW MEXICO CAPITAL  
PARTNERS

REVISIONS

NO.	DATE	DESCRIPTION

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Project number \_\_\_\_\_ 2530

SHEET TITLE

LANDSCAPE PLAN  
SHEET NUMBER  
**SPD-2.1**  
Sheet 2 of 10

Existing summary

Basin Name	Ex 1	Ex 2	Ex 3	Ex 4	Ex 5	Ex 6
Area (sf)	2502	12402	23343	14484	22021	2608
Area (acres)	0.08	0.28	0.54	0.33	0.51	0.08
%A Land treatment	0	0	0	0	0	0
%B Land treatment	0	0	0	0	0	0
%C Land treatment	0	0	5	28	40	0
%D Land treatment	100	100	95	80	60	100
Soil Treatment (acres)						
Area "A"	0.00	0.00	0.00	0.00	0.00	0.00
Area "B"	0.00	0.00	0.00	0.00	0.00	0.00
Area "C"	0.00	0.00	0.03	0.07	0.20	0.00
Area "D"	0.06	0.28	0.51	0.27	0.30	0.08
Excess Runoff (acre-feet)						
100yr. 6hr.	0.0101	0.0503	0.0925	0.0533	0.0726	0.01
10yr. 6hr.	0.0064	0.0318	0.0580	0.0326	0.0426	0.0087
2yr. 6hr.	0.0038	0.0187	0.0338	0.0183	0.0225	0.0039
100yr. 24hr.	0.0121	0.0598	0.1094	0.0621	0.0827	0.01
Peak Discharge (cfs)						
100 yr.	0.27	1.34	2.48	1.46	2.06	0.28
10yr.	0.18	0.89	1.64	0.95	1.30	0.19
2yr.	0.11	0.53	0.96	0.53	0.69	0.11

# 6th and Haines Redevelopment

- I. **PURPOSE AND SCOPE**  
The purpose of this drainage plan is to present the existing and proposed drainage management plans for the proposed 6th Street and Haines Redevelopment located at the SW Corner of 6th Street NW and Haines Avenue NW. The site is located in Zone Atlas Page H-14-Z. The site is currently fully developed. The proposed modifications include removing several buildings and creating new parking and pedestrian circulation.
- II. **SITE DESCRIPTION AND HISTORY**  
The site is currently fully developed. Several building will be removed to allow for the proposed redevelopment.
- III. **COMPUTATIONAL PROCEDURES**  
Hydrologic analysis was performed utilizing the design criteria found in the COA-DPM Section 22.2 released in June 1997.
- IV. **PRECIPITATION**  
The 100-yr. 6-hr duration storm was used as the design storm for this analysis. This site is within Zone 2 as identified in the DPM Section 22.2. Tables within the section were used to establish the 6-hr precipitation, excess precipitation and peak discharge.

- V. **EXISTING DRAINAGE CONDITIONS OVERVIEW**  
The existing project site is located on the south west corner of 6th and Haines Ave. just north of the railroad tracks before I-40 in downtown Albuquerque, barricaded by an existing fence to the west. The existing site accommodates four, one-story metal buildings, a one-story wood building, and a trailer. The largest of the buildings occupies the entirety of the lower SE quadrant of the lot. The second largest metal building lies in the SW corner, running vertically along the western fence. A trailer sits perpendicular at the northern end of the building. The third metal building is accessed from Haines Ave., and sits horizontally, half-way between 6th Street and the fence. The 4th metal building runs vertically and is positioned between the largest and second largest metal buildings directly in the middle of the lot, and to the north, a covered area connects it to the small, wood building. The previous identified buildings have ample, concrete space encompassing all four sides. The rest of the lot (approx. 40%) consists of concrete or asphalt in various states of aging and degradation.  
The site is approximately 1.78 acres with most of the runoff directed either towards Haines Ave. to the north or the railroad tracks to the south, small amounts of roof drains directly towards the east and west from the two buildings that will remain throughout the redevelopment.  
For the purpose of this conceptual drainage plan, the projected site has been broken up into 6 sub-basins. Sub-basin Ex. #1 is a small roof area that creates a peak runoff rate of .27 cfs that will flow directly onto 6th Street NW. Sub-basin Ex. #2 is a south side of the largest existing building to remain and creates a peak runoff rate of 1.34 cfs that will drain directly into the railroad right of way. Sub-basin Ex. #6 is the western side of the SW corner metal building and has a peak runoff rate of .28 cfs that will drain west over the fence. Existing Sub Basin Ex. #3 contains the northern portion of the roof of the largest building, a storage building that will be removed, as well as the asphalt surface that all drain north into Haines. Sub Basin Ex. #3 generates a peak runoff rate of 2.48 cfs. Existing Sub Basins Ex. #4 and Ex. #5 contain buildings, concrete pavement, asphalt pavement and some areas of well compacted gravel surfaces, and will generate a peak runoff rate of 1.46 cfs and 2.06 cfs respectively. Both of these basins drain toward the core of the basins where some water is retained/detained, but during larger storms the excess storm runoff can overtop the concrete sidewalk along the southern boundary and drain into the Railroad right of way.



