



**Environmental
Planning
Commission**

Agenda Number: 2
Project #: PR-2018-001843
Case #: RZ-2022-00043
Hearing Date: December 14, 2023

Staff Report

Applicant	City of Albuquerque Planning Department
Request	Amendment to the Integrated Development Ordinance (IDO) Text – Small Areas for the 2023 Annual Update
Location	Rail Trail Corridor Small Area IDO 5-2(X)

Staff Recommendation

That a recommendation of APPROVAL of PR-2018-001843, Case RZ-2023-00043, based on the FINDINGS beginning on Page 20, and subject to the CONDITION on Page 25 be forwarded to the City Council.

**Staff Planner
Robert Messenger**

Summary of Analysis

The request is for text amendments to the Integrated Development Ordinance (IDO), which would adopt a new Small Area designated as the Rail Trail. The new regulations were identified as part of the Annual Update process to gather proposed changes through a regular cycle of discussion among residents, City staff, businesses, and decision makers (14-16-6-3(D)).

The amendment is to create new Small Area regulations [IDO 14-16-5-2(X)] regarding Site, Setback Standards, and Building Height Stepdown for new development or redevelopment adjacent to the proposed Rail Trail alignment.

Planning staff held one pre-application facilitated meeting on September 20th, 2023.

Staff is aware of one entity in opposition. Nonetheless, Staff recommends that a recommendation of approval be forwarded to the City Council.

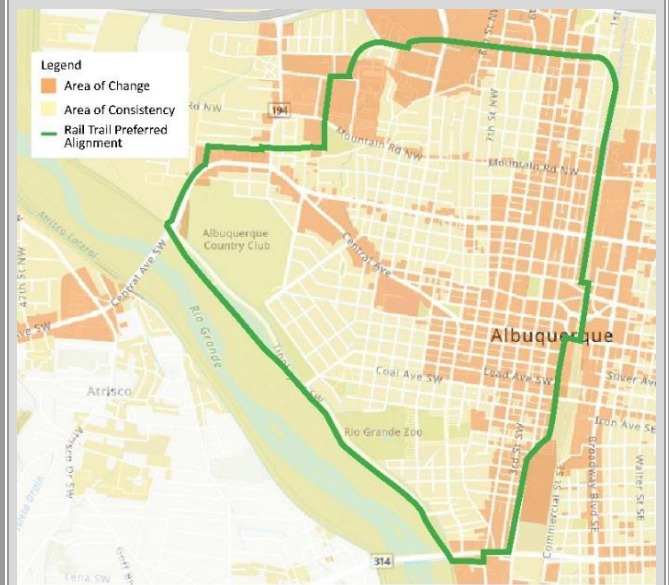


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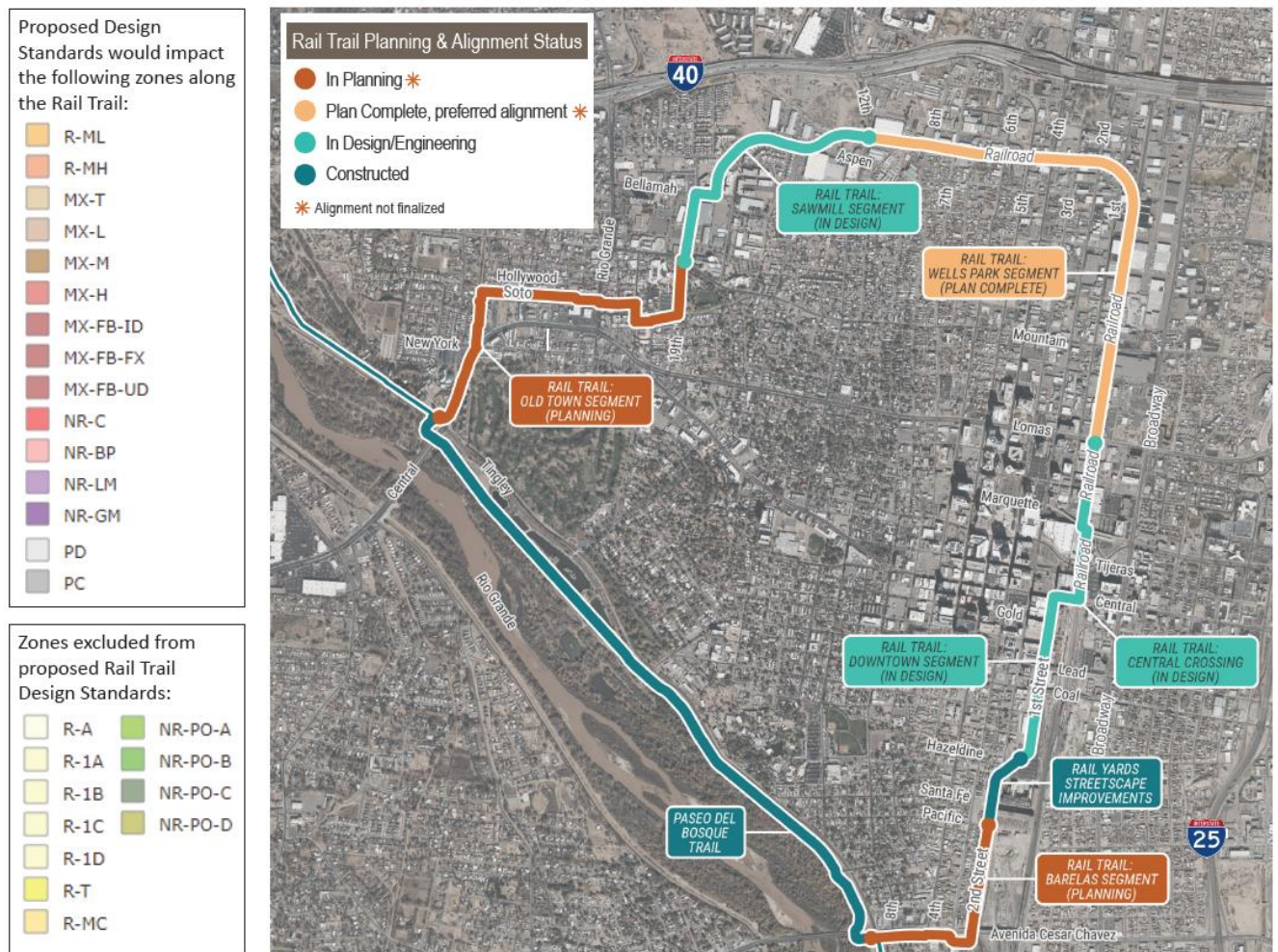
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I. INTRODUCTION

Request

This request is for an Amendment to the Integrated Development Ordinance (IDO) Text – Small Area for the Annual Update required by IDO Subsection 14-16-6-3(D). These proposed text amendments affecting the planned Albuquerque Rail Trail [IDO 5-2(X)] are accompanied by city-wide text amendments to the IDO, which were submitted separately pursuant to Subsection 14-16-6-7(D) and are the subject of another Staff report (RZ-2023-00040). The proposed small area amendments, when combined with the proposed city-wide amendments, are collectively known as the 2023 IDO Annual Update. More information is available online at <https://abq-zone.com/ido-annual-update-2023>

The proposed amendments would create regulations for Building heights, Landscaping, required Parking, Site and Setback Standards and Building Stepdowns for properties adjacent to the planned Rail Trail Corridor as shown in the map below:



The purpose of the proposed regulations is to enhance future development of sites adjacent to the Rail Trail by applying access and connectivity, edge buffer landscaping, wall and fences, building height stepdown, building design, and parking reductions to any new commercial, mixed-use, or industrial development along the Rail Trail corridor. This would create a uniform appearance for the corridor, prevent a “canyon effect” and mitigate noise, traffic, and visual impacts of development from the users’ enjoyment of the Rail Trail.

Background

The IDO established the procedure for adopting new Small Area regulations in areas where different regulations are needed to achieve the character of development in a particular area that differs from results intended from citywide regulations. The procedure to adopt a new set of Small Area regulations is an Amendment to IDO Text – Small Area around the planned Rail Trail project, pursuant to IDO Subsection 14-16-6-7(E).

Upon adoption in May 2018, the Integrated Development Ordinance (IDO) established a process through which it can be updated on an annual basis. IDO Subsection 14-16-6-3(D) requires Annual Updates, stating that the Planning Department shall prepare amendments to the text of the IDO and submit them every calendar year for an EPC hearing in December. The IDO annual update process established a regular, required cycle for discussion among residents, businesses, City Staff, and decision-makers to consider any needed changes that were identified over the course of the year.

The IDO establishes two types of annual IDO updates: Amendment to IDO Text-Citywide [Subsection 14-16-6-7(D)] and Amendment to IDO Text-Small Areas [Subsection 14-16-6-7(E)]. City-wide text amendments apply generally throughout the City and are reviewed using a legislative process. Text amendments to smaller areas within the City apply only to those areas and require a quasi-judicial review process, which includes notice to affected property owners and a prohibition of ex-parte communication with decision-makers about the proposed changes.

History & Purpose

The City of Albuquerque’s Metropolitan Redevelopment Agency (MRA) has been planning the Albuquerque Rail Trail since 2020. The Rail Trail’s design reflects input from community members, City staff from MRA, Parks and Recreation, and Municipal Development, consultants, and the Rail Trail Steering Committee. Public involvement has been ongoing since 2021. For more information about the Rail Trail in general see <https://www.cabq.gov/mra/rail-trail-1> and for information about community engagement see <https://www.cabq.gov/mra/rail-trail-1/community-engagement-equitable-development>.

These proposed Small Area Text Amendments were created to enhance the planned Rail Trail for users and to ensure that future development along it contributes to goals for economic development, equity, healthy recreation, and cultural expression. Planning staff determined that development regulations along the Rail Trail were best categorized as a Small Area in IDO Part 5 Development Standards, as its own distinct section. The geography of the small area and contextual nature of the regulations proposed are most similar to development standards such as Cumulative Impacts, Irrigation Facility Standards, Major Arroyo Standards, and Major Public Open Space Edges that are all found in Section 5-2 rather than Overlay Zones such as Character Protection Overlay (CPO) or

Historic Protection Overlay (HPO) that are intended to conserve historical or other neighborhood character and architectural value.

The majority of the proposed Rail Trail small area is designated in the ABC Comprehensive Plan as an Area of Change. Areas of Change are intended to have the highest degree of pedestrian-friendly development and highest-quality standards for pedestrian-oriented development and the IDO establishes building design standards specific to Urban Centers (UC), Main Streets (MS), and Premium Transit (PT) areas.

Applicability of Text Amendment

The proposed IDO text amendments apply within the City of Albuquerque municipal boundaries; in this case specifically, to the area designated as the Rail Trail Corridor. The IDO does not apply to lands controlled by other jurisdictions, the State of New Mexico, or Federal lands. Properties in the unincorporated Bernalillo County or other municipalities, such as the Village of Los Ranchos and City of Rio Rancho, are also not subject to the IDO.

Environmental Planning Commission (EPC) Role

The EPC is hearing this case pursuant to IDO Subsection 14-16-6-7(E), Amendment to IDO Text – Small Area. EPC is required to review the changes proposed and make a recommendation to the City Council regarding the proposed IDO Small Area text amendment as a whole. As the City’s Planning and Zoning Authority, the City Council will make the final decision. The EPC is the Council’s recommending body with review authority for the IDO Text Amendment. This is a quasi-judicial matter.

II. ANALYSIS OF ORDINANCES, PLANS, AND POLICIES

Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

Article I, Incorporation and Powers

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and process in the IDO will generally help implement the Comprehensive Plan and help guide future legislation.

Article IX, Environmental Protection

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

The proposed Small Area text amendments to the IDO will help ensure that land is developed and used properly. The IDO is an instrument to help promote and maintain an aesthetic and humane urban environment for Albuquerque's citizens, and thereby promote improved quality of life. Commissions, Boards, and Committees will have updated and clarified regulations to help facilitate effective administration of City policy in this area.

Article XVII, Planning

Section 1. The Council is the city's ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan and the Capital Improvement Plan. The Council is also the city's ultimate authority with respect to interpretation of adopted plans, ordinances, and individual cases.

Amending the IDO through the annual update process is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the City is consistent with the intent of any other plans and ordinances that the Council adopts.

Section 2. The Mayor or his designee shall formulate and submit to the Council the Capital Improvement Plans and shall oversee the implementation, enforcement, and administration of land use plans.

Amending the IDO through the annual update process will help the Administration to implement the Comprehensive Plan vision for future growth and development, and will help with the enforcement and administration of land use plans.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The Comprehensive Plan and the IDO were developed together and are mutually supportive. The purpose of the IDO [see 14-16-1-3], in the most overarching sense, is to implement the Comprehensive Plan and protect the health, safety, and general welfare of the public.

The request for a text amendment to the IDO-Small Areas generally furthers a preponderance of applicable Comprehensive Plan Goals and Policies. The request was submitted subsequent to the July 27, 2023 effective date of the 2022 IDO Annual Update and is subject to its applicable standards and processes.

Chapter 5: Land Use

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

The request would support strong growth of the Downtown Center (DC) by enhancing the development of the planned Rail Trail Corridor. The Rail Trail will become a multi-modal looped trail around central Albuquerque that connects to multimodal facilities inside and outside the area enclosed by the Rail Trail corridor. These regulations will enhance the visual appeal of the Rail Trail for users and property owners near it. The request furthers Goal 5.1 Centers & Corridors.

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

The request would help capture regional growth in Centers & Corridors by enhancing the visual appeal and users' experience of the Rail Trail. It would help shape the built environment into a sustainable development pattern by encouraging high-quality development adjacent to the Rail Trail that supports healthy and sustainable recreational use, artistic and cultural expression, and entrepreneurial opportunities in the heart of the City. The request furthers Policy 5.1.1 Desired Growth.

Sub-policy (a): Create walkable places that provide opportunities to live, work, learn, shop, and play.

The requested set of small area text amendments would facilitate the creation of a walkable place – the Rail Trail. Because the Rail Trail improves walking and biking access to destinations that provide opportunities to live, work, learn, shop, and play these regulations support the continued viability of walking and biking to reach those destinations. Therefore, the request furthers Policy 5.1.1 Desired Growth, sub-policy (a).

Sub-policy (h): Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request would encourage new development in and near the Downtown Center to connect to the Rail Trail. It would help encourage transit and non-automotive use by discouraging automotive use; it provides a 10% parking reduction for properties within 330 feet of the Rail Trail, as well as any City park or trail. The request furthers Policy 5.1.1 Desired Growth, sub-policy (h).

Chapter 7: Urban Design

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would reinforce a sense of place through context-sensitive design of development and streetscapes within the Rail Trail corridor. Because the amendment defines the Rail Trail as both a trail and street, regulations such as landscape buffers would contribute to the visual appeal of both the trail corridor and streetscape. The request furthers Goal 7.3 Sense of Place.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscapae of the block in which it is located.

The request would promote infill that enhances the built environment because it adds development regulations to encourage landscaping, outdoor gathering spaces, and reduced building heights that help prevent a “canyon effect” on the Rail Trail users’ experience. The request furthers Policy 7.3.4 Infill.

Chapter 8: Economic Development

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

The request would help create places where business and talent will stay and thrive because it would enhance the planned Rail Trail corridor, an amenity designed to encourage businesses and residents to locate and thrive in the central core of Albuquerque. The request furthers Goal 8.1 Placemaking.

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 would facilitate the marketing of the region’s unique characteristics to existing and new businesses and residents by enhancing a planned facility – the Rail Trail – that is designed to offer more opportunities for healthy recreation, artistic expression, and local business growth. The request furthers Policy 8.1.4 Leverage Assets.

Chapter 9: Housing

Goal 9.7 Partnership: Coordinate strategic deployment of housing-related funds and partnerships with community-based organizations for projects that achieve housing goals.

The request would facilitate the strategic development of housing by requiring additional landscaping buffers, trail connectivity, and providing parking reductions for development adjacent to the planned Rail Trail. These regulations would complement the quality of life improvements that the Rail Trail would provide, especially the ability to walk or bike for commuting and recreational purposes. The request furthers Goal 9.7 Partnership.

Policy 9.7.2 Metropolitan Redevelopment: Identify and prioritize opportunities for catalytic projects that stabilize and serve blighted neighborhoods that support redevelopment in those areas.

The request contributes to the viability of catalytic housing and mixed-use developments already identified for the Rail Trail itself by creating additional regulations to promote a consistent and more visually-appealing streetscape (i.e., trail corridor). These regulations add to the feasibility of financial investment in MRA districts within or near the Rail Trail corridor by encouraging future development that supports the goals of the Rail Trail. The request furthers Policy 9.7.2 Metropolitan Redevelopment.

Chapter 13: Resilience & Sustainability

Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The request would protect and maintain safe and healthy environments where people can thrive. These regulations would require access to the trail, edge buffer landscaping, limits on wall height, building height reductions, and outdoor seating and gathering spaces for developments adjacent to the Rail Trail. Because these requirements would improve the ability to see and be seen, they enhance the users' safety and experience of the planned Rail Trail, which would help maintain a safe and healthy environment where people can thrive. Therefore the request furthers Goal 13.5 Community Health.

Policy 13.5.1 Land Use Impacts: Prevent environmental hazards related to land uses.

The requested amendments would help mitigate environmental hazards such as noise and pollution associated with land uses by reducing parking requirements and creating a more visually-appealing Rail Trail that would encourage more alternative transportation use. Substituting bicycle, pedestrian and transit use for automotive modes reduces air pollution and congestion, factors that are environmental hazards. The request furthers Policy 13.5.1 Land Use Impacts.

Sub-Policy (c): Mitigate potential adverse impacts – including noise, emissions, and glare – of new development on surrounding land uses during and after construction through land use regulations, environmental permitting, and enforcement.

The request mitigates adverse impacts of new development by enhancing the appeal of the Rail Trail, itself which encourages alternatives to automotive travel . The request furthers sub-Policy 13.5.1 (c).

Integrated Development Ordinance (IDO)

Definitions:

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

Building Height: The vertical distance above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between

the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless specified otherwise in this IDO. See also *Building, Building Height Bonus, Finished Grade, and Measurement Definitions for Grade and Ground Floor Clear Height.*

Landscape Buffer: A required piece of land in a specific location used to physically separate or screen one land use or piece of property from another and landscaped with at least the minimum requirements specified in this IDO.

Amendment to IDO Text – Small Areas

The proposed small area text amendment meets the review and decision criteria for Amendment to IDO Text – Small Area in IDO Subsection 14-16-6-7(E)(3)(a-e).

The Criterion and the applicant’s response are in plain text; ***Staff analysis follows in bold italic text.***

Criterion 14-16-6-7(E)(3)(a)

The proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Response: The proposed amendment is consistent with the health, safety, and general welfare of the city by furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan as listed below*:

****As previously shown in responses to applicable Goals and Policies, the proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended. It would create additional development standards for any new commercial, mixed-use, or commercial development adjacent to the Rail Trail. The request meets Criterion 14-16-6-7(a).***

Criterion 14-16-6-7(E)(3)(b)

If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area.
2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response: A majority of the Small Area runs through Areas of Change (see above map). Short stretches of the Small Area map are located in Areas of Consistency, but the proposed amendment **does not** change zoning, land use standards, or neighborhood edge requirements.

The proposed Small Area regulations will only apply to commercial, industrial, or mixed-use developments. There are some industrial and mixed-use properties within Areas of Consistency that would be affected by the proposed regulations. These include properties along 1st Street north of Mountain. However, the majority of properties in the Area of Consistency are either single-family residential or parks/open space that are not affected by the proposed regulations. Overall, the proposed regulations are designed to protect “Areas of Consistency” while enhancing “Areas of Change”.

To respect the existing height characteristic of Areas of Consistency, the neighborhood edges requirement will continue to apply. Additionally, step-down requirements to a maximum of 48 feet are called for in the proposed Small Area (this is equivalent to the general height standards already allowed in MX-M). In addition, the proposed design standards are advantageous to Areas of Consistency by encouraging a more attractive physical design in developments or redevelopments that complements the Rail Trail. The design of the Rail Trail is informed by the character of the neighborhoods it travels through.

The proposed Small Area is primarily concentrated in Areas of Change that are designed to absorb a mix of uses, development, higher density, and intensity that the Rail Trail will spur and which the Comprehensive Plan calls for. Future developments in this proposed Small Area are likely to be new multi-family, mixed-use, commercial, and industrial development. Therefore, these are the only zones affected by the proposed design standards.

The proposed amendment would clearly reinforce or strengthen the character of the planned Rail Trail Corridor by adding development standards to all new commercial, mixed-use, and industrial development adjacent to it. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan. As a result, the proposed amendment would protect the identity and cohesiveness of Areas of Consistency such as residential neighborhoods through building design, and give the Rail Trail Corridor its distinct identity and sense of place. The request meets Criterion 14-16-6-7(E)(3)(b).

Criterion 14-16-6-7(E)(3)(c)

If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the existing zoning regulations are inappropriate because they meet at least one of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.
2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response: The Rail Trail Small Mapped Area is **not** located wholly in an Area of Change; it also runs through small stretches of “Areas of Consistency” (see previous response).

The Rail Trail is a major infrastructure project that will spur redevelopment and development primarily in Areas of Change that are designed to absorb a mix of uses, development, higher density, and intensity. Future developments in this proposed Small Area are likely to be new multi-family, mixed-use, commercial, and industrial development within Areas of Change. Therefore, these are the only zones affected by the proposed design standards. The proposed Small Area does not change the zoning or land use allowances of the underlying zone districts.

The proposed amendment will be more advantageous to the community as articulated by the ABC Comp Plan; particularly by encouraging redevelopment that improves patterns of land use, development density and intensity, and connectivity by providing access to alternative transportation forms through direct connections to the Rail Trail. Furthermore, it encourages more intense growth in Centers, Corridors, and Metropolitan Redevelopment Areas. This is achieved by reducing parking requirements, and by exempting the Downtown Center and Main Street (MS) and Premium Transit (PT) Corridors from the proposed height step-downs.

Staff agrees that the majority of the Rail Trail is concentrated primarily in Areas of Change. However, the Criterion does not apply because the Rail Trail is not wholly in an Area of Change. Further, the amendment submitted did not exempt Premium Transit (PT) areas from the building height stepdown requirement. Staff recommends adding a condition of approval to also exempt Premium Transit (PT) areas from the building height stepdown requirement, as they are of a similar intensity and density to MS corridors and the Downtown Center.

Criterion 14-16-6-7(E)(d)

If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Response: The proposed Amendment does not change allowable land uses and therefore the proposed amendment does not further expand or enable permissive uses that would be harmful to adjacent property, the neighborhood, or the community.

The proposed amendments would not change any allowable uses. The request meets Criterion 14-16-6-7(E)(d).

Criterion 14-16-6-7(E)(3)(e)

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

Response: The Amendment is not based completely or predominantly on the cost of land or economic considerations. Rather, the proposed Rail Trail amendment is intended to complement the Rail Trail and contribute to its vision as a vibrant, urban, and artistic trail.

The small area amendment is not based completely or predominantly on the cost of land or economic considerations but rather adds new regulations for future development that would enhance the Rail Trail Corridor. The request meets Criterion 14-16-6-7(E)(3)(e).

III. DISCUSSION - 2023 Annual Update – Proposed Small Area –Rail Trail

The purpose of the proposed amendments is to incorporate a new Small Area known as the Rail Trail Small Area. The Small Area would create new regulatory language in Section 14-16-5-2 (Site Design and Sensitive Lands). The proposed changes would apply to any new development or redevelopment of commercial, mixed-use, or industrial zoned properties to the proposed Rail Trail corridor. The proposed Small Area addition is outlined in the following exhibits, which would be inserted into the IDO in section 5-2 as follows:

Exhibit – Proposed Rail Trail Contextual Standards for the IDO Annual Update 2023

5-2 SITE DESIGN AND SENSITIVE LANDS

5-2(A) RAIL TRAIL

5-2(A)(1) Applicability

This Subsection 14-16-5-2(X) applies to development or redevelopment on lots adjacent to the Rail Trail, as mapped below.



[IDO map pending]

5-2(A)(2) Access and Connectivity

On-site pedestrian walkways shall connect to the Rail Trail, as long as such access is coordinated with and approved by the Parks and Recreation Department.

5-2(A)(3) Edge Buffer Landscaping

5-2(A)(3)(a) All new multi-family, mixed-use, or non-residential development other than industrial development shall provide a landscaped edge buffer area pursuant to Subsection 14-16-5-6(E)(2)(b)1 along the property line abutting the Rail Trail.

5-2(A)(3)(b) All new industrial development shall provide a landscaped edge buffer at least 15 feet wide along the property line abutting the Rail Trail, as specified in Subsection 14-16-5-6(E)(4)(b).

Commented [RMJ1]: "A landscaped edge buffer area at least 6 feet wide shall be provided. For buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide."

Commented [RMJ2]: Includes planting spacing if a wall is present or not.

5-2(A)(4) Wall and Fences

- 5-2(A)(4)(a) For multi-family residential development, mixed-use development, and non-residential development other than industrial development, walls in any side or rear yard abutting the Rail Trail shall meet the requirements of Subsection 14-16-5-7(D)(3)(d).
- 5-2(A)(4)(b) For industrial development, chain link fencing (with or without slats) shall not be allowed on any portion of a site visible from the Rail Trail. Chain link fencing is allowed as temporary security fencing during active construction.

Commented (RMJ3): "the maximum height of walls in any front or street side yard is 6 feet if the wall is set back at least 3 feet from the property line and if view fencing that is at most 50 percent opaque to perpendicular view is used for portions of a wall above 3 feet."

5-2(A)(5) Building Height Stepdown

Except within the Downtown Center (DT) or a Main Street (MS) corridor, any portion of a primary or accessory building within 50 feet in any direction of the Rail Trail shall step down to a maximum height of 48 feet.

5-2(A)(6) Building Design

- 5-2(A)(6)(a) In the NR-LM or NR-GM zone districts, any façade facing the Rail Trail shall meet the requirements in Subsection 14-16-5-11(E)(2)(a)3.
- 5-2(A)(6)(b) Outdoor seating and gathering required by Subsection 14-16-5-11(E)(3) shall be located adjacent to the Rail Trail.