**C6 FLOOD ZONE MAP**  
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1803 6TH ST NW  
ALBUQUERQUE, NM 87102

**NEW MEXICO CAPITAL PARTNERS**

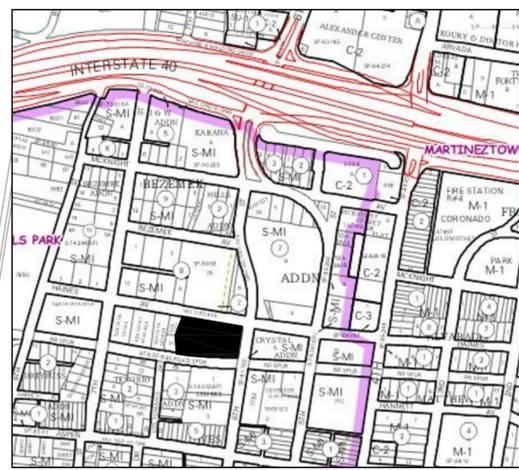
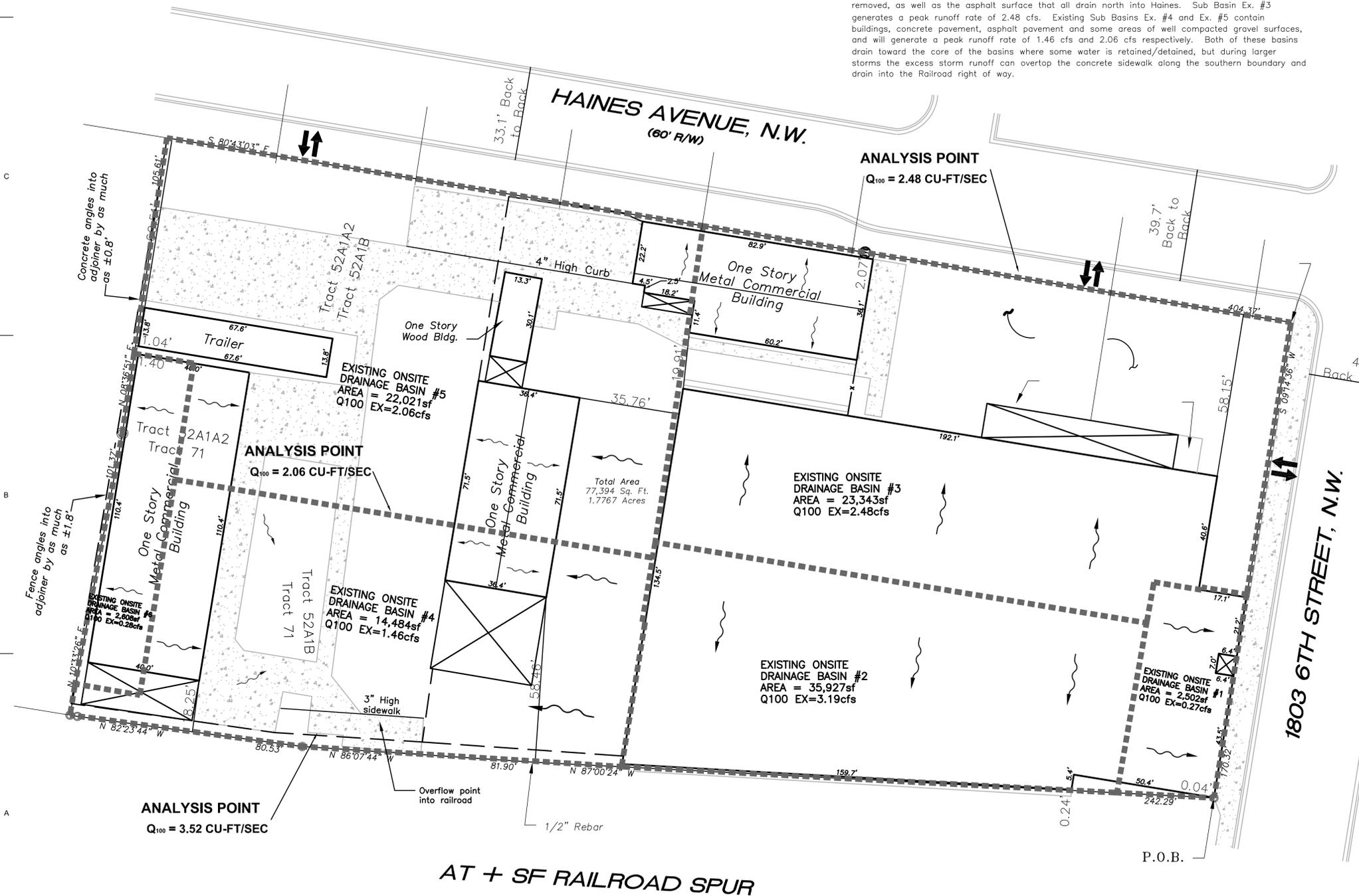
REVISIONS

NO.	DATE	DESCRIPTION

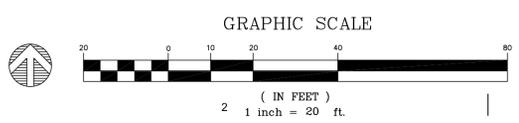
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**CONCEPTUAL DRAINAGE PLAN EXISTING CONDITIONS**

SHEET NUMBER  
**SDP-3.1**  
SHEET 3 OF 10



**A6 ZONE ATLAS PAGE**  
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**A1 EXISTING DRAINAGE PLAN**  
SCALE: 1" = 20'-0"

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**Proposed summary**

Basin Name	Pro 1	Pro 2	Pro 3	Pro 4	Pro 5	Pro 6
Area (sf)	2502	12402	23343	14484	22021	2608
%A Land treatment	0	0.28	0.54	0.33	0.51	0.06
%B Land treatment	0	0	0	0	0	0
%C Land treatment	0	0	15	0	0	0
%D Land treatment	100	100	75	78	82	100
<b>Soil Treatment (acres)</b>						
Area "A"	0.00	0.00	0.00	0.00	0.00	0.00
Area "B"	0.00	0.00	0.05	0.07	0.09	0.00
Area "C"	0.00	0.00	0.08	0.00	0.00	0.00
Area "D"	0.06	0.28	0.40	0.26	0.41	0.06
<b>D Excess Runoff (acre-feet)</b>						
100yr. 6hr.	0.0101	0.0503	0.0821	0.0506	0.0791	0.01
10yr. 6hr.	0.0064	0.0318	0.0496	0.0307	0.0484	0.01
2yr. 6hr.	0.0038	0.0187	0.0276	0.0172	0.0274	0.00
100yr. 24hr.	0.0121	0.0598	0.0955	0.0592	0.0930	0.01
<b>Peak Discharge (cfs)</b>						
100 yr.	0.27	1.34	2.26	1.39	2.16	0.28
10yr.	0.18	0.89	1.45	0.88	1.39	0.19
2yr.	0.11	0.53	0.80	0.49	0.78	0.11
First Flush Ponding Volume (cf)	91.7	454.7	641.9	414.2	662.1	95.6
First Flush Acre Feet	0.0021	0.0104	0.0147	0.0095	0.0152	0.0022

**VI. DRAINAGE MANAGEMENT PLAN**

The site will have several of the existing buildings removed in preparation for the new site configuration.