Commented (RMJ4): Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features (illustrated below):

- a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.
- b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.
- c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.
- d. Three-dimensional cornice or base treatments.
- e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.
- f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

5-5 PARKING AND LOADING

5-5(C) OFF-STREET PARKING

5-5(C)(1) Parking Reductions

- 5-5(C)(1)(a) Reduction for Proximity to a City Park or Trail [new]
The minimum number of off-street parking spaces required may be reduced by 10 percent if the proposed development is located within 330 feet in any direction of any City park or trail.

7-1 DEFINITIONS

Rail Trail

The right-of-way and/or easements designated as the Albuquerque Rail Trail by the Rank 3 Albuquerque Rail Trail Master Plan and mapped by AGIS. For the purposes of this IDO, the Rail Trail Corridor is considered both a City trail and a street.

The proposed Small Area language was revised based on the September 20, 2023 pre-application facilitated meeting. The revised regulations, above, changed the original exhibit as follows:

- Removed a proposed regulation for properties at least 100 feet wide that would limit parking lots to no more than 50 percent of any yard abutting the Rail Trail Corridor.
- Added Main Street (MS) corridors to exceptions to the Building Height Stepdown regulation.

Staff additionally recommends that Premium Transit (PT) areas be exempt from the Building Height Stepdown regulation (see Recommended Condition of Approval).

Applicability of the Small Area

The proposed Rail Trail IDO regulations are both geographic and context-based. Therefore, both adjacency to the Rail Trail and zoning category will determine whether or not the proposed Rail Trail IDO regulations apply to a property. Properties adjacent to the Rail Trail that are developed with low-density residential are not affected by these regulations; while multi-family, mixed-use, and non-residential properties are affected by them.

The planned Rail Trail traverses through or along Overlay Zones, small areas, and Centers and Corridors that have their own sets of IDO regulations. IDO Section 1-8 “Relationship to Other Regulations” provides a hierarchy of regulations that prevail in case two or more regulations conflict with each other:

1. In case of conflict with Overlay Zone regulations, those of the Overlay Zones prevail regardless of whether they are more or less restrictive than other regulations [1-8(A)(1)].
2. When Use-specific Standards (USS) conflict with Development Standards, the Use-specific standards prevail regardless of whether they are more or less restrictive than Development Standards [1-8(A)(2)]. Where the USS is complementary to the Development Standards, the USS applies in addition to the Development Standards. Because the proposed regulations are included in the Development Standards section, they are subject to any USS for uses allowed in zones adjacent to the Rail Trail (except for residential and special use zones).
3. Area-specific regulations (i.e., for Centers, Corridors, or small areas) prevail over citywide regulations regardless of whether the area-specific regulation are more or less restrictive than the citywide regulation [1-8(A)(3)]. Citywide regulations include those in Chapter 2 Zone Districts, Chapter 4 Use Regulations, and Chapter 5 Development Standards.

Otherwise, within each of the above designations, in case of conflicts the more restrictive requirements would apply

IDO 5-2 Site Design and Sensitive Lands Purpose 5-2(A)

“This Section 14-16-5-2 is intended to minimize the impacts of development on natural and cultural resources, to protect public health and safety from potential hazards on sensitive lands, to create more distinctive neighborhoods by connecting them to surrounding natural features and amenities, and to

improve building performance and occupant wellness. Site design standards are intended to enhance the visual appearance of non-residential development, make visual connections to topographic features, promote street and neighborhood character, and strengthen the pedestrian environment.”

These proposed regulations support the purpose, above, as follows:

- Protect public health and safety: 5-2(X)(2) Access and Connectivity – Parks and Recreation approval provides a stronger guarantee that connections will be ADA accessible and will be consistent with City Parks and Recreation standards for trail facilities.
- Create more distinctive neighborhoods by connecting them: Municipal Development is examining how and where to connect pedestrian, bicycle, and transit modes to and from the Rail Trail and prioritizing connections and facilities using the City’s Prioritized High Fatality and Injury Network (HFIN) mapping tool. The Rail Trail crosses or parallels HFIN Priority 1 corridors (i.e., highest priority) such as 2nd Street, Central Avenue, and Mountain Road. For more information see: <https://www.cabq.gov/vision-zero>
- Enhance the visual appearance of non-residential development: Landscaped edge buffers will be required for new non-residential properties other than industrial pursuant to IDO 5-6(E)(2)(b)1 and 5-6(E)(4)(b) for industrial properties adjacent to the Rail Trail. Chain link fencing that is visible from the Rail Trail will not be allowed except during construction.
- Promote street and neighborhood character: Since the Rail Trail is defined as both a trail and a street, regulations for landscaped edge buffers, walls and fences, building height stepdowns, and building design (facades and outdoor gathering areas) will promote street and neighborhood character.
- Strengthen the pedestrian environment: the pedestrian environment will be strengthened by the visual appearance along the trail as well as improved connections to pedestrian facilities that intersect or connect to it.

IV. PUBLIC OUTREACH

Meetings and Presentations

Although the final alignments of some trail segments were not established at the time of public notification, MRA staff created several Mailing Notification Buffer Maps (see page 85 of the application) to ensure that all property owners potentially affected by the Rail Trail IDO regulations would be properly notified. The public notifications for an Amendment to IDO Text – Small Area pursuant to IDO 6-4(K)(3)(d) require mailed/emailed notice to all owners located partially or completely within 100 feet of the proposed small area. As a result of this requirement and the various buffer maps, over 500 were mailed to property owners.

The proposed text amendments were first reviewed at a pre-submittal neighborhood public meeting on Wednesday, September 20th, 2023 via Zoom. Planning and Metropolitan Redevelopment Agency (MRA) staff presented the proposed amendments, solicited input regarding the proposed changes, and listened to participants' feedback.

The City's Alternative Dispute Resolution (ADR) office facilitated the pre-submittal meeting, as required by Table 6-1-1 for Amendment to IDO Text – Small Area and IDO Subsection 14-16-6-4(C) (see attachments).

As a result of the September 20th pre-submittal meeting, staff revised the text amendments as follows:

- Removed the Parking Location requirement [5-2(X)(3)] that previously read: “On properties at least 100 feet wide, parking lots cannot occupy more than 50 percent of any yard abutting the Rail Trail Corridor.”
- Added the Main Street (MS) corridor designation to areas exempt from the Building Height Stepdown [5-2(X)(5)].

The above was prompted by concerns that properties along MS corridors, Central Avenue outside of Downtown in particular, would be required to comply with building height stepdown requirements that are in conflict with City policy for density along Central, as well as concerns that the parking requirement would prohibit the placement of needed parking because properties cannot place parking at the front along the Corridor as it currently stands (i.e. for situations where the MS corridor is on one side of the property and the Rail Trail corridor is on another side of the property.)

The Planning Department scheduled a public review meeting on November 17, 2023 to present the Citywide and Small Area Proposed Text Amendments to the public in advance of the EPC Study Session on December 7 and EPC Hearing on December 14. The public is encouraged to participate in the EPC Hearing on December 14 to review the Rail Trail Small Area Amendment as well as the Citywide IDO Amendments.

V. NOTICE

The required notice for an Amendment to IDO Text is published, mailed, emailed, and posted on the web. (See Table 6-1-1: Summary of Development Review Procedures.) A neighborhood meeting is required for an Amendment to IDO Text – Small Area. The City published a legal ad notice of the EPC hearing on November 22, 2023 in the ABQ Journal newspaper.

Property Owner Mailed Notice

The IDO requires mailed notice of the application submittal and EPC hearing to each affected property owner and property owners within 100 feet of those areas, pursuant to IDO Subsection 14-16-6-4(K)(3)(d) Notice for Amendment to IDO Text – Small Area. A map of affected property owners was created by AGIS staff. (See Attachment)

Notification letters regarding the application were sent out October 24, 2023. They were mailed to 509 property owners in or within 132 feet (0.025 miles) of the planned Rail Trail Corridor. The final alignments of the Rail Trail in areas such as Old Town and Wells Park were in the planning stages as of the writing of this report. Because these final alignments were not determined, MRA staff decided to exceed the requirement per IDO Subsection 6-4(K)(3)(d) that only requires a 100 foot notification distance to ensure that all potential impacted properties would be notified, regardless of the final alignment.

Neighborhood Association Notice

Table 6-1-1 indicates that written (hard-copy) and e-mail notification is required. However, as noted in 14-16-6-4(K)(2)(a) and 14-16-6-4(K)(3)(b)4, hard-copy mailed notice is not required if the representatives have an email address on file. Consequently emailed notice was sent to the two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination pursuant to the requirements of IDO Subsection 14-16-6-4(K)(2)(a) (see attachments). For an application for Amendment to IDO Text – Small Area, notice was provided pursuant to 14-16-6-4(K)(3)(b)(3). This section states: “For all other applications: any Neighborhood Association whose boundaries include or are adjacent to the subject property or small area.” This application is considered to be “all other applications” because it is not for applications (1) related to a citywide Policy Decision, or (2) related to a Wireless Telecommunications Facility.

The list of Neighborhood Associations required to be notified was provided by the Office of Neighborhood Coordination (see attachment).

VI. AGENCY & NEIGHBORHOOD COMMENTS

Reviewing Agencies

Few agency comments were received regarding this Small Area text amendment. No agency provided any adverse comments. Agency comments begin on pg. 25.

Neighborhood/Public

Comments received at the September 20th neighborhood pre-submittal meeting were reflected in the proposed regulations for this application. Before that meeting, property owners and developers were unsure if their particular properties would be impacted by the parking lot and building height stepdown regulations. After making requested modifications to the regulations, all in attendance were satisfied with the proposed set of small area text amendments. Planning Staff received one letter that was opposed to two sections of the proposed regulations: landscape buffering and building height stepdowns. No other comments were received as of the writing of this report.

VII. CONCLUSION

The request for Amendment to IDO Text-Small Areas meets all of the application and procedural requirements in IDO Subsection 14-16-6-7(D). The IDO text amendment is consistent with the Annual Update process established by IDO Subsection 6-3(D). The Planning Department has

compiled recommended changes and analyzed them. The request for amendment to the IDO text meets the review and decision criteria in Section 6-7(E)(3).

The proposed changes are consistent with Comprehensive Plan for small areas policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review.

The proposed text amendments were first reviewed at a public meeting in September 2023. Planning staff presented the proposed amendments, solicited input, and listened to participants' feedback about the proposed changes. Staff updated the proposal based on that feedback. Further, Staff recommends that Premium Transit (PT) areas be exempt from the Building Height Stepdown regulation (see Recommended Condition of Approval). Since the application was submitted, Staff received one letter of opposition.

Staff recommends that the EPC forward a recommendation of APPROVAL to the City Council.

RECOMMENDED FINDINGS - RZ-2022-00043, December 14, 2023- Text Amendments to the IDO – Small Areas

1. The request is for Small Area amendments to the text of the Integrated Development Ordinance (IDO) for the Annual Update required by IDO Subsection 14-16-6-3(D). The proposed Small-area amendments, when combined with the proposed City-wide amendments, are collectively known as the 2023 IDO Annual Update.
2. These text amendments to specific Small Areas in the City are accompanied by proposed City-wide text amendments, which were submitted separately pursuant to Subsection 14-16-6-7(D) and are the subject of another report staff report (RZ-2023-00040).
3. The Small Area text amendments include proposed regulations requested by Planning and MRA for Access and Connectivity, Edge Buffer Landscaping, Walls and Fences, Building Height Stepdown, Building Design, and Parking. The proposed small area amendment would create uniformity pertaining to future development of properties facing the Rail Trail.
4. The IDO applies to land within the City of Albuquerque municipal boundaries identified in the planned Rail Trail Corridor. The IDO does not apply to properties controlled by another jurisdiction, such as the State of New Mexico, Federal lands, and lands in unincorporated Bernalillo County or other municipalities.
5. The EPC's task is to make a recommendation to the City Council regarding the proposed amendments to IDO text. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is a recommending body to the Council and has important review authority. This is a quasi-judicial matter.
6. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
7. The request meets the Review and Decision Criteria in Subsection 14-16-6-7(E) of the IDO, as follows:
 - A. Criterion A: The proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

As shown in the staff analysis to applicable Goals and Policies, the proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended. The proposed small area amendment would provide additional development standards to any new commercial, mixed-use, or industrial development adjacent to the Rail Trail.

B. Criterion B: If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area.
2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency near the planned Rail Trail Corridor by applying development standards to all new commercial, mixed-use, or industrial development adjacent to the Rail Trail. As a result, the proposed amendment is more advantageous to the community because it would protect the identity and cohesiveness of neighborhoods and give the Rail Trail Corridor a distinct identity and sense of place.

C. Criterion C: If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the existing zoning regulations are inappropriate because they meet at least one of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.
2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Criterion 14-16-6-7(E)(3)(c) does not apply because the proposed amendments are not located wholly in an Area of Change.

D. Criterion D: If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The proposed amendment would not change allowable uses and therefore Criterion 14-16-6-7(E)(3)(d) does not apply.

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

The small area amendments are not based completely or predominantly on the cost of land or economic considerations but rather changing the standards for future development, that would create uniformity in the proposed Rail Trail Corridor.

8. The request generally furthers the following relevant City charter Articles:
- a. Article I, Incorporation and Powers. Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and process in the IDO will generally help implement the Comprehensive Plan and help guide future legislation.
 - b. Article IX, Environmental Protection. The proposed Small Area text amendments to the IDO will help ensure that land is developed and used properly. The IDO is an instrument to help promote and maintain an aesthetic and humane urban environment for Albuquerque's citizens, and thereby promote improved quality of life. Commissions, Boards, and Committees will have updated and clarified regulations to help facilitate effective administration of City policy in this area.
 - c. Article XVII, Planning. Amending the IDO through the annual update process is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the City is consistent with the intent of any other plans and ordinances that the Council adopts.
 - d. Section 2. The Mayor or his designee shall formulate and submit to the Council the Capital Improvement Plans and shall oversee the implementation, enforcement, and administration of and use plans:

Amending the IDO through the annual update process will help the Administration to implement the Comprehensive Plan vision for future growth and development, and will help with the enforcement and administration of land use plans.

9. The request furthers the following Goal and policies in Chapter 5: Land Use:

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

The request would support strong growth of the Downtown Center (DC) by enhancing the visual appeal of development adjacent to the planned Rail Trail Corridor. The Rail Trail will become a multi-modal looped trail around central Albuquerque that connects to multimodal facilities inside and outside the area enclosed by the Rail Trail corridor.

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

The request would help shape the built environment into a sustainable development pattern by encouraging high-quality development adjacent to the Rail Trail.

Sub-policy (a): Create walkable places that provide opportunities to live, work, learn, shop, and play.

The requested small area text amendment would facilitate the creation of a walkable place – the Rail Trail. Because the Rail Trail improves walking and biking access to destinations

that provide opportunities to live, work, learn, shop, and play these regulations support the continued viability of walking and biking to reach those destinations.

Sub-policy (h): Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request would encourage new development in and near Centers and Corridors that are within or adjacent to the Rail Trail to connect to it via transit and non-automotive modes.

10. The request furthers the following Goal and policy in Chapter 7: Urban Design:

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would reinforce a sense of place through context-sensitive design of development and streetscapes within the Rail Trail corridor. Regulations such as landscape buffers would contribute to the visual appeal of both the trail corridor and streetscape.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The request would promote infill that enhances the built environment because it adds development regulations to encourage a visually-appealing Rail Trail. The requested regulations will benefit Rail Trail users and encourage consistent, high-quality development adjacent to the Rail Trail corridor.

11. The request furthers the following Goals and policy in Chapter 8: Economic Development:

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

The request helps business and talent to stay and thrive because it would enhance the planned Rail Trail corridor, an amenity designed to encourage artistic expression, healthy recreation, and local business growth in central Albuquerque.

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 would facilitate the marketing of the region's unique characteristics to existing and new businesses and residents by enhancing the planned Rail Trail.

12. The request furthers the following Goals and policy in Chapter 9: Housing:

Goal 9.7 Partnership: Coordinate strategic deployment of housing-related funds and partnerships with community-based organizations for projects that achieve housing goals.

The request would facilitate the strategic development of housing by requiring additional regulations for development adjacent to the planned Rail Trail. These regulations would complement the quality of life improvements that the Rail Trail would provide, and support high-quality development of affordable and market-rate housing to achieve housing goals.

Policy 9.7.2 Metropolitan Redevelopment: Identify and prioritize opportunities for catalytic projects that stabilize and serve blighted neighborhoods that support redevelopment in those areas.

The requested text amendment regulations support opportunities for catalytic projects adjacent to the Rail Trail Corridor that were identified by the Metropolitan Redevelopment Agency. The regulations support the viability of housing and mixed-use developments near or within the area enclosed by the Rail Trail Corridor by promoting a consistent and more visually-appealing streetscape (i.e., trail corridor).

13. The request furthers the following Goals and policies in Chapter 13: Resilience & Sustainability:

Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The request would require access to the trail, edge buffer landscaping, limits on wall height, building height reductions, and outdoor seating and gathering spaces for developments adjacent to the Rail Trail. Because these requirements would enhance the users' safety on the Rail Trail, they would help maintain a safe and healthy environment.

Policy 13.5.1 Land Use Impacts: Prevent environmental hazards related to land uses.

The request would help prevent environmental hazards by reducing parking requirements and creating a more visually-appealing Rail Trail to encourage biking and walking. Substituting biking and walking for automotive modes reduces air pollution and congestion, which are environmental hazards.

Sub-Policy (c): Mitigate potential adverse impacts – including noise, emissions, and glare – of new development on surrounding land uses during and after construction through land use regulations, environmental permitting, and enforcement.

The request mitigates adverse impacts of new development by enhancing the appeal of the Rail Trail, which encourages alternatives to automotive travel.

14. For an Amendment to IDO Text, the required notice must be published, mailed, and posted on the web (see Table 6-1-1). A pre-application meeting was required and held on September 20th via Zoom. The City published notice of the EPC hearing as a legal ad in the ABQ Journal newspaper. First class mailed notice was sent to the two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination (ONC) as required by IDO Subsection 14-16-6-4(K)(2)(a). Notice was posted on the Planning Department website and on the project website.
15. In addition to the required notice, Notification letters regarding the application were sent out October 24, 2023. They were mailed to 509 property owners in or within 132 feet (0.025 miles) of the planned Rail Trail Corridor. Because the final alignments of the planned Rail Trail Corridor were not determined as of the writing of this report, MRA staff exceeded the requirement per IDO Subsection 6-4(K)(3)(d) that only requires a 100 foot notification distance

to ensure that all potential impacted properties would be notified, regardless of the final alignment.

16. On November 17, 2023, the Planning Department held a public review meeting to present the Citywide and Small Area Proposed Text Amendments to the public in advance of the EPC Study Session on December 7 and EPC Hearing on December 14.
17. As of this writing, Planning Staff received no inquiries about the proposed regulations after updating them per the September 20th facilitated meeting.
18. As of this writing, Staff has been contacted and is aware of one letter of opposition. The letter expressed opposition to two sections of the proposed regulations: landscape buffering and building height stepdowns. No other comments were received as of the writing of this report.

RECOMMENDATION - RZ-2022-00043, December 14, 2023

That a recommendation of APPROVAL of Project #: 2018-001843, Case#: RZ-2022-00043, a request for Amendment to IDO Text- Small Areas, be forwarded to the City Council based on the preceding Findings, and the following Condition of Approval.

RECOMMENDED CONDITION OF APPROVAL - RZ-2022-00043, December 14, 2023

1. Proposed Subsection 5-2(A)(5) as shown in the Proposed Rail Trail Contextual Standards Exhibit shall be amended to also exclude Premium Transit (PT) areas from the Building Height Stepdown requirement.

Robert Messenger
Senior Planner

Notice of Decision cc list:

List will be finalized subsequent to the December 14, 2023 EPC hearing or upon approval by the EPC at a later hearing, whichever comes first.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

No adverse comments.

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Project# 2018-001843RZ-2023-00043 – Text Amendments to Integrated Development Ordinance (IDO)—Design Standards – Rail Trail Small Area---- No comment at this time.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

No comments

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA)

No adverse comments on the IDO text amendment related to design standards adjacent to the planned Albuquerque Rail Trail.

ALBUQUERQUE PUBLIC SCHOOLS

Project #2018-001843

- a. EPC Description: RZ-2023-00043, Text Amendments to Integrated Development Ordinance (IDO)—Design Standards—Rail Trail Small Area.
- b. Site Information: Properties adjacent to the planned Albuquerque Rail Trail.
- c. Site Location: Properties adjacent to the planned Albuquerque Rail Trail.
- d. Request Description: This update includes changes requested regarding the standards applicable to one Small Area to implement regulations that add additional development design standards to properties adjacent to the planned Albuquerque Rail Trail.
- e. No comment.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

APPLICANT INFORMATION



Proposed IDO Text Amendment
Rail Trail Small Area
EPC Submission Materials

Metropolitan Redevelopment Agency
City of Albuquerque

October 25, 2023

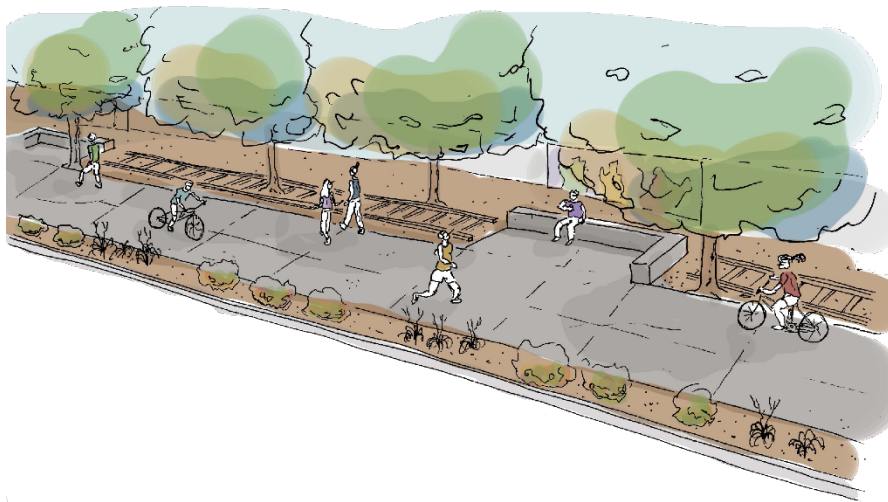


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 - d. Mailing labels



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Proposed Text Amendment to the IDO - Small Area to implement regulations that add additional development design standards to properties adjacent to the planned Albuquerque Rail Trail.