Proposed Sub-basins Pro #1, #2, #3 and #6 will be the locations of the two existing buildings to remain on the property. These are the existing largest and second largest buildings occupying the SE and SW corners, respectively. Both buildings sit on top of 3-4 feet of concrete base, eliminating any concern for flooding. The site is not located within a defined FEMA Flood zone.

Proposed Sub-basins Pro. #3 will have a reduced peak runoff rate from that of the existing site since water runoff will be tempered by additional landscape throughout. Sub-basin Pro. #3 will have a north-bound peak runoff rate of 2.26 cfs and will drain through the driveway into Haines. Some of the storm runoff water draining from the pitched roof will be harvested by landscape directly underneath the path of the runoff. Much of the remaining runoff will be abated from draining onto Haines Ave. by the additional landscape book-ending the parking lot exit. First Flush will be accounted for by landscaping buffers distributed around the parking areas, tree islands at each end of the center lot, and end isles near the driveway to the parking lot at the northern end. There is also a landscaping buffer running along Haines Ave between the Sidewalk and curb that will be used to harvest storm runoff and to contain the first flush.

Sub-basin Pro. #4 and #5 lay flat and will collect water until it overtops and flows out towards the south following the same pattern as the existing conditions. The sub-basins have a respective 1.39 cfs and 2.16 cfs peak runoff rate. There will be many local depressions for the containment of the M54 First Flush volumes scattered throughout the basins. These additional landscapes trenched to specifically collect drainage, will allow for a larger amount of absorption to occur, before any resulting overflow. Ponding of water within the parking lot will be minimized once the landscaping is better defined in a latter phase of the design efforts. The design will account for the necessary first flush volumes within landscaping.

**VI. CONCLUSIONS**

In summary, the considerable addition of landscaping throughout the property and along the street, as well as, the preexisting condition of the buildings three and four-foot concrete platform eliminates any concern for extensive runoff causing flooding to the on-site buildings. Downstream users will not be affected as the current conditions and the proposed conditions generate very similar peak runoff rates. The addition of on site retention for first flush volumes will actually reduce the excess runoff from current rates and volumes. This will be further developed in the Building Permit phase of the design efforts.

TREE ISLANDS TO HAVE OPENINGS TO ALLOW FOR STORM RUNOFF FROM PARKING AREAS TO ENTER LANDSCAPING AREAS. TYPICAL

**ANALYSIS POINT**  
 $Q_{100} = 2.26 \text{ CU-FT/SEC}$   
 $Q_{HIST.} = 2.48 \text{ CU-FT/SEC}$

**EXISTING ONSITE DRAINAGE BASIN #5**  
 AREA = 22,021sf  
 $Q_{100} \text{ EX} = 2.16 \text{ cfs}$

**ANALYSIS POINT**  
 $Q_{100} = 2.16 \text{ CU-FT/SEC}$   
 $Q_{HIST.} = 2.06 \text{ CU-FT/SEC}$

**EXISTING ONSITE DRAINAGE BASIN #3**  
 AREA = 23,343sf  
 $Q_{100} \text{ EX} = 2.48 \text{ cfs}$

**EXISTING ONSITE DRAINAGE BASIN #4**  
 AREA = 14,464sf  
 $Q_{100} \text{ EX} = 1.39 \text{ cfs}$

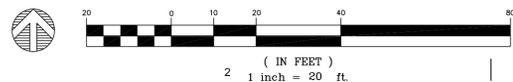
Land Use [with Hatch] : 4  
 77,394 Sq. Ft.  
 1.7767 Acres

**EXISTING ONSITE DRAINAGE BASIN #2**  
 AREA = 35,927sf  
 $Q_{100} \text{ EX} = 3.19 \text{ cfs}$

**EXISTING ONSITE DRAINAGE BASIN #1**  
 AREA = 2,502sf  
 $Q_{100} \text{ EX} = 0.27 \text{ cfs}$

**ANALYSIS POINT**  
 $Q_{100} = 3.55 \text{ CU-FT/SEC}$   
 $Q_{HIST.} = 3.52 \text{ CU-FT/SEC}$

GRAPHIC SCALE



**A1 PROPOSED DRAINAGE PLAN**  
 SCALE: 1" = 20'-0"

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**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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 A **CONCEPTUAL DRAINAGE PLAN PROPOSED CONDITIONS**

SHEET NUMBER

**SDP-3.2**

SHEET 4 OF 10

**UTILITY PLAN GENERAL NOTES**

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINE TYPE LEGEND THAT APPLY TO ALL SHEETS.