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

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

Signature: <i>Ciaran Lithgow</i>	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

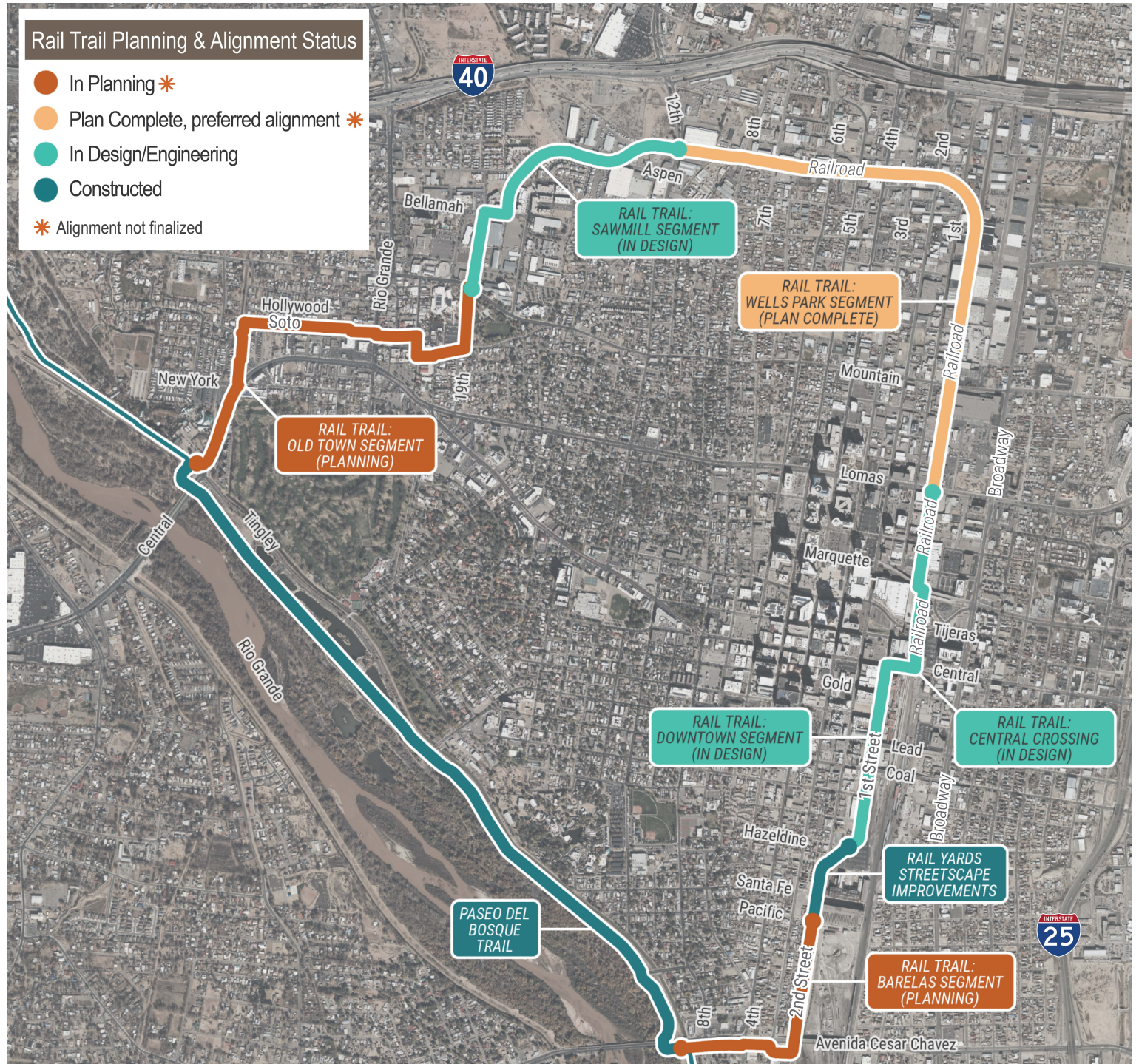
Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

Proposed Design Standards would impact the following zones along the Rail Trail:

- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- PD
- PC

Zones excluded from proposed Rail Trail Design Standards:

- R-A
- NR-PO-A
- R-1A
- NR-PO-B
- R-1B
- NR-PO-C
- R-1C
- NR-PO-D
- R-1D
- R-T
- R-MC



Form Z: Policy Decisions

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

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

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

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

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

AMENDMENT TO IDO TEXT

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

ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL


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

ANNEXATION OF LAND

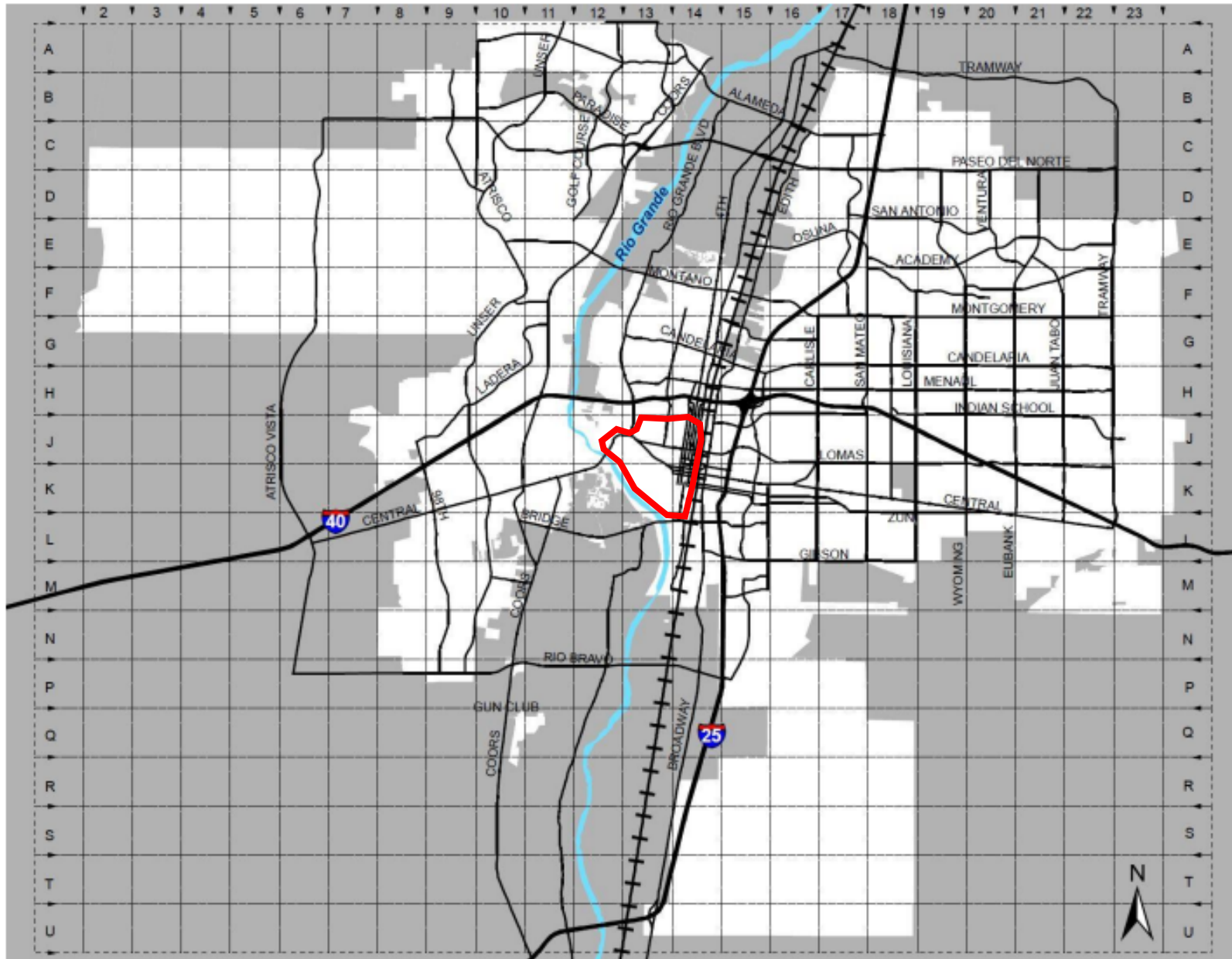
- Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- Petition for Annexation Form and necessary attachments
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- Board of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

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

Signature: *Ciaran Lithgow* Date: 10/25/2023
 Printed Name: Ciaran Lithgow, Redevelopment Project Manager Applicant or Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

CITY ZONE ATLAS PAGE INDEX



October 25, 2023

David Shaffer, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102



Dear Chair Shaffer,

For the past three years, the City of Albuquerque’s Metropolitan Redevelopment Agency has been planning, designing, and securing funding for the visionary Albuquerque Rail Trail. The 7-mile Rail Trail will be an iconic and artistic pedestrian and cyclist parkway that reflects Albuquerque’s vibrant history and cultural diversity. It will not only connect Downtown, Old Town, and the Rail Yards, but it will tell the story of this place our families call home. The overall vision for the trail is to tell our story, of who we are as a people, of this land we love, and our history through time. Walking the trail will entertain users with a rich tapestry of our life in “the city at the crossroads” over the centuries through art and design.

Urban trails across the country have been proven to catalyze infill and redevelopment and boost economic investment. The Rail Trail is planned to run through six Metropolitan Redevelopment Areas, which have many vacant lots and underutilized parcels that are prime candidates for redevelopment and investment. As the agency responsible for incentivizing development in these areas, we must strategize thoughtfully about how we can encourage private development that complements this significant public investment. Therefore, the Metropolitan Redevelopment Agency is proposing a Text Amendment to the Integrated Development Ordinance to establish a new Rail Trail Small Area. The proposed Small Area design standards will ensure that future development interfaces with and connects to provide a beautiful and cohesive relationship to the Rail Trail.

We are excited for the private investment the Rail Trail will catalyze, and we are pleased to work cross-departmentally to ensure the Rail Trail is considered as a part of multiple City Department’s visions and plans for the future. This is one of many steps our Agency is taking to safeguard and enhance this investment in our future.

We thank you for your time and consideration of this proposal.

Sincerely,

Terry Brunner

Terry Brunner, Director
Metropolitan Redevelopment Agency, City of Albuquerque



October 25, 2023

David Shaffer, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102



Dear Chair Shaffer,

The Metropolitan Redevelopment Agency is pleased to submit this letter of justification as required by IDO Subsection 14-16-6-7(E)(3)(a) in conjunction with the Planning Department's request for an Amendment to IDO text. This particular application is for an Amendment to IDO Text – Small Area to adopt a new Small Area around the planned Rail Trail project. (See the Summary of Request for a map of the proposed Small Area.) The Metropolitan Redevelopment Agency looks forward to the Environmental Planning Commission's review and recommendation to City Council.

The Metropolitan Redevelopment Agency, Parks & Recreation, and the Department of Municipal Development have been engaged in significant planning and design for the proposed Albuquerque Rail Trail. The Rail Trail is a 7-mile multi-modal (pedestrian and cyclist) urban trail that will link Albuquerque's vibrant downtown area to nearby neighborhoods, cultural destinations, entertainment districts, mass transportation options, and the Rail Yards, creating a world class urban amenity that will catalyze redevelopment. The Rail Trail is imagined both as a celebration of Albuquerque's cultural history and a bright vision for our shared future.

The regulations affecting this proposed Small Area would add additional development design standards to properties adjacent to the planned Albuquerque Rail Trail. These regulations are intended to ensure that future developments and redevelopments complement the Rail Trail and contribute to its vision as a vibrant, urban, and artistic trail. The regulations do not impact or change allowable land uses, nor do they change the zoning of any property.

This application proposes to amend the following IDO subsections to regulate development standards of new developments and major redevelopments of properties zoned for multifamily, commercial, mixed-use, or industrial directly adjacent to the planned Albuquerque Rail Trail:

- 5-2 Site Design and Sensitive Lands
 - Proposed amendments would require higher design and landscaping standards for properties adjacent to the Rail Trail.
- 5-5 Parking and Loading
 - Proposed amendment would allow a 10% reduction in required parking for properties directly adjacent to the Rail Trail.
- 7-1 Definitions
 - Proposed amendment would define the Rail Trail as both a street and a trail, to apply building from design standards to properties within a certain setback from the Rail Trail.

Justification for a Small Mapped Area for the Albuquerque Rail Trail

These proposed amendments to the IDO text are consistent with the required Annual Update process described in IDO Subsection 14-16-6-3(D). This proposed Amendment to IDO Text – Small Area meets the Review and Decision Criteria in IDO Subsection 14-16-6-7(E)(3).

1. **6-7(E)(3)(a)** The proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant response: The proposed amendment is consistent with the health, safety, and general welfare of the city by furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan as listed below:

Policy 5.1.1 Desired Growth: *“Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. Create walkable places that provide opportunities to live, work, learn, shop, and play. Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.”*

The Rail Trail travels through the Downtown Center and along several corridors. The proposed changes will help create a cohesive, quality urban environment that complements the Rail Trail. Required connectivity from developments onto the Rail Trail (which will allow for gates/controlled access) will enable access green space and encourage the use of alternative transportation options, including the Rail Trail, the Alvarado Transit Center, and the Rail Runner.

Policy 7.3.4 - Infill: *“Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.”*

Urban trails across the country have been proven to catalyze infill and redevelopment. There are many vacant lots and underutilized parcels that are candidates for redevelopment. These proposed Small Area design standards will ensure that future development engages to scale, in style, and utilizes materials that provide a beautiful and cohesive relationship with the Rail Trail. The ultimate goal is to ensure well designed development projects that people will want to live and conduct business in. The Rail Trail will serve a catalyzing role in redevelopment and infill that will result in encouraging the development of more business and more housing to create a great downtown.

Policy 9.7.2 - Metropolitan Redevelopment: *“Identify and prioritize opportunities for catalytic projects that stabilize and serve blighted neighborhoods and support redevelopment in those areas.”*

The Rail Trail travels almost entirely through Metropolitan Redevelopment Areas. These proposed changes will ensure that new development and redevelopment will be done in a way that reduces blight and improves the physical environment of these Redevelopment Areas, which are key goals of all Metropolitan Redevelopment Plans within the area.

Policy 13.5.1 - Land Use Impacts: “... Mitigate potential adverse impacts – including noise, emissions, and glare – of new development on surrounding land uses during and after construction through land use regulations, environmental permitting, and enforcement.”

Many of the properties surrounding the Rail Trail are zoned to allow industrial uses or large buildings. These proposed design standards for new development/significant redevelopment will help lessen the impact of industrial uses and the effects of tall building heights (which can impact sunlight for planned vegetation or create wind tunnels) along the Rail Trail.

2. **6-7(E)(3)(b)** If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria:

- a. There has been a significant change in neighborhood or community conditions affecting the small area.
- b. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

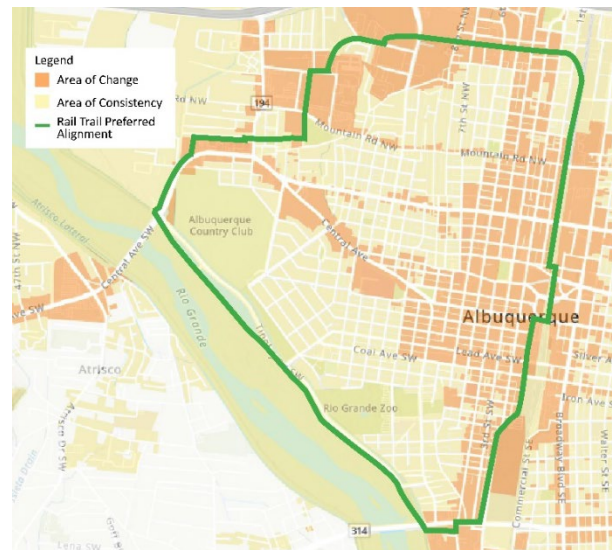


Figure 1 - Areas of Change & Consistency with Rail Trail Alignment

Applicant response: N/A. A majority of the Small Area runs through Areas of Change (see above map). Short stretches of the Small Area map are located in Areas of Consistency, but the proposed amendment **does not** change zoning, land use standards, or neighborhood edge requirements.

3. **6-7(E)(3)(c)** If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning regulations are inappropriate because they meet at least 1 of the following criteria:
 - a. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request
 - b. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity) and other applicable adopted City plan(s).

Applicant response: The Rail Trail is a major redevelopment project primarily concentrated in Areas of Change that are designed to absorb a mix of uses, development, higher density, and intensity. Future developments in this proposed Small Area are likely to be new multi-family, mixed-use, non-residential development, and industrial development within Areas of Change. Therefore, these are the only zones affected by the proposed design standards. The proposed Small Area does not change the zoning or land use allowances of the underlying zone districts.

The proposed amendment will be more advantageous to the community as articulated by the ABC Comp Plan; particularly by encouraging redevelopment that improves patterns of land use, development density and intensity, and connectivity by providing access to alternative transportation forms through direct connections to the Rail Trail. Furthermore, it encourages more intense growth in Centers, Corridors, and Metropolitan Redevelopment Areas. This is achieved by reducing parking requirements and exempting Centers and Main Street (MS) and Premium Transit (PT) Corridors from the proposed height step-downs.

4. **6-7(E)(3)(d)** If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant response: The proposed Amendment does not change allowable land uses and therefore the proposed amendment does not further expand or enable permissive uses that would be harmful to adjacent property, the neighborhood, or the community.

5. **6-7(E)(3)(e)** The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant response: The Amendment is not based completely or predominantly on the cost of land or economic considerations. Rather, the proposed Rail Trail amendment is intended to complement the Rail Trail and contribute to its vision as a vibrant, urban, and artistic trail.

Public Outreach

The City's Alternative Dispute Resolution (ADR) facilitated a pre-submittal Neighborhood Meeting, as required by IDO Subsection 14-16-6-4(C) on September 20, 2023. The full facilitated meeting notes are included with this application, along with the Proof of Pre-submittal Neighborhood Meeting content analysis, as required by 14-16-6-4(C). The meeting report was sent out to all attendees who provided an email in the meeting or are on the project email list for newsletters. It was also sent out to all of the Neighborhood Association representatives who had received notice of the meetings. The participants in this meeting were generally supportive of the proposed changes, though comments and concerns from prospective developers with land along the Rail Trail corridor resulted in two changes:

- The removal of a design regulation that would have limited surface parking to a maximum of 50% of the length of the property's edge that abuts the Rail Trail; and,

- Adding MS-PT Corridors to the exceptions for the Building Height Stepdowns regulation to continue encouraging density along MS-PT corridors.

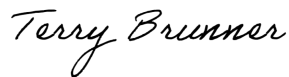
Notification letters of the application were mailed on October 24, 2023 to 509 property owners within or adjacent to the Rail Trail Small Mapped Area. Neighborhood Associations that include or are adjacent to the Rail Trail Small Mapped Area received emailed notice on October 25, 2023.

Conclusion

This request promotes public health, safety, and welfare and encourages appropriate development styles along a major public infrastructure corridor. The regulations in the proposed amendment complement Areas of Change and the Areas of Consistency that the Rail Trail travels through and furthers applicable Goals and policies of the Comprehensive Plan and Metropolitan Redevelopment Plans along it.

The City of Albuquerque is committed to establishing the Rail Trail as a world-class public amenity and encourages community groups, neighborhood associations, and private developments to continue being strong partners in creating a pleasant experience along the Rail Trail through this proposed Small Area Amendment.

Sincerely,



Terry Brunner, Director
Metropolitan Redevelopment Agency, City of Albuquerque

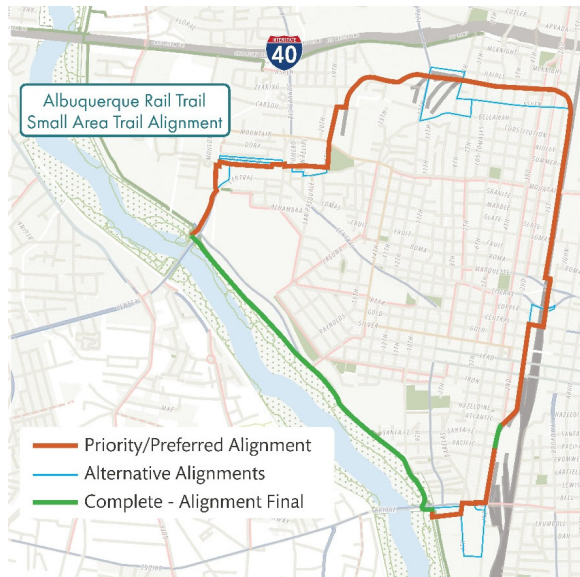
Exhibit – Proposed Rail Trail Contextual Standards for the IDO Annual Update 2023

5-2 SITE DESIGN AND SENSITIVE LANDS

5-2(A) RAIL TRAIL

5-2(A)(1) Applicability

This Subsection 14-16-5-2(X) applies to development or redevelopment on lots adjacent to the Rail Trail, as mapped below.



[IDO map pending]

5-2(A)(2) Access and Connectivity

On-site pedestrian walkways shall connect to the Rail Trail, as long as such access is coordinated with and approved by the Parks and Recreation Department.

5-2(A)(3) Edge Buffer Landscaping

5-2(A)(3)(a) All new multi-family, mixed-use, or non-residential development other than industrial development shall provide a landscaped edge buffer area pursuant to Subsection 14-16-5-6(E)(2)(b)1 along the property line abutting the Rail Trail.

5-2(A)(3)(b) All new industrial development shall provide a landscaped edge buffer at least 15 feet wide along the property line abutting the Rail Trail, as specified in Subsection 14-16-5-6(E)(4)(b).

Commented [RMJ1]: "A landscaped edge buffer area at least 6 feet wide shall be provided. For buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide."

Commented [RMJ2]: Includes planting spacing if a wall is present or not.

5-2(A)(4) Wall and Fences

- 5-2(A)(4)(a) For multi-family residential development, mixed-use development, and non-residential development other than industrial development, walls in any side or rear yard abutting the Rail Trail shall meet the requirements of Subsection 14-16-5-7(D)(3)(d).
- 5-2(A)(4)(b) For industrial development, chain link fencing (with or without slats) shall not be allowed on any portion of a site visible from the Rail Trail. Chain link fencing is allowed as temporary security fencing during active construction.

Commented [RMJ3]: "the maximum height of walls in any front or street side yard is 6 feet if the wall is set back at least 5 feet from the property line and if view fencing that is at most 50 percent opaque to perpendicular view is used for portions of a wall above 3 feet."

5-2(A)(5) Building Height Stepdown

Except within the Downtown Center (DT) or a Main Street (MS) corridor, any portion of a primary or accessory building within 50 feet in any direction of the Rail Trail shall step down to a maximum height of 48 feet.

5-2(A)(6) Building Design

- 5-2(A)(6)(a) In the NR-LM or NR-GM zone districts, any façade facing the Rail Trail shall meet the requirements in Subsection 14-16-5-11(E)(2)(a)3.
- 5-2(A)(6)(b) Outdoor seating and gathering required by Subsection 14-16-5-11(E)(3) shall be located adjacent to the Rail Trail.

Commented [RMJ4]: Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features (illustrated below):

- a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.
- b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.
- c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.
- d. Three-dimensional cornice or base treatments.
- e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.
- f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

5-5 PARKING AND LOADING

5-5(C) OFF-STREET PARKING

5-5(C)(1) Parking Reductions

- 5-5(C)(1)(a) **Reduction for Proximity to a City Park or Trail [new]**
The minimum number of off-street parking spaces required may be reduced by 10 percent if the proposed development is located within 330 feet in any direction of any City park or trail.

7-1 DEFINITIONS

Rail Trail

The right-of-way and/or easements designated as the Albuquerque Rail Trail by the Rank 3 Albuquerque Rail Trail Master Plan and mapped by AGIS. For the purposes of this IDO, the Rail Trail Corridor is considered both a City trail and a street.

STAFF INFORMATION

November 14, 2023

TO: Ciaran Lithgow, Metropolitan Redevelopment Agency City of Albuquerque
FROM: Robert Messenger, AICP, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3837
RE: Proposed Amendment to IDO Text – Small Area Rail Trail

I've completed a first review of the proposed Amendment to IDO Text – Small Area request for the Rail Trail. I have a few questions and several suggestions that will help strengthen the justification. I am available to answer questions about the process and requirements. Please provide the following:

- ⇒ A revised zone change justification letter by **12 pm on Tuesday, November 21, 2023**.
- ⇒ Note: If you have trouble with this deadline, please let me know.

1) Introduction/General:

- A. Additional items may arise as the case progresses. If so, I will inform you immediately.
- B. Editorial comments regarding Review and Decision Criteria IDO 6-7(E)(3) are denoted in Capitals. Sub-policies are denoted in lower case. For example, Criterion C refers to IDO 6-7(E)(3)(c) and not “sub-policy c”.

2) Key Issues/Project Request:

- A. The request is for an Amendment to IDO Text – Small Area for the area described in Exhibit – Proposed Rail Trail Contextual Standards for the IDO Annual Update 2023.

3) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission/>
- B. Timelines and EPC calendar: the EPC public hearing for December is the 14th. Final staff reports will be available one week prior, on December 7th.
- C. Agency comments will be distributed as they come in. I will email you a copy of all the comments compiled and will forward any late comments to you.

4) Small Area Text Amendment - Concepts & Research:

- A. Responding to the criteria of IDO 14-16-6-7(E)(3) is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - i. answering the questions in the customary way (see examples)

- ii. using conclusory statements such as “because _____”
- iii. re-phrasing the requirement itself in the response.
- iv. choosing an option when needed to respond to a requirement.

B. Refer to the link provided below for examples of Amendment to IDO Text – Small Area staff reports, and look at December (2018 through 2022) agendas in particular:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

5) Small Area Text Amendment- Section by Section:

Please incorporate the following to provide a strengthened, improved response to 14-16-6-7(E)(3):

- A. 6-7(E)(3)(a): The Response to Criterion A needs to be rewritten because it did not include Goals supported by the Policies cited.
 - i. Include the Goal for each policy cited, and provide sufficient narrative for each to show how the proposed Rail Trail furthers “a preponderance of applicable Goals and Policies”.
 - ii. Each Goal, Policy, and sub-policy must be written “as is” without summarizing or paraphrasing. The public and reviewing bodies must be able to compare all responses to the exact Goal, Policy, and sub-policy as written and adopted in the Comp Plan.
 - iii. If a sub-policy is referenced, please include that sub-policy verbatim as a stand-alone item. For example, it appears that sub-policies 5.1.1 (a) “Create walkable places that provide opportunities to live, work, learn, shop, and play.” and 5.1.1 (h) “Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development” were added to the end of Policy 5.1.1.
 - iv. Consider adding the following Goals and Policies to strengthen the request:
 - i. Goal 5.3 Efficient Development Patterns; Policy 5.3.1 Infill Development
 - ii. Goal 6.5 Equity; Policy 6.5.1
 - iii. Goal 8.1 Placemaking; Policy 8.1.4 Leverage Assets; sub-policy (a)
- B. 6-7(E)(3)(b): Note that the criteria includes amendments that are “*partially or completely in an Area of Consistency*”. These Areas of Consistency include the Bosque Trail portion, areas within Major Public Open Space, some industrial and mixed-use properties, and single-family zoned properties that are exempt from the proposed small area regulations.
 - i. Because there are some portions “partially or completely in an Area of Consistency” Criterion B is more relevant than Criterion C.

- ii. Explain how these Areas of Consistency are not affected by the proposed IDO small area regulations because the regulations do not apply to (most*) of them. Instead, the small area regulations only apply to commercial, industrial, or mixed-use developments in the Rail Trail small area. Therefore, the proposed regulations are designed to protect “Areas of Consistency” while enhancing “Areas of Change”.

*There are some industrial and mixed-use properties within Areas of Consistency that would be affected by the proposed regulations. These include properties along 1st Street north of Mountain. However, the majority of properties in the Area of Consistency are either single-family residential or parks/open space that are not affected by the proposed regulations.

- iii. Include a response to either criterion a) or b) but not both.
- C. 6-7(E)(3)(c): Rewrite and note that this Criterion is not applicable because it only applies to amendments “*located wholly in an Area of Change*”. The response to Criterion C can be more concise than the response for Criterion B because the former is more relevant (i.e. the Rail Trail IS “partially or completely in an Area of Consistency”).
 - D. 6-7(E)(3)(d): Sufficient.
 - E. 6-7(E)(3)(e): Sufficient.

NOTIFICATION

Proof of Pre-Submittal Neighborhood Meeting

From: [Carmona, Dalaina L.](#)
To: [Lithgow, Ciaran R.](#)
Subject: IDO Annual Update - Rail Trail Neighborhood Meeting Inquiry Sheet Submission
Date: Monday, August 14, 2023 5:05:27 PM
Attachments: [Zone Map Atlas.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Association"s within .025 radius as of 8-14-23.xlsx](#)
[Associations within a .25 radius as of 8-14-23.xlsx](#)
[Associations within a 1-mile as of 8-14-23.xlsx](#)
[image007.png](#)

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

SEE VARIOUS LISTS ATTACHED PER YOUR REQUEST (.025, .25, AND 1 MILE)

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to

attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, August 8, 2023 11:17 AM
To: Lithgow, Ciaran R. <crlithgow@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

IDO Annual Update - Rail Trail

Contact Name

Ciaran Lithgow

Telephone Number

505-810-7499

Email Address

crlithgow@cabq.gov

Company Name

City of Albuquerque

Company Address

City

State

ZIP

Legal description of the subject site for this project:

N/A. This is related to the Albuquerque Rail Trail, a 7-mile urban multi-modal trail throughout the greater downtown area.

Physical address of subject site:

Subject site cross streets:

Central Ave & 1st Street

Other subject site identifiers:

This site is located on the following zone atlas page:

J12, J13, J14, K13, K14

Captcha

x

NHAs within 0.025mi Radius - Rail Trail Small Area

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip
Sawmill Area NA	Amanda	Browne	browne.amanda.jane@gmail.com	1314 Claire Court NW		Albuquerque	NM	87104
Sawmill Area NA	Mari	Kempton	mari.kempton@gmail.com	1305 Claire Court NW		Albuquerque	NM	87104
Downtown Neighborhoods Association	Glen	Salas	treasurer@abqdna.com	901 Roma Avenue NW		Albuquerque	NM	87102
Downtown Neighborhoods Association	Danny	Senn	chair@abqdna.com	506 12th Street NW		Albuquerque	NM	87102
Barelas NA	Lisa	Padilla	lisapwardchair@gmail.com	904 3rd Street SW		Albuquerque	NM	87102
Barelas NA	Courtney	Bell	liberty.c.bell@icloud.com	500 2nd Street SW	#9	Albuquerque	NM	87102
South Broadway NA	Tiffany	Broadous	tiffany.hb10@gmail.com	215 Trumbull SE		Albuquerque	NM	87102
South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE		Albuquerque	NM	87102
Huning Castle NA	Deborah	Allen	debzallen@ymail.com	206 Laguna Boulevard SW		Albuquerque	NM	87104
Huning Castle NA	Harvey	Buchalter	hcbuchalter@gmail.com	1615 Kit Carson SW		Albuquerque	NM	87104
Wells Park NA	Mike	Prando	mprando@msn.com	611 Bellamah NW		Albuquerque	NM	87102
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW		Albuquerque	NM	87102
EDo NA Incorporated	Ian	Robertson	irobertson@titan-development.com	6300 Riverside Plaza Drive NW	200	Albuquerque	NM	87120
EDo NA Incorporated	David	Tanner	david@edoabq.com	124 Edith Boulevard SE		Albuquerque	NM	87102
Huning Highland Historic District Association	Ben	Sturge	bsturge@gmail.com	222 High SE		Albuquerque	NM	87102
Huning Highland Historic District Association	Ann	Carson	annlouisacarson@gmail.com	416 Walter SE		Albuquerque	NM	87102
West Park NA	Dylan	Fine	definition22@hotmail.com	2111 New York Avenue SW		Albuquerque	NM	87104
West Park NA	Roxanne	Witt	westparkna@gmail.com	2213 New York Avenue SW		Albuquerque	NM	87104
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW		Albuquerque	NM	87104
Santa Barbara Martineztown NA	Theresa	Illgen	theresa.illgen@aps.edu	214 Prospect NE		Albuquerque	NM	87102
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	Injalopez@msn.com	1127 Walter NE		Albuquerque	NM	87102
ABQCore Neighborhood Association	Rick	Rennie	rickrennie@comcast.net	326 Lucero Road		Albuquerque	NM	87048
ABQCore Neighborhood Association	Joaquin	Baca	bacajoaquin9@gmail.com	100 Gold Avenue	#408	Albuquerque	NM	87102
Historic Old Town Association	David	Gage	secretary@albuquerqueoldtown.com	400 Romero Street NW		Albuquerque	NM	87104
Historic Old Town Association	J.J.	Mancini	president@albuquerqueoldtown.com	400 Romero Street NW		Albuquerque	NM	87104
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197

Lithgow, Ciaran R.

From: Lithgow, Ciaran R.
Sent: Wednesday, September 6, 2023 5:00 PM
To: browne.amanda.jane@gmail.com; mari.kempton@gmail.com; treasurer@abqdna.com; chair@abqdna.com; lisapwardchair@gmail.com; liberty.c.bell@icloud.com; tiffany.hb10@gmail.com; fparmijo@gmail.com; debzallen@ymail.com; hcbuchalter@gmail.com; mprando@msn.com; doreenmcknightnm@gmail.com; irobertson@titan-development.com; david@edoabq.com; bsturge@gmail.com; annlouisacarson@gmail.com; definition22@hotmail.com; westparkna@gmail.com; g.clarke45@comcast.net; gteffertz@gmail.com; theresa.illgen@aps.edu; lnjalopez@msn.com; rickrennie@comcast.net; bacajoaquin9@gmail.com; secretary@albquerqueoldtown.com; president@albuquerqueoldtown.com; newmexmba@aol.com; peggynorton@yahoo.com
Cc: Delgado, Omega; Vos, Michael J.; Messenger, Robert C.; Renz-Whitmore, Mikaela J.; Brunner, Terry; Jackson, Jennifer
Subject: IDO Annual Update - Rail Trail Small Text Change - Neighborhood Meeting (Sept 20)
Attachments: Attachment 4 - Impact Zone - Rail Trail Small Area Map.pdf; Attachment 5 - Neighborhood Meeting Request Form.pdf; Notice of Neighborhood Meeting & Small Area IDO Text Amendment 09.06.2023.pdf; Attachment 1 - Official Public Notification Form for Mailed or Electronic Mail Notice.pdf; Attachment 2 - Zone Map Atlas.pdf; Attachment 3 - Summary of Request, Rail Trail Small Mapped Area Regulations.pdf

Dear Neighborhood Association representatives:

This email is to advise you that the City of Albuquerque will hold a public Neighborhood Meeting related to proposed updates to the Integrated Development Ordinance (IDO) affecting properties near the planned Albuquerque Rail Trail.

The City of Albuquerque's Metropolitan Redevelopment Agency is proposing a Text Amendment to the Integrated Development Ordinance (IDO) for a Small Area. The regulations affecting this Small Area would add additional development design standards to properties adjacent to the planned Albuquerque Rail Trail. These regulations would not impact most low-density residential zones (such as R-A, R-1, and R-T zones). These regulations are intended to ensure that future developments and redevelopments complement the Rail Trail. These regulations would not impact existing developments/buildings.

This proposal is intended to be submitted as a part of the annual IDO update in association with the City's Planning Department. Per the IDO notice requirements, the City of Albuquerque is offering a facilitated Neighborhood Meeting to solicit the affected neighborhoods' feedback. Additional opportunities for public input, such as Environmental Planning Commission (EPC) hearings, will be available as a part of the regular annual IDO update process.

Please distribute this invitation to your membership.

Neighborhood Meeting Information (REGISTRATION REQUIRED)

Wednesday September 20th, 2023

4:30pm – 5:30pm

Via Zoom

Register in advance for this meeting (registration required): <https://tinyurl.com/RailTrailZoomRegistration>

After registering, you will receive a confirmation email containing information about joining the meeting.

Notice to Persons with Disabilities: If you have a disability and require special assistance to participate in this meeting, please contact TTY at 1-800-659-8331 at least three (3) days prior to the meeting/hearing date.

Interpretation in languages other than English is available if requested at least three (3) days prior to the meeting/hearing date. Please call 505-924-3932 and be sure to note which language you are requesting if you leave a voicemail message.

Attachments to this invitation include:

- Attachment 1 - Official Public Notification Form for Mailed or Electronic Mail Notice
- Attachment 2 - Zone Atlas
- Attachment 3 - Summary of Request, Rail Trail Small Mapped Area Regulations
- Attachment 4 - Impact Zone - Rail Trail Small Area Map
- Attachment 5 - Neighborhood Meeting Request Form

If you have specific questions or comments regarding this proposal, we would appreciate submitting them in advance to provide us time to review and prepare responses. You may direct questions or requests for additional information regarding this request to Ciaran Lithgow, Metropolitan Redevelopment Agency at (505) 810-7499 or crlithgow@cabq.gov.

Thank you!



CIARAN LITHGOW (they/them)
redevelopment project manager
p 505.810.7499
e crlithgow@cabq.gov

CITY OF ALBUQUERQUE

Tim Keller, Mayor



September 6, 2023

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**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Small Mapped Area IDO Text amendment	
Decision-making Body: Environmental Planning Commission	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: Properties affected are those adjacent to planned Rail Trail.	
Name of property owner: Various	
Name of applicant: City of Albuquerque, Metropolitan Redevelopment Agency	
Date, time, and place of public meeting or hearing, if applicable: Wednesday Sept 20, 4:30 - 5:30pm via Zoom	
Address, phone number, or website for additional information:	
Ciaran Lithgow, Redevelopment Project Manager: clithgow@cabq.gov 505-810-7499	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Ciaran Lithgow (Applicant signature) 9/5/2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

CITY ZONE ATLAS PAGE INDEX

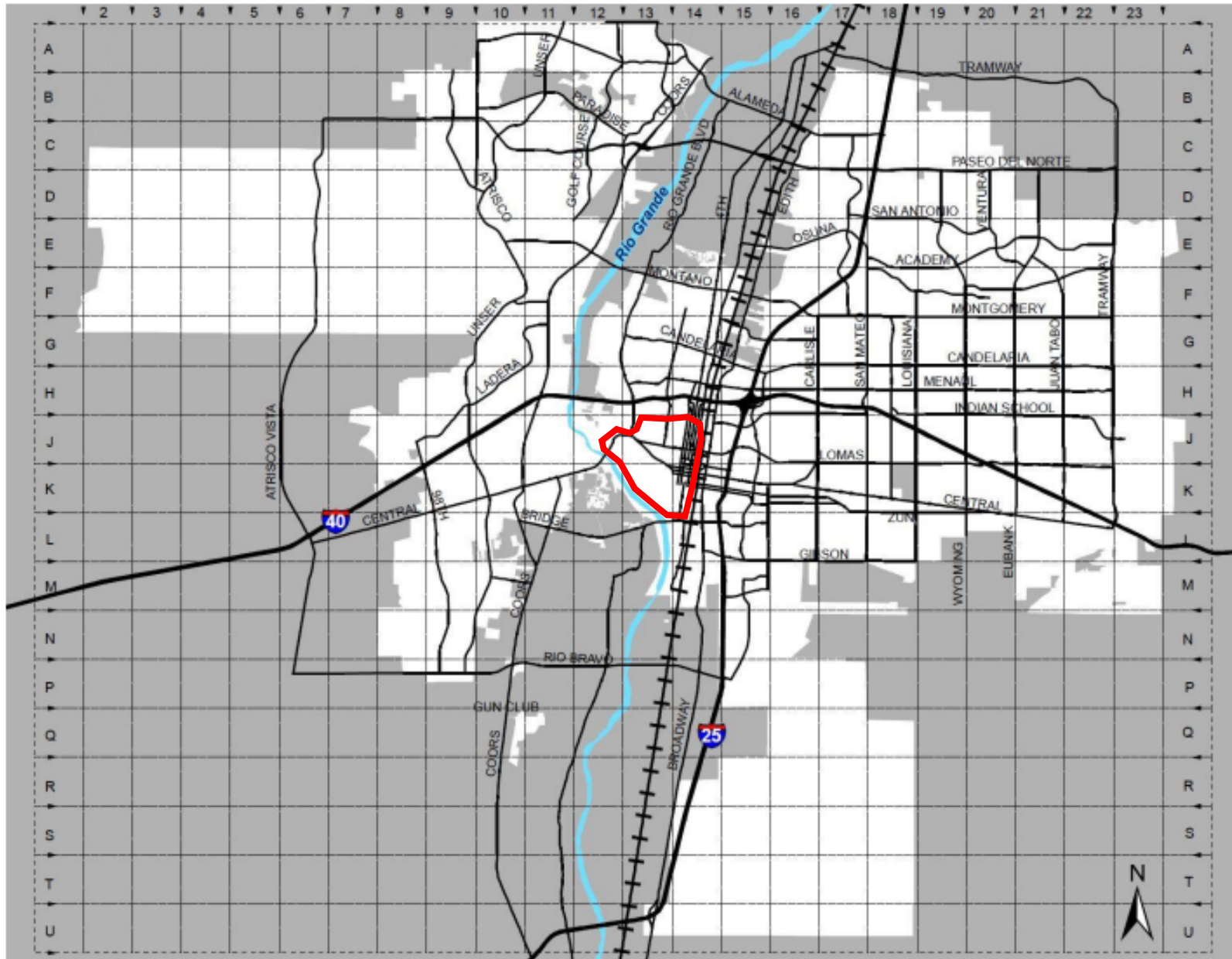


Exhibit – Proposed Rail Trail Contextual Standards for the IDO Annual Update 2023

5-2 SITE DESIGN AND SENSITIVE LANDS

5-2(A) RAIL TRAIL

5-2(A)(1) Applicability

This Subsection 14-16-5-2(X) applies to development or redevelopment on lots adjacent to the Rail Trail, as mapped below.



[IDO map pending]

5-2(A)(2) Access and Connectivity

On-site pedestrian walkways shall connect to the Rail Trail, as long as such access is coordinated with and approved by the Parks and Recreation Department (?).

5-2(A)(3) Parking Location

On properties at least 100 feet wide, parking lots cannot occupy more than 50 percent of any yard abutting the Rail Trail Corridor.

5-2(A)(4) Edge Buffer Landscaping

5-2(A)(4)(a) All new multi-family, mixed-use, or non-residential development other than industrial development shall provide a landscaped

edge buffer area pursuant to Subsection 14-16-5-6(E)(2)(b)1 along the property line abutting the Rail Trail.

5-2(A)(4)(b) All new industrial development shall provide a landscaped edge buffer at least 15 feet wide along the property line abutting the Rail Trail, as specified in Subsection 14-16-5-6(E)(4)(b).

Commented [RMJ1]: "A landscaped edge buffer area at least 6 feet wide shall be provided. For buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide."

Commented [RMJ2]: Includes planting spacing if a wall is present or not.

5-2(A)(5) Wall and Fences

5-2(A)(5)(a) For multi-family residential development, mixed-use development, and non-residential development other than industrial development, walls in any side or rear yard abutting the Rail Trail shall meet the requirements of Subsection 14-16-5-7(D)(3)(d).

5-2(A)(5)(b) For industrial development, chain link fencing (with or without slats) shall not be allowed on any portion of a site visible from the Rail Trail. Chain link fencing is allowed as temporary security fencing during active construction.

Commented [RMJ3]: "the maximum height of walls in any front or street side yard is 6 feet if the wall is set back at least 5 feet from the property line and if view fencing that is at most 50 percent opaque to perpendicular view is used for portions of a wall above 3 feet."

5-2(A)(6) Building Height Stepdown

Except within the Downtown Center (DT), any portion of a primary or accessory building within 50 feet in any direction of the Rail Trail shall step down to a maximum height of 48 feet.

5-2(A)(7) Building Design

5-2(A)(7)(a) In the NR-LM or NR-GM zone districts, any façade facing the Rail Trail shall meet the requirements in Subsection 14-16-5-11(E)(2)(a)3.

5-2(A)(7)(b) Outdoor seating and gathering required by Subsection 14-16-5-11(E)(3) shall be located adjacent to the Rail Trail.

Commented [RMJ4]: Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features (illustrated below):
a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.
b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.
c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.
d. Three-dimensional cornice or base treatments.
e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.
f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

5-5 PARKING AND LOADING

5-5(C) OFF-STREET PARKING

5-5(C)(1) Parking Reductions

5-5(C)(1)(a) Reduction for Proximity to a City Park or Trail [new]

The minimum number of off-street parking spaces required may be reduced by 10 percent if the proposed development is located within 330 feet in any direction of any City park or trail.

7-1 DEFINITIONS

Rail Trail

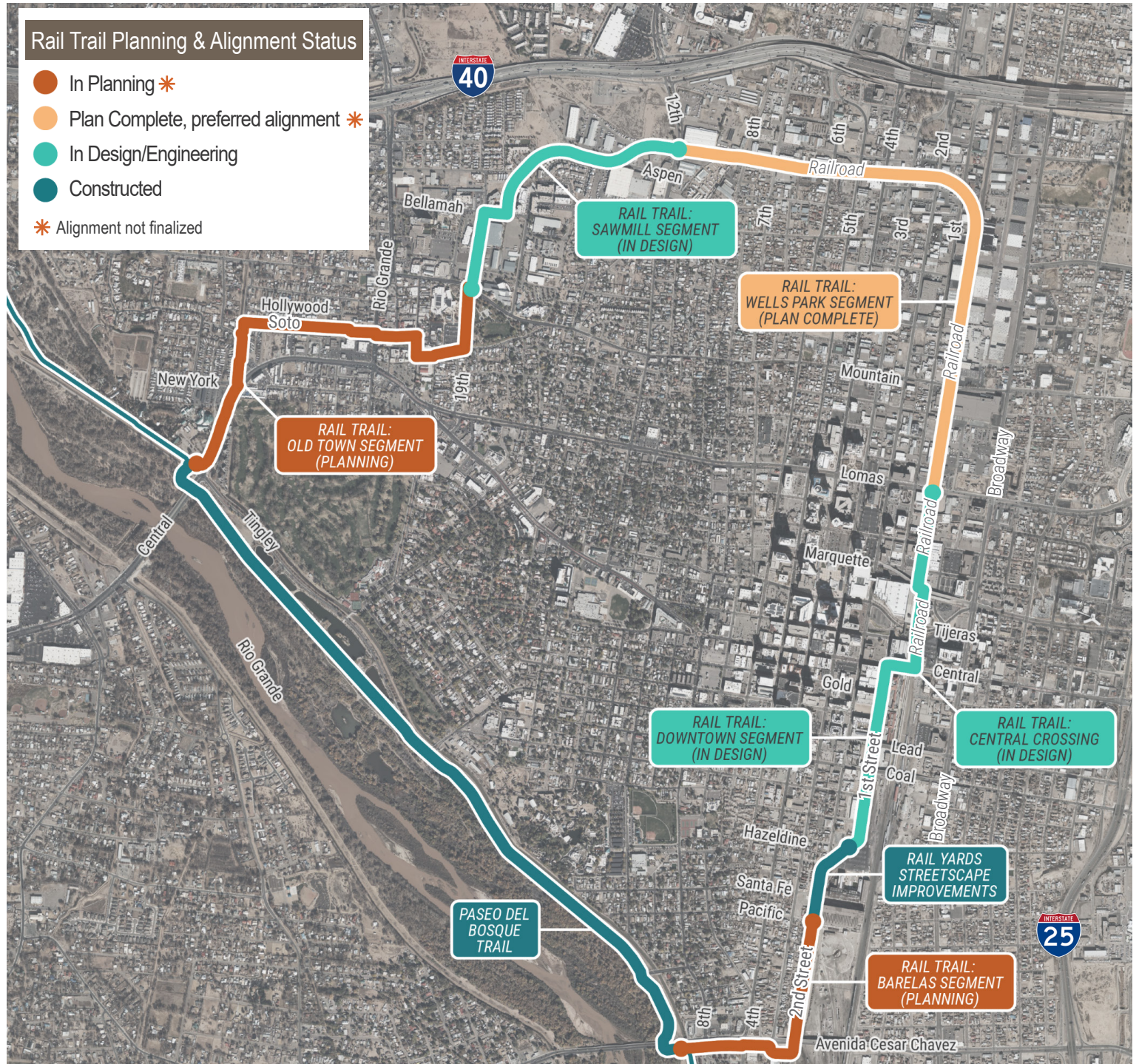
The right-of-way and/or easements designated as the Albuquerque Rail Trail by the Rank 3 Albuquerque Rail Trail Master Plan and mapped by AGIS. For the purposes of this IDO, the Rail Trail Corridor is considered both a City trail and a street.

Proposed Design Standards would impact the following zones along the Rail Trail:

- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- PD
- PC

Zones excluded from proposed Rail Trail Design Standards:

- R-A
- NR-PO-A
- R-1A
- NR-PO-B
- R-1B
- NR-PO-C
- R-1C
- NR-PO-D
- R-1D
- R-T
- R-MC



[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 9/6/2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Multiple. See Appendix A

Name of NA Representative*: Multiple. See Appendix A

Email Address* or Mailing Address* of NA Representative¹: Multiple.

The application is not yet submitted. ~~If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.~~²

Email address to respond yes or no: Meeting Scheduled. See meeting details below.

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Wednesday September 20th, 2023, 4:30pm – 5:30pm Via Zoom

Register in advance for this meeting (registration required): <https://tinyurl.com/RailTrailZoomRegistration>
After registering, you will receive a confirmation email containing information about joining the meeting.

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Multiple. See map.
Location Description Properties adjacent to the Albuquerque Rail Trail
2. Property Owner* Multiple
3. Agent/Applicant* *[if applicable]* CABQ Metropolitan Redevelopment Agency
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: Text Amedment to the IDO - Small Area

Summary of project/request^{3*}:

Regulations affecting design and development of properties adjacent to the Rail Trail.

Primarily affects non-residential and mixed-use development. See attached Exhibit.

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
(Recommending body)
 - City Council

6. Where more information about the project can be found^{*4}:

<https://cabq.gov/railtrail>

Ciaran Lithgow, Metropolitan Redevelopment Agency, (505) 810-7499 or crlithgow@cabq.gov

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} J12, J13, J14, K13, K14, L13, L14 (see attachment)
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)

Explanation:

Not applicable

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] Not Applicable
 - b. IDO Zone District Various
 - c. Overlay Zone(s) [if applicable] Not applicable
 - d. Center or Corridor Area [if applicable] Not applicable
 - 2. Current Land Use(s) [vacant, if none] Multiple
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

Appendix A

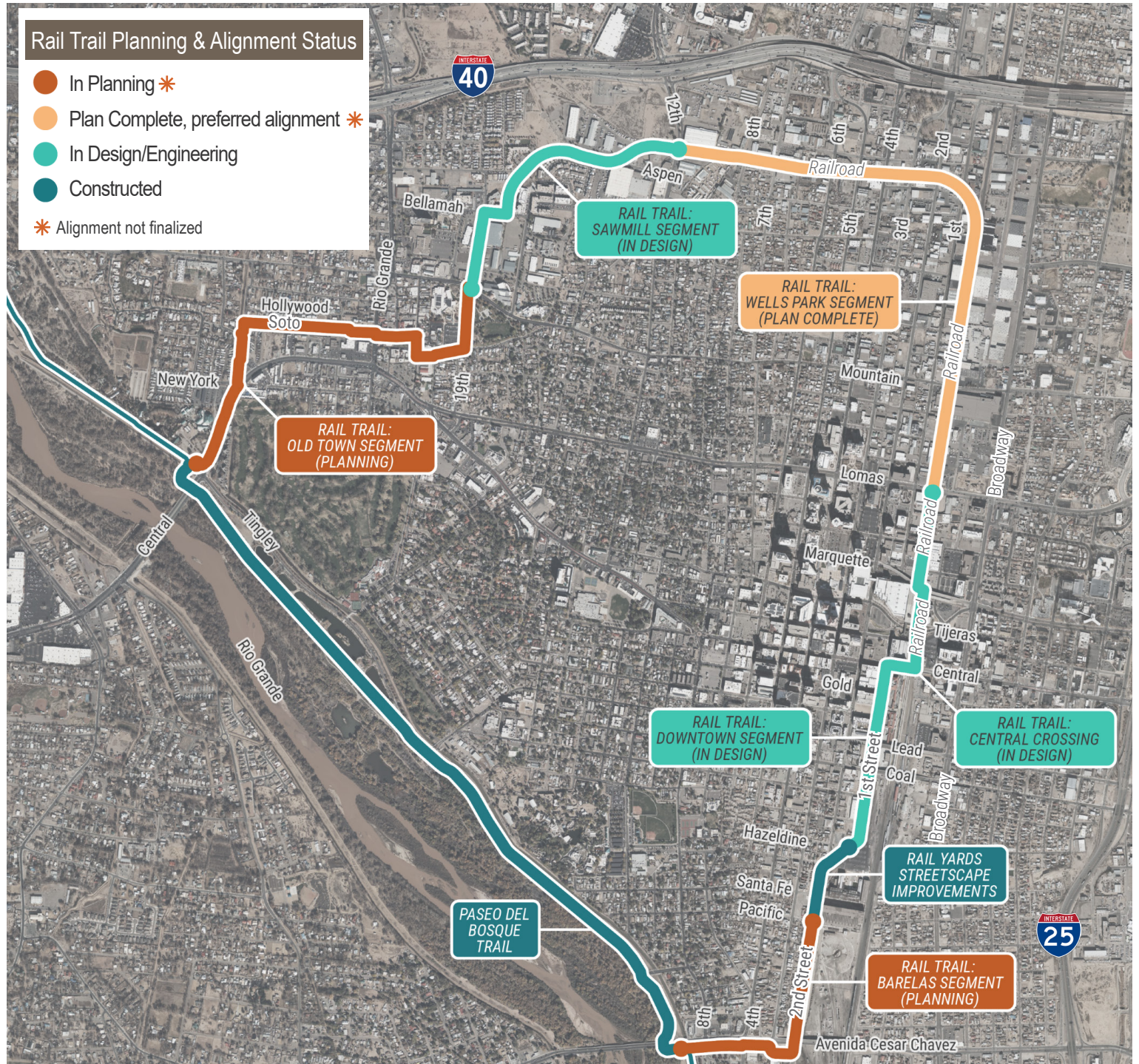
Association Name	First Name	Last Name	Email
Sawmill Area NA	Amanda	Browne	browne.amanda.jane@gmail.com
Sawmill Area NA	Mari	Kempton	mari.kempton@gmail.com
Downtown Neighborhoods Association	Glen	Salas	treasurer@abqdna.com
Downtown Neighborhoods Association	Danny	Senn	chair@abqdna.com
Barelas NA	Lisa	Padilla	lisapwardchair@gmail.com
Barelas NA	Courtney	Bell	liberty.c.bell@icloud.com
South Broadway NA	Tiffany	Broadous	tiffany.hb10@gmail.com
South Broadway NA	Frances	Armijo	fparmijo@gmail.com
Huning Castle NA	Deborah	Allen	debzallen@ymail.com
Huning Castle NA	Harvey	Buchalter	hcbuchalter@gmail.com
Wells Park NA	Mike	Prando	mprando@msn.com
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com
EDo NA Incorporated	Ian	Robertson	irobertson@titan-development.com
EDo NA Incorporated	David	Tanner	david@edoabq.com
Huning Highland Historic District Association	Ben	Sturge	bsturge@gmail.com
Huning Highland Historic District Association	Ann	Carson	annlouisacarson@gmail.com
West Park NA	Dylan	Fine	definition22@hotmail.com
West Park NA	Roxanne	Witt	westparkna@gmail.com
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net
West Old Town NA	Glen	Effertz	gteffertz@gmail.com
Santa Barbara Martineztown NA	Theresa	Illgen	theresa.illgen@aps.edu
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	Injalopez@msn.com
ABQCore Neighborhood Association	Rick	Rennie	rickrennie@comcast.net
ABQCore Neighborhood Association	Joaquin	Baca	bacajoaquin9@gmail.com
Historic Old Town Association	David	Gage	secretary@albuquerqueoldtown.com
Historic Old Town Association	J.J.	Mancini	president@albuquerqueoldtown.com
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com