**UTILITY PLAN KEYED NOTES**

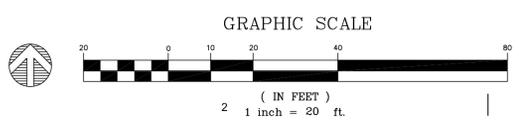
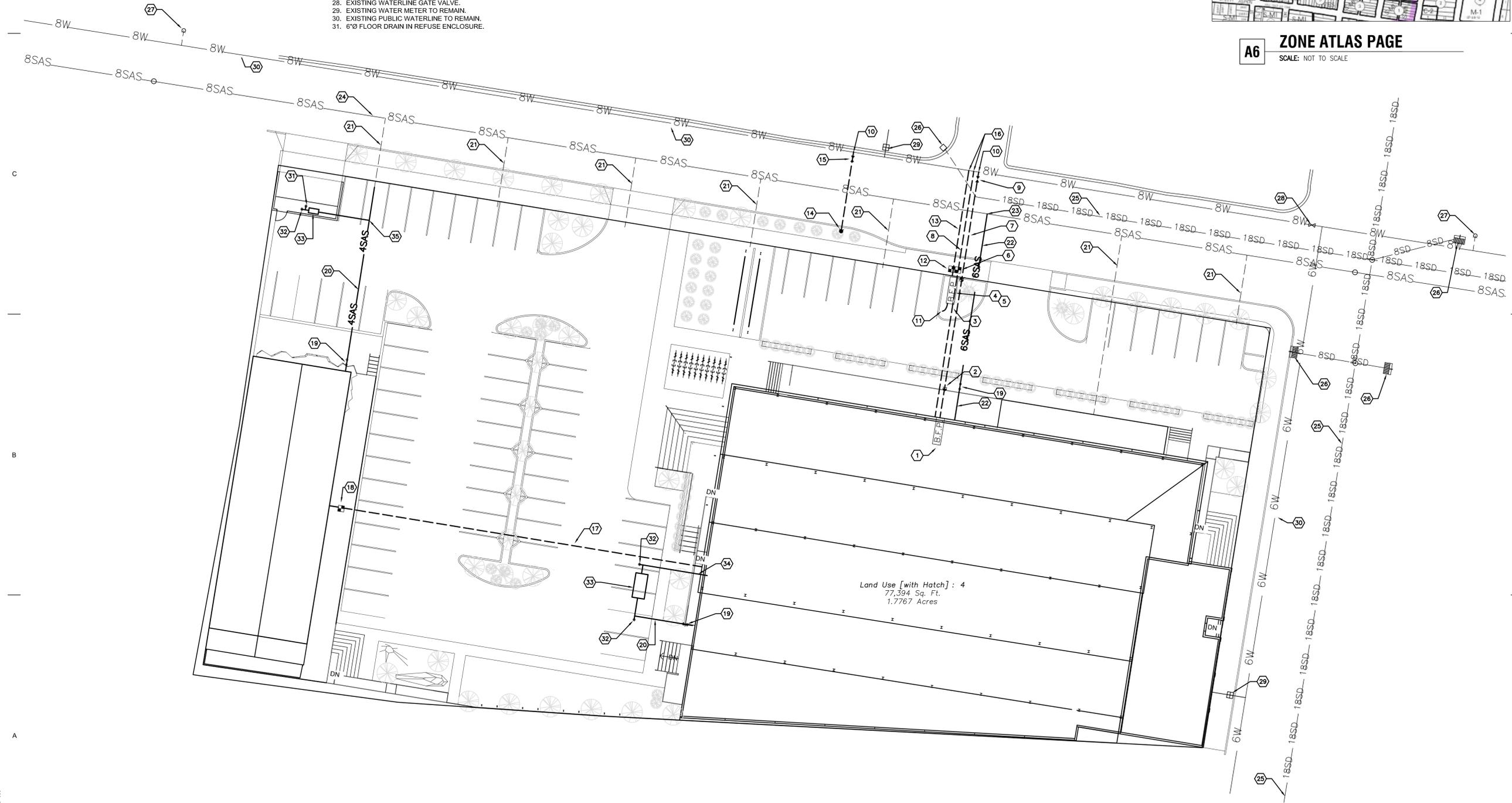
1. FIRE RISE ROOM WITH 6" BACK FLOW PREVENTOR.
2. WALL MOUNTED FIRE DEPARTMENT CONNECTION.
3. 2" PVC SCHEDULE 40 TO BUILDING.
4. 1" REDUCED PRESSURE ZONE BACK FLOW PREVENTION IN HOT BOX.
5. 2" REDUCED PRESSURE ZONE BACK FLOW PREVENTION IN HOT BOX.
6. NEW 2" WATER METER PER COA STD DWGS 2363 & 2367.
7. 6" FIRE LINE.
8. 2" DOMESTIC.
9. 6" GATE VALVE AND VALVE BOX PER COA STD DWG 2326 & 2328. LID TO READ "FIRE".
10. 6" TEE & TRANSITIONING COUPLING FOR NON PRESSURE CONNECTION.
11. TO IRRIGATION CONTROLLER.
12. NEW 1" IRRIGATION METER PER COA STD DWG 2362 & 2364.
13. 1" IRRIGATION TYPE K COPPER PER 2362.
14. NEW FIRE HYDRANT PER COA STD DWG 2340.
15. 8" GATE VALVE AND VALVE BOX PER COA STD DWG 2326 & 2328.
16. TAPPING SADDLE AND CORPORATION STOP.
17. 1" WATER LINE (PVC SCHEDULE 40).
18. PRIVATE WATER SUPPLY SUBMETER.
19. SANITARY SEWER DCO.
20. 4" PVC SDR 35 SANITARY SEWER LINE
21. EXISTING 4" SERVICE LATERAL FROM T-BOOK.
22. 6" PVC SDR 35 SANITARY SEWER LINE
23. NEW 6" SANITARY SEWER SERVICE LATERAL PER 2125.
24. EXISTING 8" PUBLIC SANITARY SEWER MAIN 26-4378.93-92
25. EXISTING STORM DRAIN PIPING
26. EXISTING STORM DRAIN INLET.
27. EXISTING FIRE HYDRANT.
28. EXISTING WATERLINE GATE VALVE.
29. EXISTING WATER METER TO REMAIN.
30. EXISTING PUBLIC WATERLINE TO REMAIN.
31. 6"Ø FLOOR DRAIN IN REFUSE ENCLOSURE.
32. TERMINAL CLEAN OUT.
33. GREASE INTERCEPTOR.
34. RETURN LINE FROM GREASE INTERCEPTOR TO CRAWL SPACE.
35. 4" SANITARY WYE.