Proposed Design Standards would impact the following zones along the Rail Trail:

- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- PD
- PC

Zones excluded from proposed Rail Trail Design Standards:

- R-A
- NR-PO-A
- R-1A
- NR-PO-B
- R-1B
- NR-PO-C
- R-1C
- NR-PO-D
- R-1D
- R-T
- R-MC



Proof of Neighborhood Association Emailed Notice

From: [Carmona, Dalaina L.](#)
To: [Lithgow, Ciaran R.](#)
Subject: Rail Trail; various. Need 0.025 buffer for Neighborhood Associations Public Notice Inquiry Sheet Submission
Date: Thursday, October 5, 2023 9:07:08 AM
Attachments: [Alignment with Alternatives.pdf](#)
[Attachment 2 - Zone Map Atlas.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email
ABQCore Neighborhood Association	Rick	Rennie	rickrennie@comcast.net
ABQCore Neighborhood Association	Joaquin	Baca	bacajoaquin9@gmail.com
Barelas NA	Lisa	Padilla	lisapwardchair@gmail.com
Barelas NA	Courtney	Bell	liberty.c.bell@icloud.com
Downtown Neighborhoods Association	Glen	Salas	treasurer@abqdna.com
Downtown Neighborhoods Association	Danny	Senn	chair@abqdna.com
EDo NA Incorporated	Ian	Robertson	irobertson@titan-development.com
EDo NA Incorporated	David	Tanner	david@edoabq.com
Historic Old Town Association	David	Gage	secretary@albuquerqueoldtown.com
Historic Old Town Association	J.J.	Mancini	president@albuquerqueoldtown.com
Huning Castle NA	Brenda	Marks	brenda.marks648@gmail.com
Huning Castle NA	Deborah	Allen	debzallen@ymail.com
Huning Highland Historic District Association	Ben	Sturge	bsturge@gmail.com
Huning Highland Historic District Association	Ann	Carson	annlouisacarson@gmail.com
North Valley Coalition	James	Salazar	jasalazarnm@gmail.com
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com
Santa Barbara Martineztown NA	Theresa	Illgen	theresa.illgen@aps.edu
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	lnjalopez@msn.com
Sawmill Area NA	Amanda	Browne	browne.amanda.jane@gmail.com
Sawmill Area NA	Mari	Kempton	mari.kempton@gmail.com
South Broadway NA	Tiffany	Broadous	tiffany.hb10@gmail.com
South Broadway NA	Frances	Armijo	fparmijo@gmail.com
Wells Park NA	Mike	Prando	mprando@msn.com
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net

West Old Town NA	Glen	Effertz	gteffertz@gmail.com
West Park NA	Dylan	Fine	definition22@hotmail.com
West Park NA	Roxanne	Witt	westparkna@gmail.com

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, October 4, 2023 9:59 AM
To: Lithgow, Ciaran R. <crlithgow@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Ciaran Lithgow

Telephone Number

505-810-7499

Email Address

crlithgow@cabq.gov

Company Name

City of Albuquerque, MRA

Company Address

PO Box 1293

City

Albuquerque

State

Nm

ZIP

87103

Legal description of the subject site for this project:

Rail Trail; various. Need 0.025 buffer for Neighborhood Associations.

Physical address of subject site:

Rail Trail; various, see map.

Subject site cross streets:

Rail Trail; various, see map.

Other subject site identifiers:

This site is located on the following zone atlas page:

J12, J13, J14, K13, K14

Captcha

x

From: Lithgow, Ciaran R.
To: "rickrennie@comcast.net"; "bacajoaquin9@gmail.com"; "lispwardchair@gmail.com"; "liberty.c.bell@icloud.com"; "treasurer@abqdna.com"; "chair@abqdna.com"; "irobertson@titan-development.com"; "david@edoabq.com"; "secretary@albuquerqueoldtown.com"; "president@albuquerqueoldtown.com"; "brenda.marks648@gmail.com"; "debzallen@gmail.com"; "bsturge@gmail.com"; "annlouisacarson@gmail.com"; "jasalazarm@gmail.com"; "peggnorton@yahoo.com"; "theresa.illgen@aps.edu"; "lnjalopez@msn.com"; "browne.amanda.jane@gmail.com"; "mari.kempton@gmail.com"; "tiffany.hb10@gmail.com"; "fparmijo@gmail.com"; "mprando@msn.com"; "doreenmcknightnm@gmail.com"; "g.clarke45@comcast.net"; "gteffertz@gmail.com"; "definition22@hotmail.com"; "westparkna@gmail.com
Cc: Jackson, Jennifer; Delgado, Omega; Renz-Whitmore, Mikaela J.; Brunner, Terry; Messenger, Robert C.; Michael J. Vos
Subject: Notice of EPC Hearing & Submittal - Rail Trail Small Area IDO Text Amendment
Date: Wednesday, October 25, 2023 3:45:00 PM
Attachments: [Rail Trail Small Area IDO Text Amendment - EPC Hearing Neighborhood Association Notification Package.pdf](#)

Good afternoon Neighborhood Association contacts,

This email is to advise you that the City of Albuquerque's Environmental Planning Commission will hold a Special Hearing on the proposed Rail Trail Small Area Text Amendment on December 14th, 2023. You are receiving this notice because your Neighborhood Association is within 0.025mi of the proposed Rail Trail Small Area. Please see attached package for more detailed information. Please pass this information along to your membership.

To view the full EPC submittal package, you can visit <https://www.cabq.gov/mra/rail-trail-1/community-engagement-equitable-development>.

Thank you,
Ciaran



CIARAN LITHGOW (they/them)
redevelopment project manager
p 505.810.7499
e crlithgow@cabq.gov



Tim Keller, Mayor

October 25, 2023

Dear Neighborhood Association Representatives:

This letter is to advise you that the City of Albuquerque's Environmental Planning Commission will hold a Special Hearing on the proposed Rail Trail Small Area Text Amendment on December 14th, 2023. You are receiving this letter because your Neighborhood Association is within 0.025mi of the proposed Rail Trail Small Area. Please pass this information along to your membership.

The City of Albuquerque's Metropolitan Redevelopment Agency is proposing a Text Amendment to the Integrated Development Ordinance (IDO) to establish a new Small Area. The regulations affecting this Small Area would add additional development design standards to properties adjacent to the planned Albuquerque Rail Trail. These regulations would not impact most low-density residential zones (such as R-A, R-1, and R-T zones). These regulations would not impact existing developments/buildings. These regulations are intended to ensure that future developments and redevelopments along the Rail Trail alignment complement the Rail Trail.

This proposal is being submitted as a part of the annual IDO update in association with the City's Planning Department. Public Comment will be heard at the EPC hearing at the date and time listed below. The content of this notice provides additional information related to the proposed Amendment and the hearing.

Environmental Planning Commission Hearing Date, Time, and Location

December 14th, 2023

Hearing begins 8:45am - see agenda for order of cases

Via Zoom: <https://cabq.zoom.us/j/2269592859>

Notice to Persons with Disabilities: If you have a disability and require special assistance to participate in this meeting, please contact TTY at 1-800-659-8331 at least three (3) days prior to the meeting/hearing date.

Interpretation in languages other than English is available if requested at least three (3) days prior to the meeting/hearing date. Please call 505-924-3932 and be sure to note which language you are requesting if you leave a voicemail message.

Information attached to this email include:

- Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association
- Official Public Notification Form for Mailed or Electronic Mail Notice
- Zone Atlas indicating location of Rail Trail Small Mapped Area
- Summary of Request (Text of Rail Trail Small Mapped Area Regulations)
- Official Summary of Pre-Submittal Neighborhood Meeting (held on Sept 20th, 2023)

To view the EPC Hearing Agenda, visit <http://www.cabq.gov/planning/boards-commissions>.

For additional information regarding the Albuquerque Rail Trail, visit <https://cabq.gov/railtrail>.





OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Amendment to IDO Text - Small Area
Decision-making Body: City Council
Pre-Application meeting required: [] Yes [x] No
Neighborhood meeting required: [x] Yes [] No
Mailed Notice required: [x] Yes [] No
Electronic Mail required: [x] Yes [] No
Is this a Site Plan Application: [] Yes [x] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: Properties affected are those adjacent to the planned Rail Trail
Name of property owner: Various
Name of applicant: City of Albuquerque, Metropolitan Redevelopment Agency
Date, time, and place of public meeting or hearing, if applicable:
EPC Hearing - December 14 2023 at 8:45am. Via Zoom: https://cabq.zoom.us/j/2269592859
Address, phone number, or website for additional information:
cabq.gov/railtrail | For more information, contact Ciaran Lithgow, Project Manager | 505-810-7499 | crlithgow@cabq.gov
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[x] Zone Atlas page indicating subject property.
[x] Drawings, elevations, or other illustrations of this request.
[x] Summary of pre-submittal neighborhood meeting, if applicable.
[x] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Ciaran Lithgow (Applicant signature) 10/19/2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice*: 10/25/2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Multiple. See Appendix A

Name of NA Representative*: Multiple. See Appendix A

Email Address* or Mailing Address* of NA Representative¹: Multiple, see Appendix A

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Multiple; see Rail Trail Map
Location Description Properties directly adjacent of the Albuquerque Rail Trail
2. Property Owner* Multiple
3. Agent/Applicant* [if applicable] CABQ Metropolitan Redevelopment Agency
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Zoning Map Amendment
 - Other: IDO Text Amendment - Small Area

Summary of project/request²:

Regulations affecting design and development of properties adjacent to the Rail Trail.

Primarily affects on-residential and mixed-use development. See attached Exhibit

5. This application will be decided at a public hearing by*:

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: December 14th - Special Hearing begins at 8:45am; see agenda for Rail Trail hearing time

Location*³: Via Zoom: <https://cabq.zoom.us/j/2269592859>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*⁴:
<https://cabq.gov/railtrail> See Community Engagement page for IDO Text Amendment Details

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁵ Multiple, see Zone Atlas Map enclosed
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

None

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

See attachment enclosed.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] _____
 - 2. IDO Zone District _____
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

CITY ZONE ATLAS PAGE INDEX

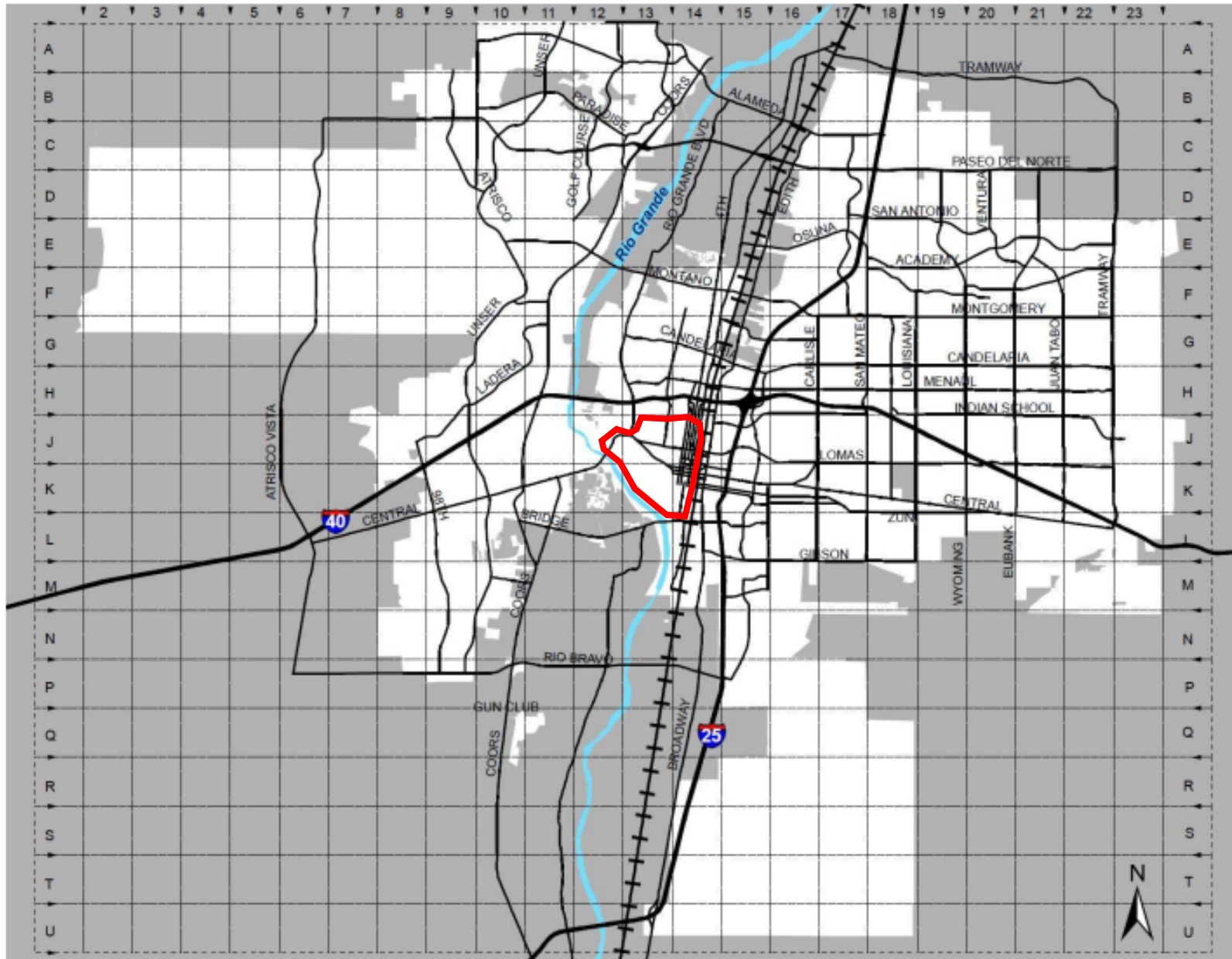


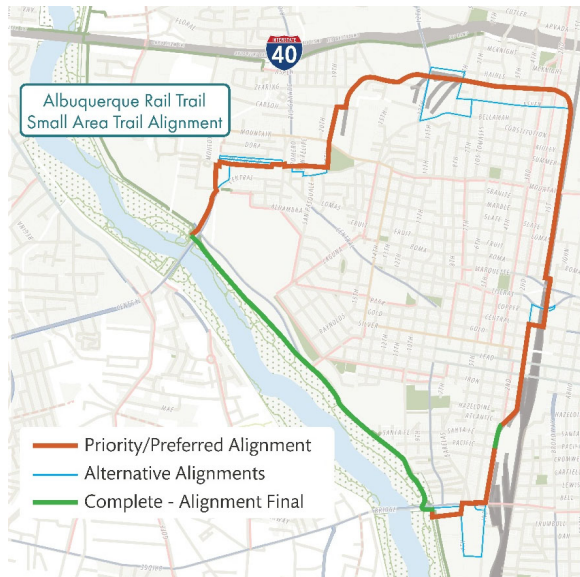
Exhibit – Proposed Rail Trail Contextual Standards for the IDO Annual Update 2023

5-2 SITE DESIGN AND SENSITIVE LANDS

5-2(A) RAIL TRAIL

5-2(A)(1) Applicability

This Subsection 14-16-5-2(X) applies to development or redevelopment on lots adjacent to the Rail Trail, as mapped below.



[IDO map pending]

5-2(A)(2) Access and Connectivity

On-site pedestrian walkways shall connect to the Rail Trail, as long as such access is coordinated with and approved by the Parks and Recreation Department.

5-2(A)(3) Edge Buffer Landscaping

5-2(A)(3)(a) All new multi-family, mixed-use, or non-residential development other than industrial development shall provide a landscaped edge buffer area pursuant to Subsection 14-16-5-6(E)(2)(b)1 along the property line abutting the Rail Trail.

5-2(A)(3)(b) All new industrial development shall provide a landscaped edge buffer at least 15 feet wide along the property line abutting the Rail Trail, as specified in Subsection 14-16-5-6(E)(4)(b).

Commented [RMJ1]: "A landscaped edge buffer area at least 6 feet wide shall be provided. For buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide."

Commented [RMJ2]: Includes planting spacing if a wall is present or not.

5-2(A)(4) Wall and Fences

- 5-2(A)(4)(a) For multi-family residential development, mixed-use development, and non-residential development other than industrial development, walls in any side or rear yard abutting the Rail Trail shall meet the requirements of Subsection 14-16-5-7(D)(3)(d).
- 5-2(A)(4)(b) For industrial development, chain link fencing (with or without slats) shall not be allowed on any portion of a site visible from the Rail Trail. Chain link fencing is allowed as temporary security fencing during active construction.

Commented [RMJ3]: "the maximum height of walls in any front or street side yard is 6 feet if the wall is set back at least 5 feet from the property line and if view fencing that is at most 50 percent opaque to perpendicular view is used for portions of a wall above 3 feet."

5-2(A)(5) Building Height Stepdown

Except within the Downtown Center (DT) or a Main Street (MS) corridor, any portion of a primary or accessory building within 50 feet in any direction of the Rail Trail shall step down to a maximum height of 48 feet.

5-2(A)(6) Building Design

- 5-2(A)(6)(a) In the NR-LM or NR-GM zone districts, any façade facing the Rail Trail shall meet the requirements in Subsection 14-16-5-11(E)(2)(a)3.
- 5-2(A)(6)(b) Outdoor seating and gathering required by Subsection 14-16-5-11(E)(3) shall be located adjacent to the Rail Trail.

Commented [RMJ4]: Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features (illustrated below):

- a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.
- b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.
- c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.
- d. Three-dimensional cornice or base treatments.
- e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.
- f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

5-5 PARKING AND LOADING

5-5(C) OFF-STREET PARKING

5-5(C)(1) Parking Reductions

- 5-5(C)(1)(a) **Reduction for Proximity to a City Park or Trail [new]**
The minimum number of off-street parking spaces required may be reduced by 10 percent if the proposed development is located within 330 feet in any direction of any City park or trail.

7-1 DEFINITIONS

Rail Trail

The right-of-way and/or easements designated as the Albuquerque Rail Trail by the Rank 3 Albuquerque Rail Trail Master Plan and mapped by AGIS. For the purposes of this IDO, the Rail Trail Corridor is considered both a City trail and a street.

Proof of Property Owner Mailings



October 24, 2023

David Shaffer, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: October 2023 EPC Submittal - Public Mailed Notice Certification
Amendment to Integrated Development Ordinance (IDO) Text - Rail Trail Small Area Text
Amendment to the IDO

Dear Mr. Shaffer,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Ciaran Lithgow, do hereby certify and attest that I delivered 509 letters to the City of Albuquerque's mail room for first class stamping and delivery to the U.S. Post Office on October 23, 2023.

Sincerely,

Ciaran Lithgow
Redevelopment Project Manager
Metropolitan Redevelopment Agency
PO Box 1293
Albuquerque NM 87103

* Received by Larry D. Guep Date 10-24-23
DFAS/Purchasing/Office Services (mail room)



Tim Keller, Mayor

October 23, 2023

Dear Property Owner:

This letter is to advise you that the City of Albuquerque's Environmental Planning Commission will hold a Special Hearing on the proposed Rail Trail Small Area Text Amendment on December 14th, 2023. You are receiving this letter because you are listed as a property owner within 150 feet of the proposed Rail Trail Small Area.

The City of Albuquerque's Metropolitan Redevelopment Agency is proposing a Text Amendment to the Integrated Development Ordinance (IDO) to establish a new Small Area. The regulations affecting this Small Area would add additional development design standards to properties adjacent to the planned Albuquerque Rail Trail. These regulations would not impact most low-density residential zones (such as R-A, R-1, and R-T zones). These regulations would not impact existing developments/buildings. These regulations are intended to ensure that future developments and redevelopments along the Rail Trail alignment complement the Rail Trail.

This proposal is being submitted as a part of the annual IDO update in association with the City's Planning Department. Public Comment will be heard at the EPC hearing at the date and time listed below. The content of this notice provides additional information related to the proposed Amendment and the hearing.

Environmental Planning Commission Hearing Date, Time, and Location

December 14th, 2023

Hearing begins 8:45am - see agenda for order of cases

Via Zoom: <https://cabq.zoom.us/j/2269592859>

Notice to Persons with Disabilities: If you have a disability and require special assistance to participate in this meeting, please contact TTY at 1-800-659-8331 at least three (3) days prior to the meeting/hearing date.

Interpretation in languages other than English is available if requested at least three (3) days prior to the meeting/hearing date. Please call 505-924-3932 and be sure to note which language you are requesting if you leave a voicemail message.

Information attached to this letter include:

- Official Public Notification Form for Mailed or Electronic Mail Notice
- Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner
- Zone Atlas indicating location of Rail Trail Small Mapped Area
- Summary of Request (Text of Rail Trail Small Mapped Area Regulations)
- Official Summary of Pre-Submittal Neighborhood Meeting (held on Sept 20th, 2023)

To view the EPC Hearing Agenda, visit <http://www.cabq.gov/planning/boards-commissions>.

For additional information regarding the Albuquerque Rail Trail, visit <https://cabq.gov/railtrail>.





**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Amendment to IDO Text – Small Area	
Decision-making Body: City Council	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: Properties affected are those adjacent to the planned Rail Trail	
Name of property owner: Various	
Name of applicant: City of Albuquerque, Metropolitan Redevelopment Agency	
Date, time, and place of public meeting or hearing, if applicable:	
EPC Hearing - December 14 2023 at 8:45am. Via Zoom: https://cabq.zoom.us/j/2269592859	
Address, phone number, or website for additional information:	
cabq.gov/railtrail For more information, contact Ciaran Lithgow, Project Manager 505-810-7499 crlithgow@cabq.gov	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Ciaran Lithgow (Applicant signature) 10/19/2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice*: 10/23/2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Various

Mailing Address*: Various

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Planned Albuquerque Rail Trail
Location Description 7-mile loop through greater downtown. See map for details.
2. Property Owner* City of Albuquerque
3. Agent/Applicant* *[if applicable]* Metropolitan Redevelopment Agency
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

Zoning Map Amendment

Other: Text amendment to the IDO - Small Area

Summary of project/request^{1*}:

Regulations effecting design and development of properties adjacent to the Rail Trail.

Primarily effects non-residential and mixed-use development. See attached exhibit.

5. This application will be decided at a public hearing by*:

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: December 14th, 2023 - 8:45am (see EPC agenda for details)

Location*²: Via Zoom: <https://cabq.zoom.us/j/2269592859>

¹ Attach additional information, as needed to explain the project/request.

² Physical address or Zoom link

[Note: Items with an asterisk (*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

Visit cabq.gov/railtrail.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ J12, J13, J14, K13, K14, L 13, L14 (see attachment)
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

Not applicable

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Occured Sept 20, 2023 via zoom. See attachment for details.

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

Additional Information:

From the IDO Zoning Map⁵:

- 1. Area of Property [typically in acres] not applicable
 - 2. IDO Zone District various
 - 3. Overlay Zone(s) [if applicable] not applicable
 - 4. Center or Corridor Area [if applicable] not applicable
- Current Land Use(s) [vacant, if none] Multiple/various
-

NOTE: For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

CITY ZONE ATLAS PAGE INDEX

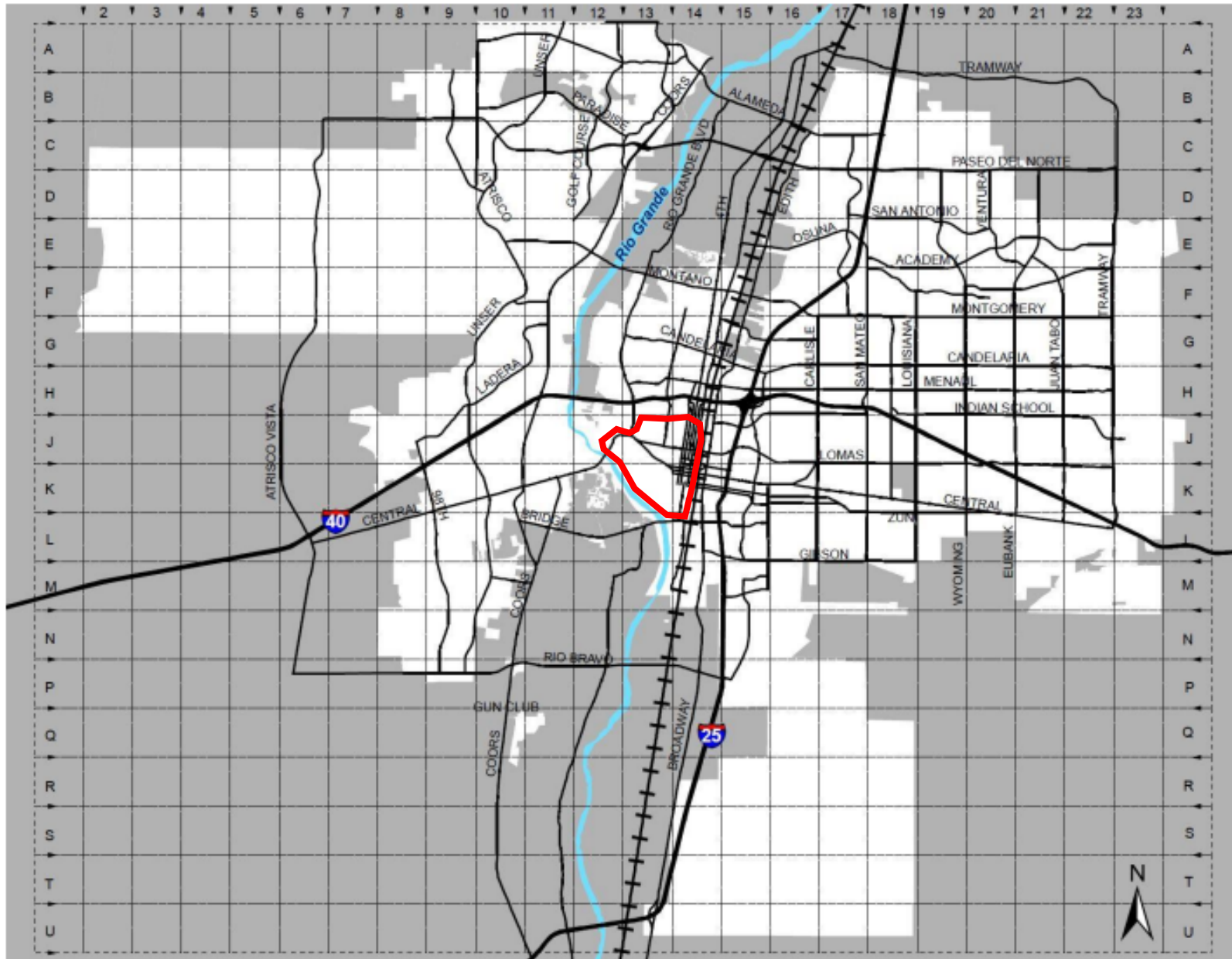


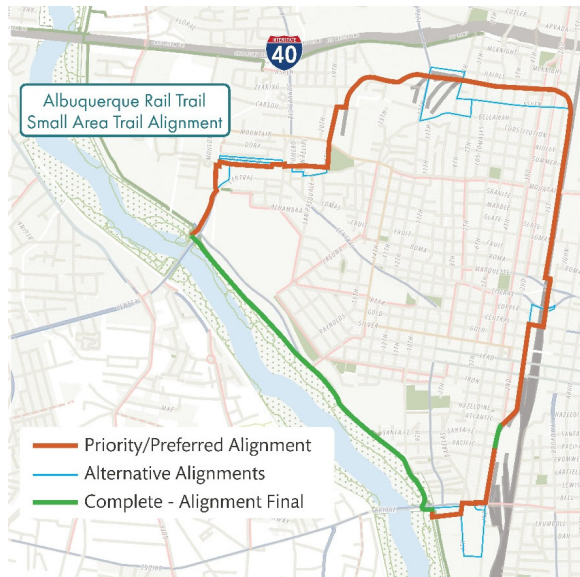
Exhibit – Proposed Rail Trail Contextual Standards for the IDO Annual Update 2023

5-2 SITE DESIGN AND SENSITIVE LANDS

5-2(A) RAIL TRAIL

5-2(A)(1) Applicability

This Subsection 14-16-5-2(X) applies to development or redevelopment on lots adjacent to the Rail Trail, as mapped below.



[IDO map pending]

5-2(A)(2) Access and Connectivity

On-site pedestrian walkways shall connect to the Rail Trail, as long as such access is coordinated with and approved by the Parks and Recreation Department.

5-2(A)(3) Edge Buffer Landscaping

5-2(A)(3)(a) All new multi-family, mixed-use, or non-residential development other than industrial development shall provide a landscaped edge buffer area pursuant to Subsection 14-16-5-6(E)(2)(b)1 along the property line abutting the Rail Trail.

5-2(A)(3)(b) All new industrial development shall provide a landscaped edge buffer at least 15 feet wide along the property line abutting the Rail Trail, as specified in Subsection 14-16-5-6(E)(4)(b).

Commented [RMJ1]: "A landscaped edge buffer area at least 6 feet wide shall be provided. For buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide."

Commented [RMJ2]: Includes planting spacing if a wall is present or not.

5-2(A)(4) Wall and Fences

- 5-2(A)(4)(a) For multi-family residential development, mixed-use development, and non-residential development other than industrial development, walls in any side or rear yard abutting the Rail Trail shall meet the requirements of Subsection 14-16-5-7(D)(3)(d).
- 5-2(A)(4)(b) For industrial development, chain link fencing (with or without slats) shall not be allowed on any portion of a site visible from the Rail Trail. Chain link fencing is allowed as temporary security fencing during active construction.

Commented [RMJ3]: "the maximum height of walls in any front or street side yard is 6 feet if the wall is set back at least 5 feet from the property line and if view fencing that is at most 50 percent opaque to perpendicular view is used for portions of a wall above 3 feet."

5-2(A)(5) Building Height Stepdown

Except within the Downtown Center (DT) or a Main Street (MS) corridor, any portion of a primary or accessory building within 50 feet in any direction of the Rail Trail shall step down to a maximum height of 48 feet.

5-2(A)(6) Building Design

- 5-2(A)(6)(a) In the NR-LM or NR-GM zone districts, any façade facing the Rail Trail shall meet the requirements in Subsection 14-16-5-11(E)(2)(a)3.
- 5-2(A)(6)(b) Outdoor seating and gathering required by Subsection 14-16-5-11(E)(3) shall be located adjacent to the Rail Trail.

Commented [RMJ4]: Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features (illustrated below):

- a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.
- b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.
- c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.
- d. Three-dimensional cornice or base treatments.
- e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.
- f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

5-5 PARKING AND LOADING

5-5(C) OFF-STREET PARKING

5-5(C)(1) Parking Reductions

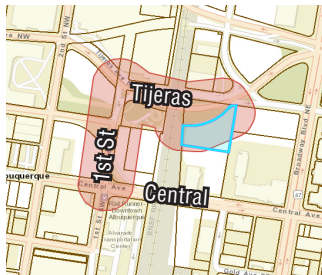
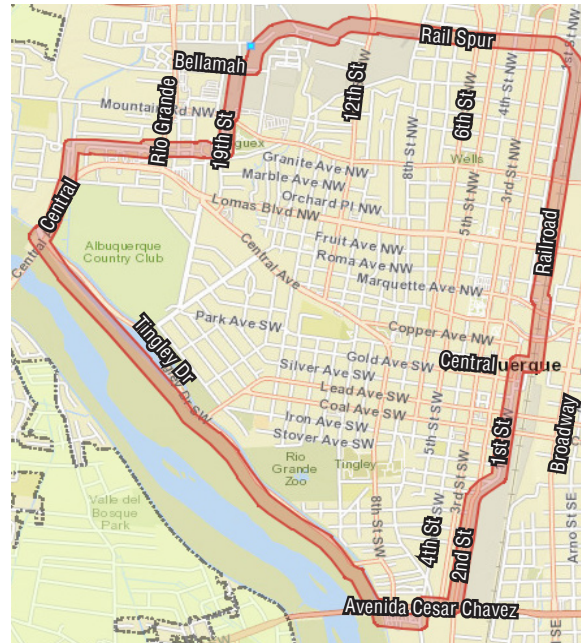
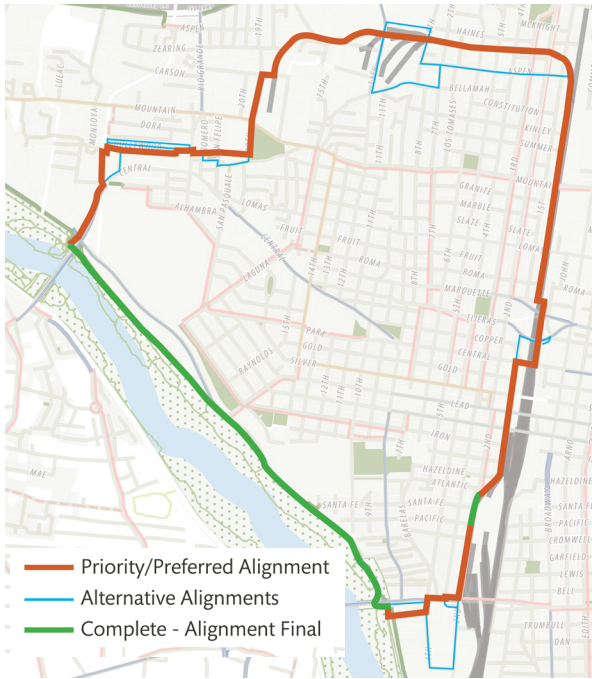
- 5-5(C)(1)(a) **Reduction for Proximity to a City Park or Trail [new]**
The minimum number of off-street parking spaces required may be reduced by 10 percent if the proposed development is located within 330 feet in any direction of any City park or trail.

7-1 DEFINITIONS

Rail Trail

The right-of-way and/or easements designated as the Albuquerque Rail Trail by the Rank 3 Albuquerque Rail Trail Master Plan and mapped by AGIS. For the purposes of this IDO, the Rail Trail Corridor is considered both a City trail and a street.

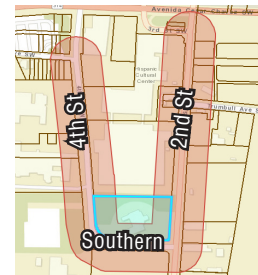
Mailing Notification Buffer Maps: buffer for each alignment alternative



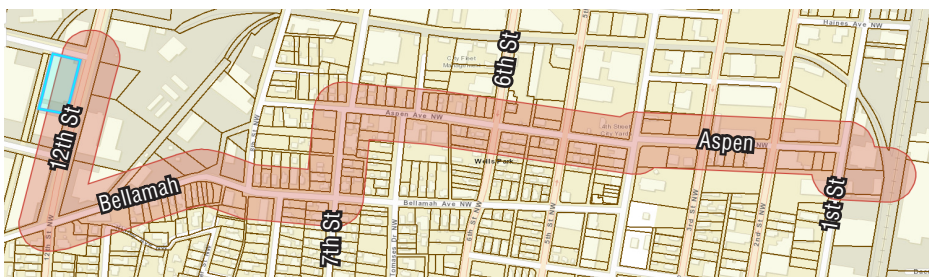
Downtown Alternative 1 Buffer



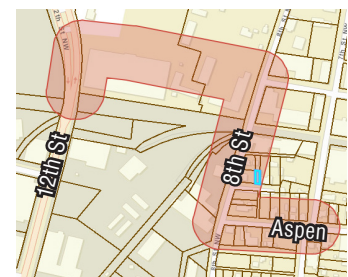
Barelas Alternative 1 Buffer



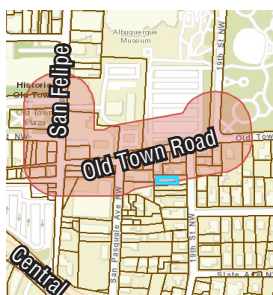
Barelas Alternative 2 Buffer



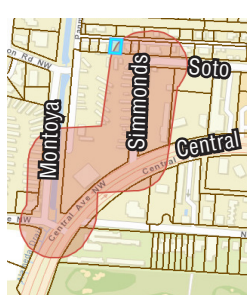
Wells Park Alternative 1 Buffer



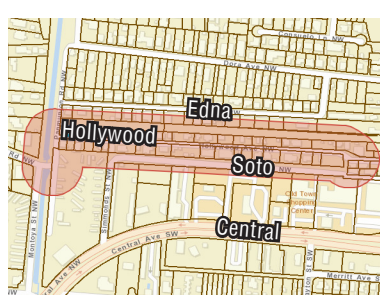
Wells Park Alternative 2 Buffer



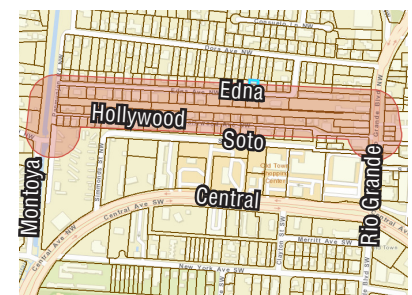
Old Town Alternative 1 Buffer



Old Town Alternative 2 Buffer



Old Town Alternative 3 Buffer



Old Town Alternative 4 Buffer

1011 SAWMILL LLC
1251 S CLAYTON ST
DENVER CO 80210-2014

12TH STREET PARTNERS LLC
2809 BROADBENT PKWY NE
ALBUQUERQUE NM 87107-1613

12TH STREET PARTNERS LLC
PO BOX 1174
DAVIS CA 95617-1174

1300 FIRST LLC
1300 1ST ST NW
ALBUQUERQUE NM 87102-1532

1515 DEVELOPMENT LLC
PO BOX 23977
PLEASANT HILL CA 94523-3977

15S LLC
2155 LOUISIANA BLVD NE SUITE 7200
ALBUQUERQUE NM 87110-5431

1701 5TH STREET PARTNERS LLC
320 GOLD AVE NW SUITE 1400
ALBUQUERQUE NM 87102-3248

1814OLDTOWN
705 ORTIZ DR NE
ALBUQUERQUE NM 87108-1444

1ST STREET RENOVATION LLC
PO BOX 7817
ALBUQUERQUE NM 87194-7817

306 HAINES LLC
PO BOX 1391
PERALTA NM 87042-1391

3RIA INC
1701 2ND ST SW
ALBUQUERQUE NM 87102-4505

5GK LLC
P.O BOX 743
ALBUQUERQUE NM 87103

601 ASPEN AVE LLC
1505 ALFREDO GARCIA CT NW
ALBUQUERQUE NM 87107-7109

630 HAINES AVENUE LLC
775 BAYWOOD DR SUITE 318
PETALUMA CA 94954-5500

709 HAINES LLC C/O JOHN SMIDT
1251 S CLAYTON ST
DENVER CO 80210-2014

909 2ND LLC
1303 LEJANO LN
SANTA FE NM 87501-8750

A T S X F RAILWAY CO C/O PROPERTY TAX DEPARTMENT
PO BOX 961089
FORT WORTH TX 76161-0089

ABORN AURORA M & SANCHEZ C
1518 BARELAS ST SW
ALBUQUERQUE NM 87102

ACCARDI FRANK V & BRANDA DEBRA L CO-TRUSTEES
ACCARDI & BRANDA RVT
253 GREEN VALLEY RD NW
LOS RANCHOS DE ALBUQUERQUE NM 87107-6110

ACCARDI FRANK V & DEBRA L BRANDA CO-TRUSTEES
ACCARDI & BRANDA RVT
253 GREEN VALLEY RD NW
LOS RANCHOS DE ALBUQUERQUE NM 87107-6110

ACEVES HENRY G & KAREN M
7017 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-6423

ACOSTA KAREN
1503 2ND ST SW
ALBUQUERQUE NM 87102-4303

ADELANTE DEVELOPMENT CENTER INC
3900 OSUNA RD NE
ALBUQUERQUE NM 87109-4459

ADHIKARI RAJAT
408 19TH ST NW
ALBUQUERQUE NM 87104-1441

ADVANCED DIESEL PERFORMANCE LLC
12224 PINE RIDGE AVE NE
ALBUQUERQUE NM 87112-4636

ALBUQUERQUE BUILDING & PLANNING INC
2200 LOS PADILLAS RD SW
ALBUQUERQUE NM 87105-7188

ALBUQUERQUE COUNTRY CLUB
PO BOX 7278
ALBUQUERQUE NM 87194-7278

ALBUQUERQUE HEALTHCARE FOR THE HOMELESS INC
PO BOX 25445
ALBUQUERQUE NM 87125-0445

ALBUQUERQUE MAIL SERVICE INC
101 ROSEMONT AVE NE
ALBUQUERQUE NM 87102

ALDECOA KIOMA VALENZUELA
2323 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1625

AMADOR EDWARD & AMADOR JUDITH LEE
128 CAMINO DE AMADOR NW
ALBUQUERQUE NM 87107-6750

AMANI LLC
100 GOLD AVE SW UNIT 307
ALBUQUERQUE NM 87102-3477

AMARILLO DIAMOND LTD
1825 LAKEWAY DR SUITE 700
LEWISVILLE TX 75057-6047

AMARILLO DIAMOND LTD
4354 CANYON DR SUITE 700
AMARILLO TX 79109-5611

ANAYA ROSELLA & ESTHER
4917 REGINA CIR NW
ALBUQUERQUE NM 87105-1523

ANAYA SUSANA PAULINE
1601 ESCALANTE AVE SW
ALBUQUERQUE NM 87104-1008

ANDRADE FRED & MCMAKEN JENNINE
800 PASEO DE LAS GOLONDRINAS
BERNALILLO NM 87004-5560

ANDRADE NADELYN
1109 2ND ST SW
ALBUQUERQUE NM 87102-4125

ANGEL INC
2548 ELFEGO RD NW
ALBUQUERQUE NM 87107-3011

ANTHEM OIL LLC
4421 IRVING BLVD NW SUITE A
ALBUQUERQUE NM 87114

ANTHONY SABRA
2325 EDNA AVE NW
ALBUQUERQUE NM 87104

ARAGON ISABEL MARY
1706 8TH ST NW
ALBUQUERQUE NM 87102-1209

ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/ SAN FELIPE

4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120-1714

ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/SAN FELIPE

4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120-1714

ARMIJO ANTONIO E JR & ARMIJO MICHAEL J

807 ASPEN AVE NW
ALBUQUERQUE NM 87102-1218

ARMIJO JUAN & SUSANITA

2305 EDNA AVE NW
ALBUQUERQUE NM 87104-1516

ARMIJO MICHELLE Y

1105 2ND ST SW
ALBUQUERQUE NM 87102

ARNDT JONATHAN M & SUSAN L SULLIVAN

721 BELLAMAH AVE NW
ALBUQUERQUE NM 87102-1222

AT & SF RAILROAD

1700 E GOLF RD FLOOR 6
SCHAUMBURG IL 60173-5804

AT & SF RAILWAY CO

SANTE FE BLDG RM 514
AMARILLO TX 79110

ATCHISON TOPEKA & SANTA FE RAILWAY CO

PO BOX 1738
TOPEKA KS 66628-0001

ATSF RAILWAY C PROPERTY TAX DEPARTMENT

PO BOX 961089
FORT WORTH TX 76161-0089

AVELDANO HECTOR E

PO BOX 1018
SANTA CRUZ NM 87567-1018

B & B MERRITT REAL ESTATE LLC

750 N 17TH ST
LAS CRUCES NM 88005-4153

B+H INVESTMENTS LLC

7001 LOMAS BLVD NE
ALBUQUERQUE NM 87110

BACA CECILIA

2817 FLORIDA ST NE
ALBUQUERQUE NM 87110-3357

BACA JOAQUIN J
100 GOLD AVE SW SUITE 408
ALBUQUERQUE NM 87102-3479

BACA MARK P
612 ATRISCO DR NW
ALBUQUERQUE NM 87105-1636

BACA MARK P & PATRICIA M CO TRUSTEES BACA LVT
PO BOX 1834
CORRALES NM 87048-1834

BACA MICHAEL R
2718 LA SILLA DORADA
SANTA FE NM 87505-6703

BACA PATRICIA M
PO BOX 1834
CORRALES NM 87048-1834

BACA RUBEN
PO BOX 7123
ALBUQUERQUE NM 87194-7123

BACA RUDOLPH F
PO BOX 7123
ALBUQUERQUE NM 87194

BADILLO PAULINE & RICHARD
1300 PRINCETON DR SE
ALBUQUERQUE NM 87106-3021

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

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

BALLEJOS FEDERICO R
PO BOX 67345
ALBUQUERQUE NM 87193-7345

BALLEJOS FEDERICO RAMON
PO BOX 67345
ALBUQUERQUE NM 87193-7345

BANK OF AMERICA TRUSTEE LUCIANA R GARCIA RVT
3322 GABALDON PL NW
ALBUQUERQUE NM 87104-2715

BARELAS INVESTMENTS LLC
1812 POPLAR LN SW
ALBUQUERQUE NM 87105-3152

BECKER SHERYL R TRUSTEE BECKER TRUST
9306 KANSAS AVE
KANSAS CITY KS 66111-1626

BELLAMAH LIVE LLC
301 BELLE CT
EL DORADO HILLS CA 95762-4160

BENAVIDEZ EDWARD L & BRUSUELAS KIMBERLY S
312 SAN PASQUALE AVE NW
ALBUQUERQUE NM 87104-1432

BERG JUSTIN & KATHLEEN
1705 SAN PATRICIO AVE SW
ALBUQUERQUE NM 87104-1049

BERMUDEZ LUCIANO
2402 EDNA AVE NW
ALBUQUERQUE NM 87104-1519

BERNALILLO COUNTY C/O COUNTY MANAGER
415 SILVER AVE SW
ALBUQUERQUE NM 87102-3225

BERTOLETTI FABRIZIO
100 GOLD AVE SW APT 506
ALBUQUERQUE NM 87102-3479

BILL C CARROLL CO INC
PO BOX 2905
DURANGO CO 81302-2905

BLEA JONATHAN
914 BELLAMAH AVE NW
ALBUQUERQUE NM 87104-2199

BROADWAY PHILIP MICHAEL
1712 BAND SAW PL NW
ALBUQUERQUE NM 87104-2255

BROOKS PATRICIA N
2323 EDNA AVE NW
ALBUQUERQUE NM 87104-1516

BUSCO LLC
2632 PENNSYLVANIA ST NE SUITE C
ALBUQUERQUE NM 87110-3613

CAIN WARREN DAVID
1708 BANDSAW PL NW
ALBUQUERQUE NM 87104-2255

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

CARAVEO DESIREE ASHLEY & ALONDRA ESMERALDA
917 IRON AVE SW
ALBUQUERQUE NM 87102-3749

CARDENAS BLANCA E
9501 ROWEN RD SW
ALBUQUERQUE NM 87121

CARON DONALD GENE JR
1824 ZEARING AVE NW
ALBUQUERQUE NM 87104

CARROLL LOVETA R & JOHN M
PO BOX 7624
ALBUQUERQUE NM 87194-7624

CASAUS EUGENE R & CELESTINA B
1812 NEWTON PL NE
ALBUQUERQUE NM 87106-2527

CASTILLO EVA A
320 MONTOYA RD NW
ALBUQUERQUE NM 87104-1714

CASTILLO JOHANNA M
241 55TH ST NW
ALBUQUERQUE NM 87105

CASTILLO RICARDO & VIRIDIANA
910 BELLAMAH AVE NW
ALBUQUERQUE NM 87104-2199

CCBG INC
PO BOX 6992
ALBUQUERQUE NM 87197-6992

CHAVEZ JAMES B & HERLINDA
411 19TH ST NW
ALBUQUERQUE NM 87104-1440

CHAVEZ MARIA
1227 2ND ST SW
ALBUQUERQUE NM 87102-4301

CHAVEZ MARY A & CHAVEZ MARIE
621 ASPEN AVE NW
ALBUQUERQUE NM 87102

CHAVEZ MARY A & CHAVEZ MARIE
1020 FINCH DR SW
ALBUQUERQUE NM 87121

CHEN SHUMING
1704 BAND SAW PL NW
ALBUQUERQUE NM 87104-2255

CHESHIRE KENNETH L
5520 COSTA UERDE RD NW
ALBUQUERQUE NM 87120-2782

CHITTIM VIRGINIA L
1715 2ND ST SW
ALBUQUERQUE NM 87122

CHUYATE MARVIN
2411 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104

CJD VENTURES LLC
11108 BOBCAT PL NE
ALBUQUERQUE NM 87122-1126

CLOUDWALKER PROPERTIES LLC
905 CAMINO SANTANDER
SANTA FE NM 87505-5958

COMFORT ZONE SYSTEMS LLC
PO BOX 27213
ALBUQUERQUE NM 87125-7213

CONTRUCCI GROUP INVESTMENTS LLC & ORTEGA
ROBERT A JR & MONICA A
2709 TULIPAN LP SE
RIO RANCHO NM 87124-2587

CONWAY SCOTT A
915 2ND ST SW
ALBUQUERQUE NM 87102-4281

COOK-MARTIN JERI D & COOK-MARTIN JERI D TRUSTEE
GARY COOK FAMILY TRUST
1007 COTTONWOOD PL NW
ALBUQUERQUE NM 87107-6768

CORDOVA ELIZABETH MARIE JARAMILLO & ETAL
1608 7TH ST NW
ALBUQUERQUE NM 87107

CORE FUNDING LLC
PO BOX 91625
ALBUQUERQUE NM 87199-1625

COUNTY OF BERNALILLO C/O COUNTY MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102-2109

CUSSEN MARIA LOUISE
100 GOLD AVE SW APT 603
ALBUQUERQUE NM 87102-3480

CUYLEAR DOROTHY D
2208 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1624

CZ INVESTMENTS LLC
PO BOX 6286
ALBUQUERQUE NM 87197-6286

DANILOWICZ ELAINE F
100 GOLD AVE SW UNIT 601
ALBUQUERQUE NM 87102-3480

DAVIS JABARI B & CLARK JENNIFER L
207A RANDALL ST UNIT 209
SAN FRANCISCO CA 94131-2738

DAVIS RACHAEL & MONTOYA THOMAS G
6717 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120-3357

DE LA RIVA JOSE N & ROSANNA
1006 BELLAMAH AVE NW
ALBUQUERQUE NM 87104-2130

DEAN DAIRY FLUID LLC
PO BOX 91119
ALPHARETTA GA 30005-2044

DEAN DAIRY FLUID LLC
1405 N 98TH ST
KANSAS CITY KS 66111-1865

DEME ALAN
100 GOLD AVE SW UNIT 405
ALBUQUERQUE NM 87102-3478

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

DENISTON-PEAVLER LINDA
2331 EDNA AVE NW
ALBUQUERQUE NM 87104-1516

DENNETT MICHAEL F
PO BOX 7456
ALBUQUERQUE NM 87194

DESERT COMPASS LLC
49 GARDEN PARK CIR NW
ALBUQUERQUE NM 87107-2664

DEUBLE ENTERPRISES LLC
1325 SAGEBRUSH DR SW
LOS LUNAS NM 87031

DEVINE DMARCOS P & AYERS JAMES EUGENE
2203 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1623