**LEGEND**

	EXISTING:	NEW:
Water valve	⊠	⊠
Fire hydrant	○	●
Water meter	⊞	⊞
Post indicator valve	⊙	⊙
Siamese connection	⊙	⊙
Post hydrant	⊙P	⊙P
Backflow preventor	[B.F.P.]	[B.F.P.]
Sanitary sewer manhole	○	●
Sanitary sewer single cleanout	○	○
Sanitary sewer double cleanout	○○	○○
Storm drain manhole	⊙	●
Single storm drain inlet	□	■



**A6 ZONE ATLAS PAGE**  
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**A1 CONCEPTUAL UTILITY PLAN**  
SCALE: 1" = 20'-0"

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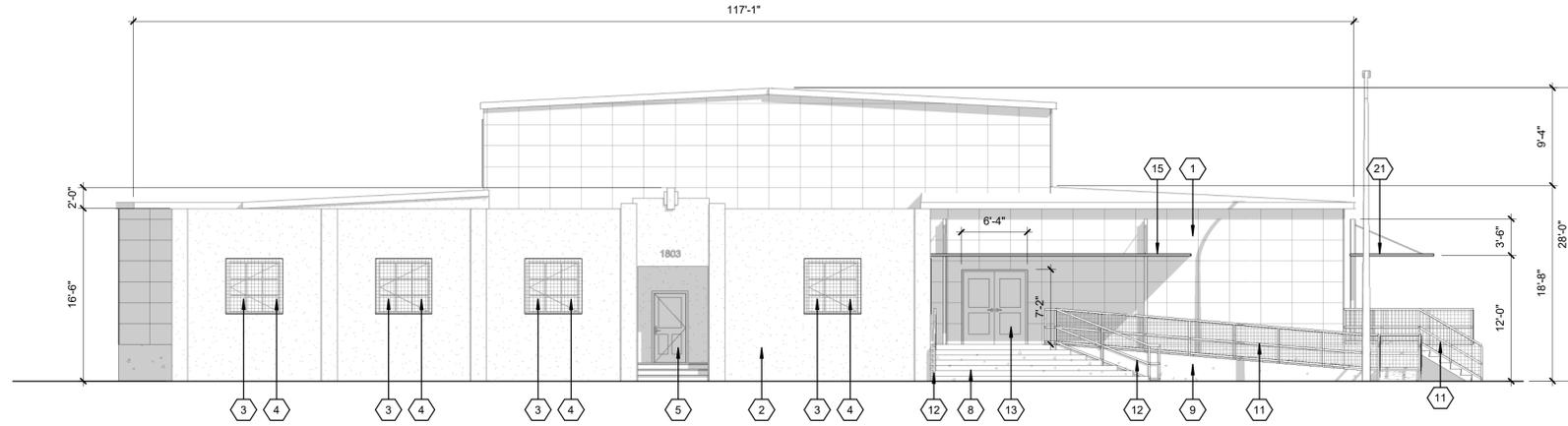
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**CONCEPTUAL UTILITY PLAN**

SHEET NUMBER  
**SDP-4.1**  
SHEET 5 OF 10

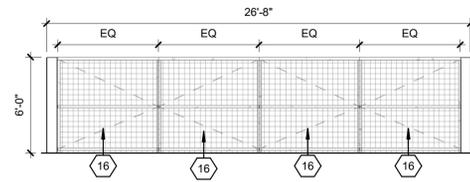
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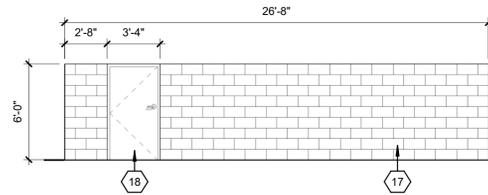
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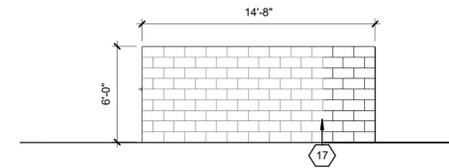
**D3** ELEVATION - RETAIL BLD. A - EAST  
 1/8" = 1'-0"



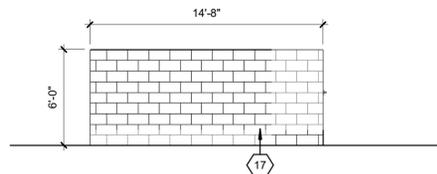
**D1** ELEV. - REFUSE ENCLOSURE - NORTH  
 3/16" = 1'-0"



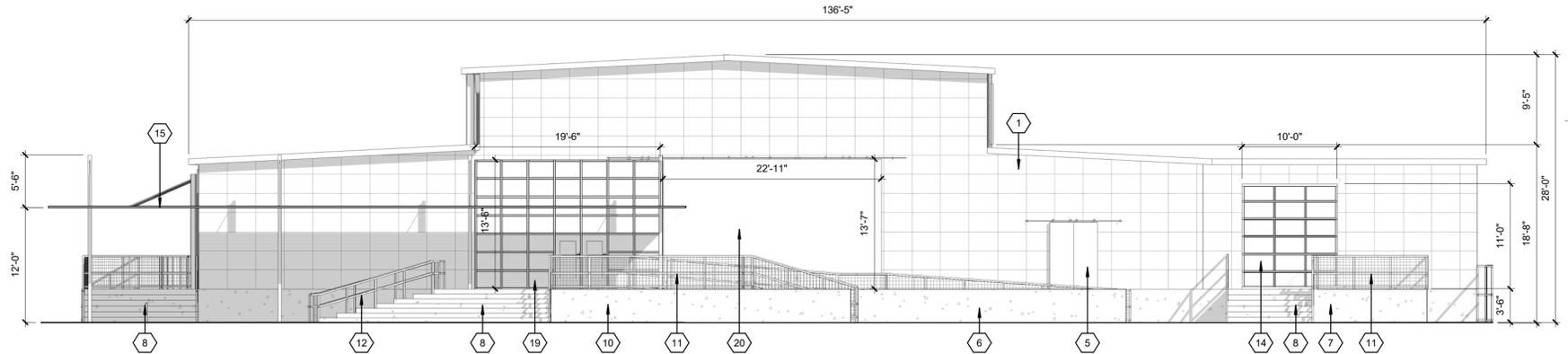
**C1** ELEV. - REFUSE ENCLOSURE - SOUTH  
 3/16" = 1'-0"