DEVINE STELLA M
2337 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1625

DEYOUNG JOANNE JEWELL
1701 BAND SAW PL NW
ALBUQUERQUE NM 87104

DFA DAIRY BRANDS FLUIDS LLC
1911 2ND ST NW
ALBUQUERQUE NM 87102-1452

DIAZ GUILLERMO & BERTHA TORRES-DIAZ
809 ASPEN AVE NW
ALBUQUERQUE NM 87102

DICKSON JESSE SCOTT
3108 GULF AVE
MIDLAND TX 79705-8205

DJMP CAPITAL GROUP LLC
100 GOLD AVE SW SUITE 204
ALBUQUERQUE NM 87102-3476

DONS WINDOWS & DOORS INC
1130 1ST ST NW
ALBUQUERQUE NM 87102

DOS VIENTOS LLC ATTN: EDWARD T GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207

DOS VIENTOS LLC C/O EDWARD T GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207

DRISCOLL BRIAN P & HEATHER L
204 ATLANTIC AVE SW
ALBUQUERQUE NM 87102-4282

EAST END HOLDINGS LLC ATTN: EDWARD T GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207

EDWARD MAE ANTHONY LLC
1324 1ST ST NW
ALBUQUERQUE NM 87102-1532

ELLIOTT NEIL M & LAUREL M NESBITT
2435 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1627

ELLIOTT RITA
2423 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1628

ELMQUIST JOHN KARL & MARION ELISABETH
PO BOX 25781
ALBUQUERQUE NM 87125-0781

ESPANA ERNEST H & MARCELLA B
1135 CARLA ST SW
ALBUQUERQUE NM 87121

ESPARZA BEN S
524 CENTRAL AVE SW UNIT 604
ALBUQUERQUE NM 87102-3124

ESQUIBEL ROBERT
1406 FORRESTER AVE NW
ALBUQUERQUE NM 87104-2146

ESTRADA MARIA
1209 2ND ST SW
ALBUQUERQUE NM 87102

EVANS CAROLE A TRUSTEE EVANS LVT
100 GOLD AVE SW APT 306
ALBUQUERQUE NM 87102-3477

EXPLORA EDUCATIONAL DEV LLC
1701 MOUNTAIN RD NW
ALBUQUERQUE NM 87104

EXPLORA SCIENCE CENTER & CHILDRENS MUSEUM OF
ALBQ
1701 MOUNTAIN RD NW
ALBUQUERQUE NM 87104

FIRST & IRON LLC
12105 SIGNAL AVE NE
ALBUQUERQUE NM 87122-1514

FOSSE AMBER
PO BOX 4737
ALBUQUERQUE NM 87196-4737

FUSION
700 FIRST ST NW
ALBUQUERQUE NM 87102-2308

GALLEGOS GILBERT R
PO BOX 307
RIBERA NM 87560

GALLEGOS MAX
10414 EDITH BLVD NE
ALBUQUERQUE NM 87113-2408

GALLEGOS RICHARD J JR
PO BOX 43
ALBUQUERQUE NM 87103

GARCIA AIRWAY HOLDINGS LLC ATTN: EDWARD T GARCIA
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

GARCIA AIRWAY HOLDINGS LLC C/O EDWARD T GARCIA
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

GARCIA CIPRIANO
524 PUEBLO SOLANO RD NW
LOS RANCHOS DE ALBUQUERQUE NM 87107-6646

GARCIA GENE R
1415 2ND ST SW
ALBUQUERQUE NM 87102

GARCIA GENE ROBERT
1415 2ND ST SW
ALBUQUERQUE NM 87102

GARCIA GLORIA
807 HANNETT AVE NW
ALBUQUERQUE NM 87107

GARCIA JOE L & MERLINDA R
2205 EDNA AVE NW
ALBUQUERQUE NM 87104-1514

GARCIA JOSEFINA
820 GREENVIEW AVE
SOUTH BEND IN 46619-2768

GARCIA LARRY & CHRISTINE M
4713 TRAILS END NW
ALBUQUERQUE NM 87120

GARCIA LLOYD A & JAN
1810 OLD TOWN RD NW
ALBUQUERQUE NM 87104-1363

GARCIA LUZ
1215 2ND ST SW
ALBUQUERQUE NM 87102-4301

GARCIA MIRIAM
6325 WIELAND WAY
EL PASO TX 79925-1808

GARCIA THERESA
2205 EDNA AVE NW
ALBUQUERQUE NM 87104-1514

GATE CITY STEEL CORP ATTN: ACCOUNTING DEPT
1801 8TH ST NW
ALBUQUERQUE NM 87102-1210

GENERATION PARTNERS
3540 SWENSON ST SUITE 100
LAS VEGAS NV 89169-9335

GENERATION PARTNERS LLC
412 NW 5TH AVE SUITE 200
PORTLAND OR 97209-3893

GERVAIS TOM & SARAH
1400 AVENIDA MANANA NE
ALBUQUERQUE NM 87110-5749

GIBSON-HALE DON E
402 CAGUA DR NE
ALBUQUERQUE NM 87108-1825

GILLESPIE ELMER H III
1423 2ND ST SW
ALBUQUERQUE NM 87102-4361

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

GOMEZ SUZANNE A
1619 BAND SAW DR NW
ALBUQUERQUE NM 87104-2378

GONZALES DELFINIA
3201 RONDA DE LECHUSAS NW
ALBUQUERQUE NM 87120-1504

GONZALES JOSE A & MARGARET C/O CHRISTINA C
GONZALES
10652 SHOOTING STAR ST NW
ALBUQUERQUE NM 87114-3971

GONZALES JOSEPH A & ROSEMARY
703 RAYNOLDS AVE SW
ALBUQUERQUE NM 87103-1034

GONZALES JOSEPH A & ROSEMARY
908 4TH ST SW
ALBUQUERQUE NM 87102

GONZALES MARK A
219 RICHMOND DR SE
ALBUQUERQUE NM 87106

GONZALEZ SAMUEL EDUARDO
4551 E CARRIAGE WAY
GILBERT AZ 85297-9506

GRAHAM VICTORIA M
312 MONTOYA ST NW
ALBUQUERQUE NM 87104-1714

GROHMAN KAREN
1727 BAND SAW PL NW
ALBUQUERQUE NM 87104-2255

GROVE ROBERT BRUCE
2500 THOMPSON RD NW
ALBUQUERQUE NM 87104

GUILLEN EPIE C
2223 EDNA AVE NW
ALBUQUERQUE NM 87104-1514

GUTIERREZ JOHN K
3245 DURANES RD NW
ALBUQUERQUE NM 87104-2756

GUZMAN SUSAN MARIE
2431 CUTLER AVE NE
ALBUQUERQUE NM 87106-2507

GW RIO GRANDE LLC
900 SKOKIE BLVD SUITE 213
NORTHBROOK IL 60062-4042

GYPSUM MANAGEMENT & SUPPLY INC C/O STEVE
HAYDEN
PO BOX 1719
BERNALILLO NM 87004-1719

H & S INC C/O MCDONALDS CORP LC 030-0145
PO BOX 182571
COLUMBUS OH 43218-2571

HAGUEWOOD TRAVIS C
1601 BAND SAW DR NW
ALBUQUERQUE NM 87104-2378

HALLENBORG PHILLIP
1743 BAND SAW PL NW
ALBUQUERQUE NM 87104-2255

HARTMAN GERALD S & HARTMAN TIMOTHY R
3812 PEDRONCELLI RD NW
ALBUQUERQUE NM 87107-3084

HATFIELD ALICE GALYON & ROBERT LEE JR
100 GOLD AVE SE UNIT 403
ALBUQUERQUE NM 87102-3478

HDIC-GOLD AVENUE LLC
5051 JOURNAL CENTER BLVD NE SUITE 200
ALBUQUERQUE NM 87107-5914

HDIC-GOLD AVENUE LLC C/O COLLIERS INTERNATIONAL
5051 JOURNAL CENTER BLVD NE SUITE 200
ALBUQUERQUE NM 87109-5914

HEALEY JOHN
416 ASPEN AVE NW
ALBUQUERQUE NM 87102

HEESACKER JACQUELYN L
PO BOX 7295
ALBUQUERQUE NM 87194-7295

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

HENDLER SUZANNE & MEJIA JUAN LUIS
709 BUCHANAN ST
SAN FRANCISCO CA 94102-4127

HERLINGER ROBERT A TRUSTEE HERLINGER TRUST
7320 AUSTIN ST APT 5J
FOREST HILLS NY 11375-6207

HERMANS MARY BETH
719 BELLAMAH AVE NW
ALBUQUERQUE NM 87102-1222

HERNANDEZ CARLOS & DEBRA
206 CROMWELL AVE SW
ALBUQUERQUE NM 87102-4178

HERNANDEZ PEDRO & SOCORRO
1317 2ND ST SW
ALBUQUERQUE NM 87102-4302

HERRERA JOLENE & ANTHONY C GARCIA & ROBERT C
GARCIA & CHRISTINA OROZCO
2323 VIA MADRID DR NW
ALBUQUERQUE NM 87104-3089

HERRON JESSE
1106 BELLAMAH AVE NW
ALBUQUERQUE NM 87104-2131

HERRON JESSE A
1100 BELLAMAH RD NW
ALBUQUERQUE NM 87104

HERRON THERESA M
1519 LOS TOMASES DR NW
ALBUQUERQUE NM 87102

HIDALGO JOSEPH D
1509 2ND ST SW
ALBUQUERQUE NM 87102-4303

HINDI MONEER & HINDI AZEEZ
9108 BELLEHAVEN CT NE
ALBUQUERQUE NM 87112

HINOJOS OSWALDO
2518 TREVISO DR SE
RIO RANCHO NM 87124-0000

HISE CHARLES & JEANNE M (ESTATES OF) C/O ROBERT C
HISE
9637 MORROW AVE NE
ALBUQUERQUE NM 87112-2951

HOFFSIS JOHN ARTHUR
2623 ALOYSIA LN NW
ALBUQUERQUE NM 87104-1723

HOLTRY ARTHUR M TRUSTEE HOLTRY RLT & HOLTRY
ELVIRA (ESTATE OF)
1611 LOS TOMASES DR NW
ALBUQUERQUE NM 87102-1232

HOMEWISER INC
1301 SILER RD BLDG D
SANTA FE NM 87507-3540

HOMEWISER INC
500 2ND ST SW
ALBUQUERQUE NM 87102-3852

HOMEWISER ORPHEUM LLC
1301 SILER RD BLDG D
SANTA FE NM 87507-3540

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

HPA III ACQUISITIONS 1 LLC
120 S RIVERSIDE PLAZA SUITE 2000
CHICAGO IL 60606-6995

HULL ARTHUR V II
1739 BAND SAW PL NW
ALBUQUERQUE NM 87104-2255

HULL STEPHEN & JARAMILLO FRANCES M
112 SARAH LN NW
ALBUQUERQUE NM 87114-1007

HUNT KYLE
1609 BAND SAW DR NW
ALBUQUERQUE NM 87104-2378

HUSLIG RACQUEL
PO BOX 444
PLACITAS NM 87043-0444

INTERCEPT LLC
PO BOX 56607
ALBUQUERQUE NM 87187-6607

JANW LLC
8220 SAN DIEGO AVE NE
ALBUQUERQUE NM 87122-3609

JAQUETTE CAMILLA M
2419 EDNA AVE SW
ALBUQUERQUE NM 87104-1518

JARAMILLO ARLENE
2409 EDNA AVE NW
ALBUQUERQUE NM 87104-1518

JEANNIE REALTY C/O JP SKIDMORE & COMPANY LLC
739 WOODLAND AVE
EL PASO TX 79922-2040

JIMENEZ REUBEN C & DELIA A
1603 7TH ST NW
ALBUQUERQUE NM 87102

JOHNSON JERROLD R & GERROLD R SANDOVAL
1002 BELLAMAH AVE NW
ALBUQUERQUE NM 87104

JORDAN JENNIFER HYSON
2420 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1628

JOURNAL PUBLISHING CO
7777 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4343

JS BROWN LLC
317 COMMERCIAL ST NE
ALBUQUERQUE NM 87102

JUAREZ MAURO & SOCORRO
1305 2ND ST SW
ALBUQUERQUE NM 87102

JULKES JASON J
1700 BAND SAW PL NW
ALBUQUERQUE NM 87104-2255

KAPURANIS FRANK & MATIA KAPURANIS TOM & SOFIA
8691 E BRIARWOOD BLVD
ENGLEWOOD CO 80112-1396

KASDORF CECIL L & LOIS I
1416 1ST ST NW
ALBUQUERQUE NM 87102

KELLY WAYNE & MARGARET F
PO BOX 500
CEDAR CREST NM 87008

KERRIGAN DANIEL & GARCIA MICHELLE MARIE
2070 CAMINO DE CHAVEZ RD
BOSQUE FARMS NM 87068-9669

KESLOW PROPERTIES 3 LLC
5900 BLACKWALDER ST
CULVER CITY CA 90232-7306

KIMURA MAKIKO
1015 2ND ST SW
ALBUQUERQUE NM 87102-4124

KOCHER SANDRA LEE
2436 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1628

KRUGER ASHLEY
1235 11TH ST NW
ALBUQUERQUE NM 87104

L & B RENTALS LLC
4501 BOGAN AVE NE SUITE A-1
ALBUQUERQUE NM 87109-2225

LA CORONA REAL LLC C/O EDWARD T GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207

LA PLACITA LLC
PO BOX 7308
ALBUQUERQUE NM 87194-7308

LAUN-DRY SUPPLY COMPANY
3800 DURAZNO
EL PASO TX 79905

LEAR OLIVIA
1460 LUMBERTON DR NW
ALBUQUERQUE NM 87104-2455

LEE LAUREN
1723 BAND SAW PL NW
ALBUQUERQUE NM 87104

LEFEBRE FRANK
1523 7TH ST NW
ALBUQUERQUE NM 87102-1247

LETTUNICH JOHN W & CAROLYN J
100 GOLD AVE SW APT 304
ALBUQUERQUE NM 87102-3477

LIPINSKI VINCENT A
2433 EDNA AVE NW
ALBUQUERQUE NM 87104-1518

LLOYD BRIAN J
805 ASPEN AVE NW
ALBUQUERQUE NM 87102-1218

LOPEZ DAVIN E C/O MVEDA
PO BOX 1299
LAS CRUCES NM 88004-1299

LOPEZ EBERARDO & HORST ANNA
1004 BELLAMAH AVE NW
ALBUQUERQUE NM 87104-2130

LOPEZ KAREN D
916 BELLAMAH AVE NW
ALBUQUERQUE NM 87104-2199

LOPEZ RAY & BARBARA TAFOYA
3800 2ND ST NW
ALBUQUERQUE NM 87107

LOPEZ RAY ETAL
3800 2ND ST NW
ALBUQUERQUE NM 87107

LOVE BRITTANY A
824 KIPUKA DR NW
ALBUQUERQUE NM 87120-1088

LOVELESS RICHARD & JUDITH & JARAMILLO CHRIS
1710 SIXTH ST NW
ALBUQUERQUE NM 87102-1310

LUCERO MAXIMINIO ALEXANDER & LUCERO MARK JAMES
609 ASPEN AVE NW
ALBUQUERQUE NM 87102-1215

LUDINGTON RIVER JOEL
1214 12TH ST NW
ALBUQUERQUE NM 87104-2114

LUDINGTON SIERRA
1212 12TH ST NW
ALBUQUERQUE NM 87104-2114

LUNA ADRIAN & RODIRGUEZ MARIA LUZ
202 CROMWELL AVE SW
ALBUQUERQUE NM 87102-4178

LYLES REBECCA SUSANNE
1608 5TH ST NW
ALBUQUERQUE NM 87102-1302

M J OFALLON BUILDING LLC
612 1ST ST NW
ALBUQUERQUE NM 87102-2306

MADDEN ANDREW JACOB
1624 BAND SAW DR NW
ALBUQUERQUE NM 87104-2418

MADRID ANTHONY P SR ETUX
2109 MOZART ST
LOS ANGELES CA 90031-2235

MAE WEST LAND MANAGEMENT LLC
PO BOX 350
BAYFIELD CO 81122-0350

MAESTAS STEVE & SYLVIA
631 BELLAMAH AVE NW
ALBUQUERQUE NM 87107

MAHONEY CATHERINE
412 19TH ST NW
ALBUQUERQUE NM 87104-1441

MALLETTE TRACY & TIMOTHY J
612 ASPEN AVE NW
ALBUQUERQUE NM 87102-1216

MANSFIELD RICHARD W
3925 DOROTEO PL NE
ALBUQUERQUE NM 87111-3841

MANZANO MOUNTAIN REAL ESTATE LLC
2313 EDNA AVE NW
ALBUQUERQUE NM 87104

MARIANETTI PAUL A & PATRICIA A TRUSTEE MARIANETTI
RVT ATTN: ZIA TRUST INC
6301 INDIAN SCHOOL RD NE #800
ALBUQUERQUE NM 87110-8102

MARTIN CHRISTINE
PO BOX 72094
ALBUQUERQUE NM 87195-2094

MARTINEZ ADELA B
434 MANUEL AVE SW
ALBUQUERQUE NM 87102-4509

MARTINEZ ADELA B
440 MANUEL AVE SW
ALBUQUERQUE NM 87102

MARTINEZ JOSEPH
2213 EDNA AVE NW
ALBUQUERQUE NM 87104

MARTINEZ LARRY D & RACHEL C
308 MONTOYA RD NW
ALBUQUERQUE NM 87104

MARTINEZ-GURULE MARIA A
2228 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104

MARTINEZ-GURULE MARIA A
315 RIO GRANDE BLVD NW APT A
ALBUQUERQUE NM 87104-1434

MATTHEWS STUART CHARLES
100 GOLD AVE SW 508
ALBUQUERQUE NM 87102-3480

MCCARTNEY CHRISTY GENE
202 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87104

MCCOLLUM THOMAS & JEFFREY C/O TOM MCCOLLUM
11000 BERMUDA DUNES NE
ALBUQUERQUE NM 87111-6555

MCCORMICK SCOTT P
88 BRANNAN RD
TIJERAS NM 87059

MCDONALDS REAL ESTATE COMPANY
2305 CENTRAL AVE
ALBUQUERQUE NM 87104-1609

MCLLROY YNEZ
923 2ND ST SW
ALBUQUERQUE NM 87102-4281

MEDINA ANTONIO J
2401 EDNA DR NW
ALBUQUERQUE NM 87104-1518

MEDINA MARIO
2320 EDNA AVE NW
ALBUQUERQUE NM 87104-1517

MEDINA MARIO R
2301 EDNA AVE NW
ALBUQUERQUE NM 87104

MENDEZ HUMBERTO & BRISIA
1510 7TH ST NW
ALBUQUERQUE NM 87120

MEYER CAROLYN TRUSTEE MEYER RVT
100 GOLD AVE SW APT 602
ALBUQUERQUE NM 87102-3480

MHC 215 LLC
41 FLATBUSH AVE SUITE 3C
BROOKLYN NY 11217-1145

MICHAELBACK JEANETTE L (ESTATE OF)
2404 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1628

MIDDLE RIO GRANDE CONSERVANCY
PO BOX 581
ALBUQUERQUE NM 87103-0581

MILLENNIUM HOSPITALITY INC
2321 CENTRAL AVE NW
ALBUQUERQUE NM 87104

MMAD INVESTMENT CO LLC
9027 SCHOONER RD NW
ALBUQUERQUE NM 87121

MONTEZ WENDY LEE & GILBERT GARY
1111 2ND ST SW
ALBUQUERQUE NM 87102-4125

MONTOYA ERNEST P TRUSTEE MONTOYA RVT
PO BOX 25227
ALBUQUERQUE NM 87125-0227

MONTOYA IVAN P & ANNABELLE
2316 EDNA AVE NW
ALBUQUERQUE NM 87104-1517

MONTOYA LAUDENTE H (ESTATE OF)
9920 CHAPALA DR NE
ALBUQUERQUE NM 87111-4862

MONTOYA LILLY & PATRICK A
1802 CONITA REAL AVE SW
ALBUQUERQUE NM 87105

MONTOYA LILY & VIGIL VINCENT & VIGIL ALAN
1514 COORS BLVD SW
ALBUQUERQUE NM 87121-4325

MONTOYA RANDY P & PHYLLIS L
2503 THOMPSON PL NW
ALBUQUERQUE NM 87104-1721

MONTOYA ROBERT J & ANGELA Y
1617 5TH ST NW
ALBUQUERQUE NM 87102

MORALES MILDRED & ELIA
1614 7TH ST NW
ALBUQUERQUE NM 87102-1202

MORALES RODOLFO & ELIA F
1614 7TH ST NW
ALBUQUERQUE NM 87107

MORENO ANGELA
709 1ST ST SW
ALBUQUERQUE NM 87102

MORGAN DANIEL CHARLES
2329 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1625

MORRIS JANIE M TRUSTEE MORRIS RVLT
826 MULLEN RD NW
LOS RANCHOS DE ALBUQUERQUE NM 87107-5843

MOUNTAIN RUN PARTNERS LTD
5850 EUBANK BLVD NE SUITE B62
ALBUQUERQUE NM 87111-6132

MOYA EMMA
1506 8TH ST NW
ALBUQUERQUE NM 87102

MULE PROPERTIES INC
2321 CENTRAL AVE NW
ALBUQUERQUE NM 87104-1609

MURPHY JUANITA C/O CASAUS EUGENE
1812 NEWTON PL NE
ALBUQUERQUE NM 87106-2527

MURPHY JUANITA C/O EUGENE OR TINA CAS
1812 NEWTON PL NE
ALBUQUERQUE NM 87106-2527

MUSKET CORPORATION C/O L B WALKER & ASSOCITATES
INC
13111 NW FWY SUITE 125
HOUSTON TX 77040-6321

MYERS MICHELLE
2314 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104

N M EMPLOYMENT SECURITY COMM C/O FACILITY
MANAGEMENT DIVISION
PO BOX 6850
SANTA FE NM 87502

NARRO MARTIN E
1521 7TH ST NW
ALBUQUERQUE NM 87107-1247

NATIONAL HISPANIC CULTURAL CENTER OF NM
1701 4TH ST SW
ALBUQUERQUE NM 87102-4508

NATURAL HISTORY MUSEUM DIV OF THE OFF CULTURAL
AFF
1801 MOUNTAIN RD NW
ALBUQUERQUE NM 87104-1375

NAVARRETE TONY R & LEONELLA RITA TRUSTEES
NAVARRETE RVT
328 GREENWICH RD SW
ALBUQUERQUE NM 87105-3809

NAWMAN ROSELLA L TRUSTEE 1912 OLD TOWN ROAD
TRUST
4205 PARSIFAL ST NE
ALBUQUERQUE NM 87111-3374

NDW LLC
9577 OSUNA NE SUITE B
ALBUQUERQUE NM 87111-2286

NEVAREZ JORGE A SERRANO
1823 8TH ST NW
ALBUQUERQUE NM 87107-1210

NEW YORK TRANSMISSION LLC
412 NW 5TH AVE SUITE 200
PORTLAND OR 97209-3893

NEWMAN SARAH R
1604 BAND SAW DR NW
ALBUQUERQUE NM 87104-2418

NEWTON INVESTMENT CO LLC
PO BOX 25623
ALBUQUERQUE NM 87125

NICOLE CANDICE
204 CROMWELL AVE SW
ALBUQUERQUE NM 87102-4178

NOON JOAQUIN
100 GOLD AVE SW SUITE 206
ALBUQUERQUE NM 87102-3476

OAXACA LUIS
717 BELLAMAH AVE NW
ALBUQUERQUE NM 87102-1222

OCONNOR DANIEL M
1620 BAND SAW DR NW
ALBUQUERQUE NM 87104-2418

OLD TOWN 1 LLC
6024 JAGGED PEAK RD NW
ALBUQUERQUE NM 87114-3025

OLD TOWN ABQ LLC
7516 N CAMINO SIN VACAS
TUCSON AZ 85718-1251

OLD TOWN PLAZA LLC
1919 OLD TOWN RD NW SUITE 1
ALBUQUERQUE NM 87104

OLIN & BLAND & DANIEL & GRANT ETAL C/O LOUANN
DANIEL
10104 SIERRA HILL DR NW
ALBUQUERQUE NM 87114

OLMI ANTONIO M & JONES ROGER D
1500 ARCHULETA DR NE
ALBUQUERQUE NM 87112-4891

OLMI ANTONIO M & ROGER D JONES
1500 ARCHULETA DR NE
ALBUQUERQUE NM 87112

ONEMAIN FINANCIAL GROUP LLC
1010 BELLAMAH AVE NW
ALBUQUERQUE NM 87104-2130

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

ORTIZ GLEN & VICKY
4130 RANCHO CENTRO NW
ALBUQUERQUE NM 87120-3494

ORTIZ RENE & JOSEFINA
100 GOLD AVE SW APT 409
ALBUQUERQUE NM 87102-3479

P P INVESTMENTS LTD
PO BOX 2064
CORRALES NM 87048-2064

PADILLA ANDREW C/O CANO CECILIA & GRAJEDA
MARTHA G
310 SANTA FE AVE SW
ALBUQUERQUE NM 87102-4162

PADILLA PAUL TRUSTEE PADILLA SOLO 401K TRUST
9347 ADMIRAL LOWELL PL NE
ALBUQUERQUE NM 87111-1264

PASCAL EMILY
1635 BAND SAW DR NW
ALBUQUERQUE NM 87104-2378

PATTON JERROLD D JR
11108 BOBCAT PL NE
ALBUQUERQUE NM 87122-1126

PENNINGTON CARLTON R & CHRISTINE M
1010 SAWMILL RD NW
ALBUQUERQUE NM 87104-2130

PENNINGTON GILES P & BELINDA M
2405 EDNA AVE NW
ALBUQUERQUE NM 87104-1518

PEREA ANGELO L & ZOE S
912 BELLAMAH AVE NW
ALBUQUERQUE NM 87104-2199

PEREA FRANCES
PO BOX 26344
ALBUQUERQUE NM 87125-6344

PEREA MICHAEL A & MERLINDA A
3312 LA MANCHA DR NW
ALBUQUERQUE NM 87104-3028

PEREA VIRGILENE V & MAYNARD
2335 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1625