**B1** ELEV. - REFUSE ENCLOSURE - EAST  
 3/16" = 1'-0"



**A1** ELEV. - REFUSE ENCLOSURE - WEST  
 3/16" = 1'-0"



**B2** ELEVATION - RETAIL BLD. A. - WEST  
 1/8" = 1'-0"



STAMP

SITE DEVELOPMENT  
 PLAN FOR BUILDING  
 PERMIT

PROJECT NAME  
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SHEET TITLE

**BUILDING AND  
 STRUCTURE ELEVATIONS**

SHEET NUMBER

**SDP-5.1**

SHEET 6 OF 10

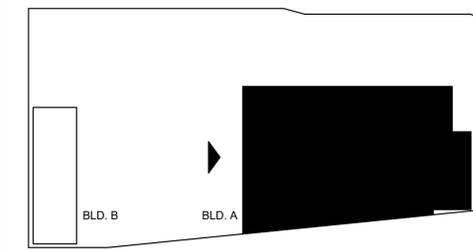
**SIGNAGE NOTE**

SIGNAGE TO BE DETERMINED UNDER A SEPARATE PERMIT TO MEET C-2 REGULATIONS.

**1 SHEET KEYNOTES**

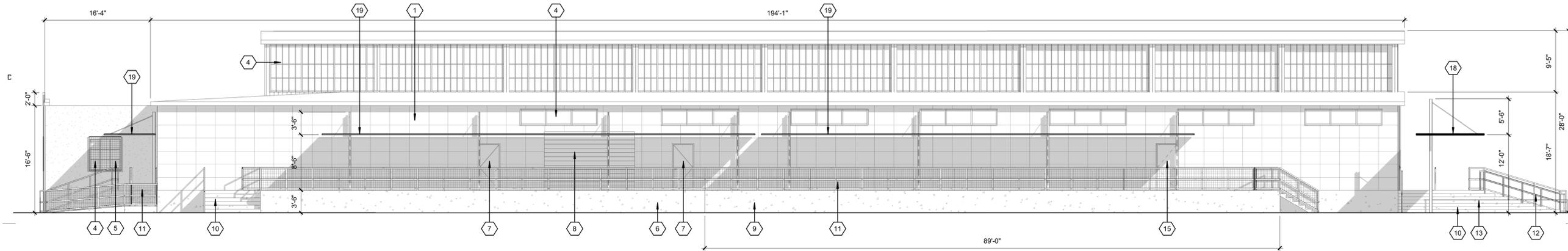
- 1 EXISTING METAL PANEL.
- 2 EXISTING PLASTER WALL.
- 3 EXISTING WINDOW.
- 4 EXISTING WINDOW SCREEN.
- 5 EXISTING DOOR.
- 6 CONCRETE WALL.
- 7 CONCRETE PATIO.
- 8 CONCRETE STEPS.
- 9 CONCRETE RAMP.
- 10 CONCRETE WALL PLANTER.
- 11 METAL GUARDRAIL, COLOR: RUST RED.
- 12 METAL HANDRAIL, COLOR: RUST RED.
- 13 DOOR.
- 14 GARAGE DOOR.
- 15 CANOPY, COLOR: RUST RED.
- 16 REFUSE ENCLOSURE METAL GATE, COLOR: RUST RED.
- 17 CONCRETE MASONRY UNIT WALL.
- 18 REFUGE ENCLOSURE PEDESTRIAN GATE.
- 19 FRAMED OPENING WITH GLAZING.
- 20 METAL BARN STYLE DOOR.
- 21 FUTURE CANOPY, COLOR: RUST RED.

**KEY PLAN**





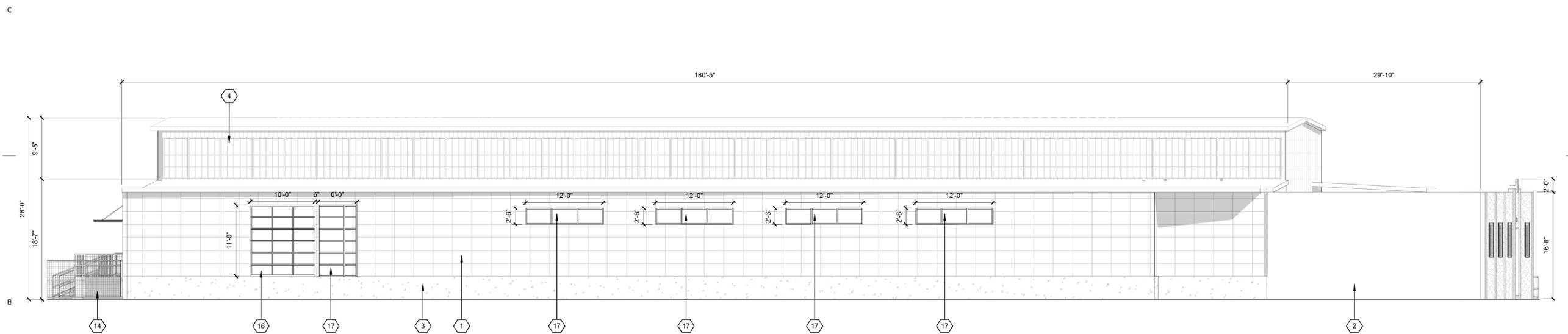
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**D1** ELEVATION - RETAIL BLD. A - NORTH  
 1/8" = 1'-0"



STAMP



**B1** ELEVATION - RETAIL BLD. A - SOUTH  
 1/8" = 1'-0"



SITE DEVELOPMENT  
 PLAN FOR BUILDING  
 PERMIT

PROJECT NAME  
**6TH & HAINES  
 IMPROVEMENTS**

1803 6TH ST NW  
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NEW MEXICO CAPITAL  
 PARTNERS

REVISIONS

NO.	DATE	DESCRIPTION

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 Project number 2530

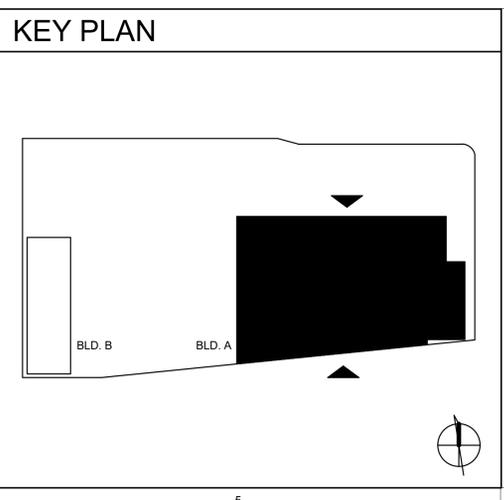
SHEET TITLE  
**BUILDING AND  
 STRUCTURE ELEVATIONS**  
 SHEET NUMBER

**SDP-5.2**  
 SHEET 7 OF 10

**SIGNAGE NOTE**

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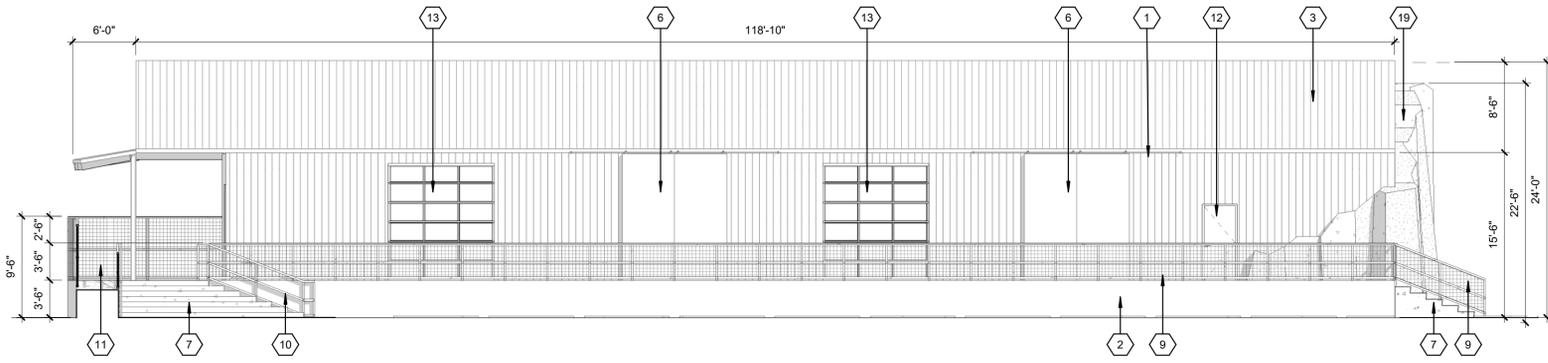
- 1 SHEET KEYNOTES**
- EXISTING METAL PANEL.
  - EXISTING PLASTER WALL.
  - EXISTING CONCRETE WALL.
  - EXISTING WINDOW.
  - EXISTING WINDOW SCREEN.
  - EXISTING CONCRETE PATIO.
  - EXISTING DOOR.
  - EXISTING GARAGE DOOR.
  - CONCRETE PATIO.
  - CONCRETE PATIO.
  - CONCRETE STEPS.
  - METAL GUARDRAIL. COLOR: RUST RED.
  - METAL HANDRAIL. COLOR: RUST RED.
  - BIKE RACK. COLOR: RUST RED. 4 REQUIRED. 16 FUTURE.
  - 6'-0" TALL METAL FENCE. COLOR: RUST RED.
  - DOOR.
  - GARAGE DOOR.
  - FRAMED OPENING WITH GLAZING.
  - CANOPY. COLOR: RUST RED.
  - FUTURE CANOPY. COLOR: RUST RED.



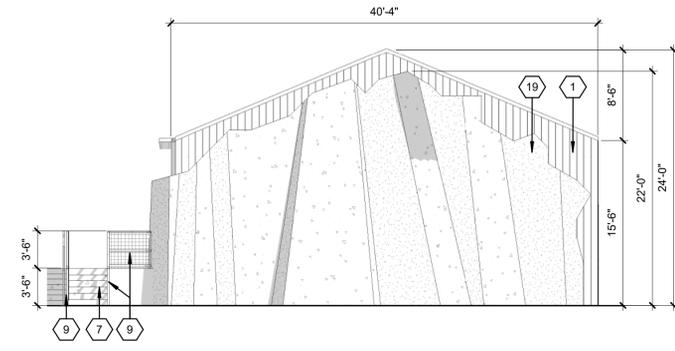
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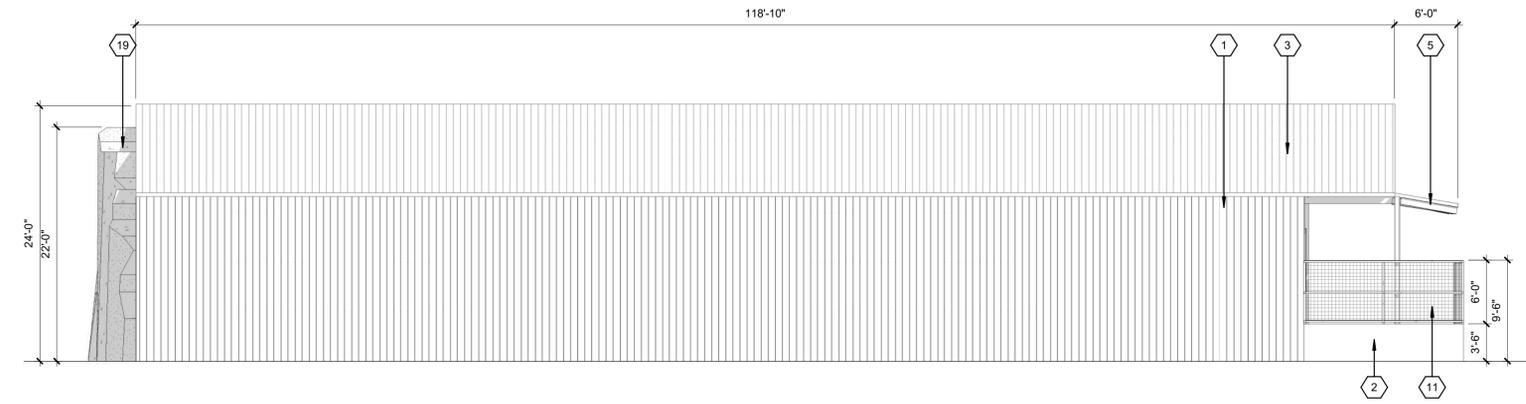
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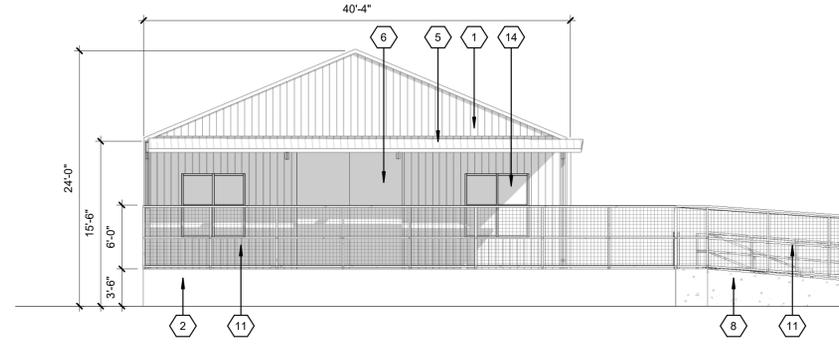
**D1** ELEVATION - RETAIL BLD. B - EAST  
 1/8" = 1'-0"



**D3** ELEVATION - RETAIL BLD. B - NORTH  
 1/8" = 1'-0"



**C1** ELEVATION - RETAIL BLD. B - WEST  
 1/8" = 1'-0"



**C3** ELEVATION - RETAIL BLD. B - SOUTH  
 1/8" = 1'-0"



STAMP

SITE DEVELOPMENT  
 PLAN FOR BUILDING  
 PERMIT

PROJECT NAME  
 6TH & HAINES  
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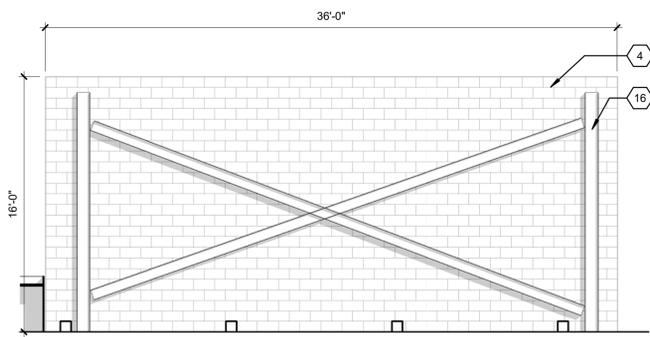
SHEET TITLE

BUILDING AND  
 STRUCTURE ELEVATIONS

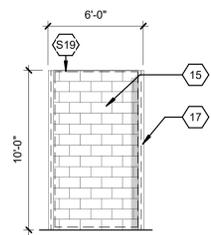
SHEET NUMBER

**SDP-5.3**

SHEET 8 OF 10



**A1** ELEV. - IDENTITY WALL - EAST & WEST  
 3/16" = 1'-0"



**A2** MONUMENT  
 SIGN ELEVATION  
 3/16" = 1'-0"

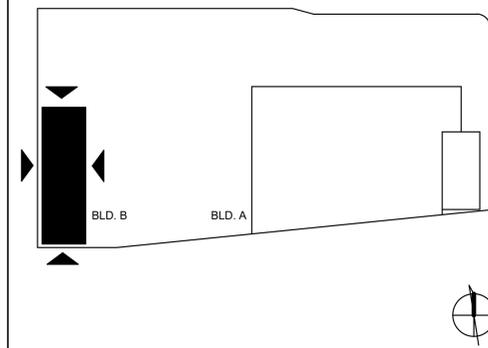
**SIGNAGE NOTE**

SIGNAGE TO BE DETERMINED UNDER A SEPARATE PERMIT TO MEET C-2 REGULATIONS.

**1 SHEET KEYNOTES**

- 1 EXISTING METAL PANEL.
- 2 EXISTING CONCRETE PATIO.
- 3 EXISTING METAL ROOF.
- 5 EXISTING CANOPY.
- 6 EXISTING DOOR.
- 7 CONCRETE STEPS.
- 8 CONCRETE RAMP.
- 9 METAL GUARDRAIL. COLOR: RUST RED.
- 10 METAL HANDRAIL. COLOR: RUST RED.
- 11 6'-0" TALL METAL FENCE. COLOR: RUST RED.
- 12 DOOR.
- 13 GARAGE DOOR.
- 14 FRAMED OPENING WITH GLAZING.
- 19 FUTURE CLIMBING WALL. COLORS: BLUE & YELLOW.

**KEY PLAN**







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SITE AXONOMETRIC - LOOKING SE



BLD "A" EXISTING WEST ENTRY LOOKING SE - EXISTING METAL PANELS TO REMAIN THROUGHOUT.



BUILDING "A" WEST ENTRY LOOKING SOUTHEAST



BUILDING "A" NORTH FACADE LOOKING SW



BUILDING "A" EAST ENTRY LOOKING WEST



BUILDING "A" NORTH PATIO LOOKING WEST

STAMP

SITE DEVELOPMENT  
 PLAN FOR BUILDING  
 PERMIT

PROJECT NAME  
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SHEET TITLE

BUILDING AND  
 STRUCTURE ELEVATIONS  
 - RENDERINGS

SHEET NUMBER

**SDP-6.1**

SHEET 10 OF 10

**A1** COLOR RENDERING ILLUSTRATIONS  
 3/4" = 1'-0"

7/19/2017 9:51:35 AM