PEREZ ABRAN J
1612 BAND SAW DR
ALBUQUERQUE NM 87104-2418

PEREZ FERNANDO & SOLEDAD
1301 WALTER SE
ALBUQUERQUE NM 87102

PETERSON CRISTINA
1023 2ND ST SW
ALBUQUERQUE NM 87102-4124

PETERSON PROPERTIES C/O JIM PETERSON
2325 SAN PEDRO DR NE
ALBUQUERQUE NM 87110-4120

PETERSON PROPERTIES C/O WALGREEN CO RE PROPERTY
TAX DEPT
PO BOX 1159
DEERFIELD IL 60015-6002

PETROLINK INC
PO BOX 25845
ALBUQUERQUE NM 87125-5845

PINCKLEY GUY & NANCY
5012 RIO ST
FARMINGTON NM 87402-1937

POCOCK TOBY J & WOOD WINTON E
2406 EDNA AVE NW
ALBUQUERQUE NM 87104-1519

POHL ODELIA
2217 EDNA AVE NW
ALBUQUERQUE NM 87104-1514

PRESBYTERIAN HEALTHCARE SERVICES ATTN: REAL
ESTATE DEPT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

PROVENCIO RAY MARK
200 CROMWELL AVE SW
ALBUQUERQUE NM 87102-4178

PUBLIC SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

PUBLIC SERVICE COMPANY OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

PUZAK DANIEL G & LISA M
100 GOLD AVE SW SUITE 205
ALBUQUERQUE NM 87102-3476

R & K LIMITED LIABILITY CO
108 CARSON DR
LOS LUNAS NM 87031

RAIL YARD LAND LLC
777 1ST ST SW
ALBUQUERQUE NM 87102-0000

RAM PARTNERSHIP
PO BOX 25144
ALBUQUERQUE NM 87125-0144

RAMBES ROBERT J
2209 EDNA AVE NW
ALBUQUERQUE NM 87104-1514

RAMIREZ JOEL R & CARMEN V & RAMIREZ JOEL ROBERT
701 ASPEN AVE NW
ALBUQUERQUE NM 87102-1217

RAMIREZ LUIS F
4802 HEADINGLY AVE NE
ALBUQUERQUE NM 87110-1809

RAND MIRIAM M & PORTER ONA L
2619 CORIANDA CT NW
ALBUQUERQUE NM 87104-3267

RAWLEY JAMES
919 GOLD AVE SW
ALBUQUERQUE NM 87102-3082

RCR DEVELOPMENT LLC
PO BOX 6883
ALBUQUERQUE NM 87197-6883

REALYVAZQUEZ ARON A
208 ATLANTIC AVE SW
ALBUQUERQUE NM 87102

REDSTROM RHONDA
PO BOX 70501
ALBUQUERQUE NM 87197

REGALO 4 LLC
1503 CENTRAL AVE NW SUITE 101
ALBUQUERQUE NM 87104-1158

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

REGIS ALAN F & FRANCINE A
3535 GIRARD BLVD NE
ALBUQUERQUE NM 87107

RELIANCE STEEL & ALUMINUM CO ATTN: ACCOUNTING
DEPT
1801 8TH ST NW
ALBUQUERQUE NM 87102-1210

REMILLARD LOURDES E
1456 LUMBERTON DR NW
ALBUQUERQUE NM 87104-2455

RISPOLI ROBERT A
409 19TH ST NW
ALBUQUERQUE NM 87104-1440

RITTER KIMBERLY MONET
184 PETIT AVE
VENTURA CA 93004-1746

RIVERHORSE INVESTMENTS LP
2811 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87106

ROADRUNNER OF OLD TOWN INC
1209 RIDGECREST DR SE
ALBUQUERQUE NM 87108-3459

ROBERTSON KENDRA L
2319 EDNA AVE NW
ALBUQUERQUE NM 87104-1516

ROGER COX LIMITED PARTNERSHIP 1984-2
1717 LOUISIANA BLVD NE SUITE 111
ALBUQUERQUE NM 87110

ROJAS DELIA M
2439 EDNA AVE NW
ALBUQUERQUE NM 87104

ROJU MARGARET A
919 2ND ST SW
ALBUQUERQUE NM 87102-4281

ROMERO EVA A
265 SARATOGA BLVD E
ROYAL PALM BEACH FL 33411-8282

ROMERO LEOPOLDO J & CLAUDETTE I
1224 12TH ST NW
ALBUQUERQUE NM 87104-2114

ROYSTER RONALD E & HARRIET K
1719 BAND SAW PL NW
ALBUQUERQUE NM 87104

ROZENBURG LESLIE V & CORDOVA ROSE M
1509 7TH ST NW
ALBUQUERQUE NM 87102-1247

RUTLEDGE DENEEN CORDOVA TRUSTEE REED BART
RUTLEDGE RVT A
9409 SEABROOK DR NE
ALBUQUERQUE NM 87111-7407

SAIS ANTHONY ALBERT
2114 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1622

SAIZ DAVID
215 16TH ST NW
ALBUQUERQUE NM 87104-1221

SAIZ JONATHAN
1448 LUMBERTON DR NW
ALBUQUERQUE NM 87104-2455

SAIZ RUTH SANCHEZ
809 HANNETT AVE NW
ALBUQUERQUE NM 87102-1287

SALAZAR BETTY
1505 2ND ST SW
ALBUQUERQUE NM 87102-4303

SALAZAR JOANNA & SALAZAR LEROY P
PO BOX 81873
ALBUQUERQUE NM 87198-1873

SALAZAR LIONEL V & SALAZAR CHRIS L
723 BELLAMAH AVE NW
ALBUQUERQUE NM 87102-1222

SAN RIO VENTURES LLC
1917 7TH ST NW
ALBUQUERQUE NM 87102

SANCHEZ AMANDA R
1615 BAND SAW DR NW
ALBUQUERQUE NM 87104-2378

SANCHEZ ANA MARIA
317 SUNSET FARM PL SW
ALBUQUERQUE NM 87105-2764

SANCHEZ ARTURO JR & LORENA
1801 CORTE ELICIA ST SW
ALBUQUERQUE NM 87105-6009

SANCHEZ CARMEN F
1115 2ND ST SW
ALBUQUERQUE NM 87102

SANCHEZ ELOISA ETAL
1521 DENNISON RD SW
ALBUQUERQUE NM 87105-2815

SANCHEZ JOHN A & DEBRA J
PO BOX 25387
ALBUQUERQUE NM 87125-0387

SANCHEZ JOSEPH RUDY TR SANCHEZ TRUST
1512 4TH ST SW
ALBUQUERQUE NM 87102-1421

SANCHEZ JULIAN L
1115 2ND ST SW
ALBUQUERQUE NM 87102

SANCHEZ KRISTA
100 GOLD AVE SW APT 308
ALBUQUERQUE NM 87102-3477

SANCHEZ ROBERT P & TINA N & SANCHEZ RAY A &
CHARLENE TRUSTEES SANCHEZ LVT
1110 1ST ST NW
ALBUQUERQUE NM 87102-2359

SAND N SUN LLC
2908 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-2929

SANDOVAL ALAN ANDREW & SANDOVAL ALVIN D
2206 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1624

SANDOVAL JESUS M SALCIDO
1321 2ND ST SW
ALBUQUERQUE NM 87102

SANDOVAL KENNETH
2004 OLD TOWN RD NW
ALBUQUERQUE NM 87104-1413

SANDOVAL-GARCIA ALEJANDRO
2438 EDNA AVE NW
ALBUQUERQUE NM 87104-1519

SANTA FE PACIFIC TRUST INC
PO BOX 81200
ALBUQUERQUE NM 87198

SANTISTEVAN JAMES A & SIERRA N
1715 BAND SAW PL NW
ALBUQUERQUE NM 87104-2255

SAUCEDO SAMUEL
905 2ND ST SW
ALBUQUERQUE NM 87102-4281

SAWMILL BELLAMAH PROPERTIES LLC
201 3RD ST NW SUITE 1150
ALBUQUERQUE NM 87102-4493

SAWMILL COMMUNITY LAND TRUST
990 18TH ST NW FLOOR 2
ALBUQUERQUE NM 87104-2053

SAWMILL COMMUNITY LAND TRUST
PO BOX 25181
ALBUQUERQUE NM 87125-0181

SAWMILL COMMUNITY LAND TRUST (SCLT)
990 18TH ST NW
ALBUQUERQUE NM 87104-2053

SAWMILL CROSSING HOMEOWNERS ASSOC INC
2180 W STATE ROAD 434 SUITE 5000
LONGWOOD FL 32779-5041

SCHALLER KARL PAUL
267 CAMINO ARCO IRIS
CORRALES NM 87048-7271

SHARIFI HAMAYOON & SORAYA
202 SAN FELIPE ST NW
ALBUQUERQUE NM 87104

SILVER GARDENS I LLC ATTN: THERESA A BELL
PO BOX 35909
ALBUQUERQUE NM 87176-5909

SILVER HAWK LLC
42 PENNY LN
CEDAR CREST NM 87008-9723

SIMMONS ROSE D
1623 5TH ST NW
ALBUQUERQUE NM 87102

SMASHING INVESTMENTS LLC
1917 7TH ST NW
ALBUQUERQUE NM 87102-1205

SOUERS MARSHA M
1820 ZEARING AVE NW
ALBUQUERQUE NM 87104-2072

SPRINGER INDUSTRIAL CENTER LTD
1717 LOUISIANA BLVD NE SUITE 111
ALBUQUERQUE NM 87110-7014

SPRINGER SQUARE NEW MEXICO LLC
1209 ORANGE ST
WILMINGTON DE 19801-1120

ST JOHN SARAH ELIZABETH
1239 11TH ST NW
ALBUQUERQUE NM 87104-2172

STAGNER DESIREE & STAGNER WILL
2713 LOS TRETOS ST NW
ALBUQUERQUE NM 87120-1315

STARR TERESA
2340 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1626

START YOUR ENGINES LLC
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

STATE OF NEW MEXICO
PO BOX 1148
SANTA FE NM 87504-1148

STATE OF NEW MEXICO CULTURAL AFFAIRS NATIONAL
HISPANIC CULTURAL CENTER
1701 4TH ST SW
ALBUQUERQUE NM 87102

STATE OF NEW MEXICO OFFICE OF CULTURAL AFFAIRS
228 E PALACE AVE
SANTA FE NM 87501-2000

STATE OF NEW MEXICO STATE LAND OFFICE
PO BOX 1148
SANTA FE NM 87504-1148

STATKUS & COMPANY LLC
1917 7TH ST NW
ALBUQUERQUE NM 87102-1232

STATKUS JOHN F
721 ASPEN AVE NW
ALBUQUERQUE NM 87102-1289

STATKUS THOMAS H ETAL
721 ASPEN AVE NW
ALBUQUERQUE NM 87102-1289

STEINLAUF SYLVAIN & JANET TRUSTEES STEINLAUF RVT
10104 MASTERS DR NE
ALBUQUERQUE NM 87111-5893

STEPLETON BONNIE
904 TANSION CT NE
ALBUQUERQUE NM 87112-8116

STONE DANIEL P & STONE EDWARD L & LUCERO MARTHA
M STONE
1716 SHADYSIDE DR SW
ALBUQUERQUE NM 87105

STONE DANIEL P & STONE EDWARD L & STONE MARTHA
M LUCERO
1716 SHADYSIDE DR SW
ALBUQUERQUE NM 87105

STUCKMAN DAVID
1720 6TH ST NW
ALBUQUERQUE NM 87102-0000

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

SUNDANCE VILLAGE LIMITED PARTNERSHIP C/O
PACIFICAP
412 NW 5TH AVE SUITE 200
PORTLAND OR 97209-3893

SUTTON JAMES & SARASON JEROME C BRECKENRIDGE
PROPERTY FUND 2016 LLC
PO BOX 7785
ALBUQUERQUE NM 87194-7785

TADAY STEPHEN T & THERESA A TRUSTEES TADAY RVT
PO BOX 2064
CORRALES NM 87048-2064

TADAY STEPHEN T JR & THERESA A TRUSTEES TADAY LVT
PO BOX 2064
CORRALES NM 87048-2064

TAFOYA HARRY J & BEATRICE
6651/2 ATRISCO DR SW
ALBUQUERQUE NM 87105-3181

TANIGAKI EMA
1612 5TH ST NW
ALBUQUERQUE NM 87102-1302

TBJ FAMILY LIMITED PARTNERSHIP
2020 S PLAZA ST NW
ALBUQUERQUE NM 87104-1400

TBJ FAMILY LIMITED PARTNERSHIP NO 1
2020 S PLAZA ST NW
ALBUQUERQUE NM 87104-1400

TENORIO PAULINE
1631 BAND SAW DR NW
ALBUQUERQUE NM 87104-2378

TERCERO GILBERT D
2226 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104

THEATRE BLOCK LLC ATTN: JERRY MOSHER
4411 ANAHEIM AVE NE
ALBUQUERQUE NM 87113-0000

THUNDER ROAD ENTERPRISES LLC
1333 ASPEN AVE NW
ALBUQUERQUE NM 87104

TORRES LUCILLE & TORRES AYL A
2221 ENDA AVE NW
ALBUQUERQUE NM 87104-1514

TORRES VICTORIA P
1828 ZEARING AVE NW
ALBUQUERQUE NM 87104-2072

TRAF TON CLINTON M & DEBORAH D TRUSTEES TRAF TON
FAMILY TRUST
3639 MIDWAY DR SUITE B #338
SAN DIEGO CA 92110-5254

TROUBLED MINDS HOLDINGS LLC
3905 SIMMS AVE SE
ALBUQUERQUE NM 87108-4337

TRUJILLO JACOB
1464 LUMBERTON DR NW
ALBUQUERQUE NM 87104-2455

TRUJILLO JOHN T
2432 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104-1628

TRUJILLO KENNETH J & ANA MARIA TRUSTEES TRUJILLO
FAMILY TRUST
280 CALLE DE WENCES
LOS LUNAS NM 87031-6562

TRUJILLO MARY ELIZABETH C/O KUPJACK TIMOTHY &
KUPJACK EDWARD J
209 ATLANTIC AVE SW
ALBUQUERQUE NM 87102

TRUJILLO SARA D & TRUJILLO LINDA A & CASTILLO
RAYMOND E & TRUJILLO OLLIN
1806 OLD TOWN RD NW
ALBUQUERQUE NM 87104-1363

TURCIOS MAXIMO & ALICIA
9209 ALVERA AVE SW
ALBUQUERQUE NM 87121-7883

TWIN POWERS LLC
1424 1ST ST NW
ALBUQUERQUE NM 87102-1534

U S GOVERNMENT REAL EST DIV/US POSTAL SEV
7500 E 53RD PL RM 1108
DENVER CO 80266-9918

UNITED STATES OF AMERICA GENERAL SERVICES
ADMINISTRATION
819 TAYLOR ST
FORT WORTH TX 76102

US INDIAN SERVICE & BUREAU OF INDIAN AFFAIRS
1001 INDIAN SCHOOL RD NW
ALBUQUERQUE NM 87104

VALDES EDUARDO
1735 BAND SAW PL NW
ALBUQUERQUE NM 87104-2255

VALENCIA PAUL T & REBECCA A
2221 HOLLYWOOD AVE NW
ALBUQUERQUE NM 87104

VALLIANT DENNIS P & MARY M
1621 PARK AVE SW
ALBUQUERQUE NM 87104-1025

VAN GAASBEEK JON
806 RIDGECREST DR SE
ALBUQUERQUE NM 87108-3369

VARELA FRANK LAWRENCE & DAVILA PAULINE V &
VARELA-SCHUM BARBARA J
10510 STEWARD ST NW
ALBUQUERQUE NM 87114-5058

VASQUEZ CRYSTAL V
1405 2ND ST SW
ALBUQUERQUE NM 87102

VASQUEZ URIEL
1401 2ND ST SW
ALBUQUERQUE NM 87102-4361

VELASQUEZ VITA
407 OLIVIA RD
LAS VEGAS NM 87701

VIALPANDO LUCILLE A
2416 EDNA AVE NW
ALBUQUERQUE NM 87104-1519

VIGIL ALAN A
4300 STANDFIER CT SW
ALBUQUERQUE NM 87105

VIGIL SALLY C & DORTHEA GALLEGOS & MARTINEZ
SANDRA
1207 2ND ST SW
ALBUQUERQUE NM 87102-4301

VIGIL TERRY LOHMAN & SHAININ JOSH LOHMAN
1705 BAND SAW PL NW
ALBUQUERQUE NM 87104-2255

VILLA EDUARDO & BLANCA
1516 3RD ST SW
ALBUQUERQUE NM 87102

VILLARREAL MARGARITA
1425 2ND ST SW
ALBUQUERQUE NM 87102

VILLEGAS MAURICIO E & DARLACH GABRIELA
939 RUE CHANTILLY
MANDEVILLE LA 70471-1205

VINCENT ANNA & MARK W
110 RENFREW CT
EL SOBRANTE CA 94803-1666

VIVERE NM LLC
111 BROADWAY SUITE 101
OAKLAND CA 94607-3730

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

WESTERN REFINING TERMINALS LLC ATTN: PROPERTY TAX
DEPT
PO BOX 592809; TX1-047
SAN ANTONIO TX 78259-0190

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

WILSON LLOYD R & BACA LENORA EILEEN
6800 VISTA DEL NORTE RD NE NO. 1928
ALBUQUERQUE NM 87113-1379

WINDSOR HOTEL INC ATTN: Nanci GARNAND
2334 HARDING PARK CT
BERTHOUD CO 80513-9554

WOOD WINTON & POCOCK TOBY J & WOOD NORBERT
2410 EDNA AVE NW
ALBUQUERQUE NM 87104-1519

WYLY JOHN WYATT III & LENORA J
114 BECKER AVE
BELEN NM 87002-2820

YOUNG PHILLIP A TRUSTEE YOUNG RVT
1209 SUNSET RD SW
ALBUQUERQUE NM 87105-3725

ZAMORA DAVID & DORRIE ANN
5812 JONES PL NW
ALBUQUERQUE NM 87120

ZAMORAS HISTORICAL MANSION LIMITED PARTNERSHIP
2004 S PLAZA ST NW
ALBUQUERQUE NM 87104-1573

ZES VENTURES LLC
4829 S 38TH ST
PHOENIX AZ 85040-2908

ZIMMERMAN BENJAMIN E
3611 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM AMENDED ZOOM MEETING REPORT

MRA Proposed Rail Trail IDO Amendments – September 20, 2023

Project: CABQ facilitated meeting
Property Description/Address: Proposed MRA Rail Trail Loop
Date Submitted: September 29, 2023
Submitted By: Jocelyn M. Torres, Land Use Facilitator
Meeting Date/Time: September 20, 2023, 4:30 PM- 5:30 PM
Meeting Location: Zoom
Applicant/Owner: CABQ MRA
Neighborhood Associations/Interested Parties: Zoom registrants (to be provided by the MRA).

Please note that this is a summary, not a transcript, of the September 20, 2023 CABQ facilitated meeting.

Background Summary.

<https://www.cabq.gov/mra/rail-trail-1>

The Rail Trail has been public information since 2021, when the City started hosting community meetings. The City has been studying the Rail Trail since 2020 and began soliciting public input in 2021. Community engagement has been and will continue to be ongoing. The City held a press conference unveiling the architectural vision for the trail on July 22, 2023.¹

This report summarizes the MRA Rail Trail facilitated meeting. The architect, Antoine Predock, lives in Albuquerque. The Rail Trail is a seven mile multi-use loop that will connect downtown destinations. Economic development, healthy recreation and cultural expression will be encouraged. Predock plans to incorporate the following auras into the trail: Placitas; Rio; Old Town; Tiguex; Sawmill; Enchantment; Industry; 66; Iron Horse; Barelax; and Umbral.²

The trail is intended for bicycles, pedestrians and non-motorized vehicles. It includes: the heart of downtown, the Sawmill District, Old Town, the National Hispanic Cultural Center, Second Street and the Rail Yards.³ The MRA and Planning Department are proposing an IDO text amendment. The amendment is intended to ensure that new development, or redevelopment, creates a pleasant environment that includes art, landscaping and rail trail access. **The City has fundraised \$39.5 million for design and construction. Actual cost estimates for the construction of the trail range from \$60 to \$90 million.**⁴ This project relates to commercial, multi-family and industrial development. It will not impact low density residential zones: RA; R-1; or RT.⁵

¹ CABQ Facilitated Meeting Report Amendment.

² Placita "small square"; Umbral "threshold".
<https://www.spanishdict.com/translate>

³ See attached photo.

⁴ CABQ Facilitated Meeting Report Amendment.

⁵ "R-1" Residential Single Family; "R-A" Residential Rural and Agricultural; "R-T" Residential Townhome.

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For projects that are more than 100 feet long, parking lots cannot occupy more than 50 percent of the trail frontage. This creates a better pedestrian environment by decreasing asphalt heat emission and the number of parked cars. Landscape buffers will resemble those of other trails. Wall and fence regulations will exclude chain link or razor wire fencing and will require a designated level of visibility between the property and the trail. Buildings in higher density areas will be limited to four stories, or 48 feet.

We're talking about reducing the required parking by 10 percent. This will encourage the use of other forms of transportation, such as those available at the Alvarado Transit Center. These regulations won't affect existing properties that are already built. This is just for new development or significant redevelopment. Our proposed regulations don't change your zoning and will not apply to single family housing. New building façades will be designed as if the rail trail is a street.

Discussion.

Ciaran Lithgow, Michael Vos and Omega Delgado were the City's primary spokespersons.

Conclusions.

Participants were interested in the planned rail trail IDO amendments and presented several questions and comments. Participant questions and comments were either directly addressed by the City or noted for future discussion.

Meeting Specifics. *Participant Questions and Comments are Italicized.* Others are displayed in regular font. *Q- Question; C-Comment; A-Answer; C- Comment.*

1. Participant Comments and Questions.

- a. *C: I'm with Palindrome and support the ten percent parking reduction. I'm concerned about the 48 foot building height limit. We own MX-M property along Central Avenue. Historically, the Planning Department has encouraged high density development at this location. We are planning a five story building and our property backs up to the Soto Avenue rail trail path. The IDO says we can't locate parking along Central and the intended rail trail amendments will limit the amount of parking behind the building. Therefore this property cannot be developed under these restrictions unless we change to a low density design.*

C: We also own property along Soto Avenue. We support this type of project and would like the City to help us develop these areas. High density development provides community value. It sounds like different IDO requirements will apply to property located either north or south of Central. I think this would be very restrictive and limiting in terms of the potential for these properties. I understand that once these provisions become part of the

https://documents.cabq.gov/planning/IDO/2022_IDO_AnnualUpdate/IDO-2022AnnualUpdate-EFFECTIVE-2023-07-27.pdf

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IDO, they're not suggestions, they are requirements. It sounds like these new IDO proposals are limiting rather than constructive.

A: We are having this discussion at the start of the annual IDO update process. The proposed rules will apply to specific properties adjacent to the rail trail corridor. We're required to hold this meeting before we submit an application. You'll receive mailed notice, as an adjacent property owner, about our public hearing and we will submit an application in four to five weeks that will go to the Environmental Planning Commission (EPC) for review and recommendation and then to the City Council's Land Use Planning and Zoning Committee. The full City Council must vote to approve the proposed rules. We don't anticipate that the process will wrap up until next spring or summer. There will be plenty of opportunities for continued comment. We will review your comments with the MRA to consider potential modifications before making our EPC application.

As you mentioned, it sounds like there are some circular difficulties with the treatment of Central Avenue as a corridor and the treatment of the rail trail. This is something that we'll certainly consider. Also, I would love to hear about your development plans at MRA. We have some incentives and would like to hear about how we can work together to make whatever development you have work. We'll be coming out to the folks in the Old Town neighborhood soon to do some community engagement along that segment as well. So I look forward to continuing to work with every property owner in the area.

- b. *Q: I was just wondering if designating something as a road has implications for who would have access to the trail and how that would affect overall design considerations and rights of adjacent property owners. It seems that a trail is something quite distinct from a road, and to have the designation as both is somewhat confusing.*

A: A road is a public right of way and is built and maintained by the Department of Municipal Development (DMD). DMD is guided by a different set of rules than the IDO. The Integrated Development Ordinance (IDO) regulates development on private property. Each applicable term has a separate meaning. The proposed IDO amendments will treat the rail trail as a street for purposes of building entrances and design.

Q: Does this mean that a building facing Central and backing Soto Avenue will be treated as having two fronts and no back?

A: Yes, that is the way it's being proposed right now. We've heard these concerns; especially with parking. What's the front, what's the back, and how do we design in two directions? I think that definitely warrants further discussion internally. If the street facing façade is the trail and that's to your rear, in some ways, it's effectively creating a second front. For the purpose of building design, you would need to provide an access door on that side and meet additional design considerations.

C/Q: But the street facing requires different windows on a certain percentage of the building. It forces you to apply specific changes and costs when you're talking about two

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fronts and no back. It's not just access. Are you talking about building design, glazing and things like that?

A: Street facing façade does involve proximity to the street, depending on the setback. If you build at Central, it's possible that only the Central side would be street facing. If you push your building back, the street facing could be the trail. So I think there's a little bit of flexibility, but it depends on the size of your site, how large the building is and what your setbacks are. But, yes, additional costs are associated with some of these design standards.

C: Also limitations on density. We're limiting the property potential because we're limiting the density. It sounds like the Central IDO is conflicting with the rail trail IDO. Can you have exceptions to certain things? Where would the Central Corridor trump the Rail Trail IDO? Are we going to be bound by two, or can we choose one?

A: If what was put forward today, for the purposes of this meeting and discussion, were adopted, you would be bound by both unless you obtained a variance as to one of the sides. I hear it loud and clear that we need to examine some potential exceptions for those properties that have the double frontage.

I just want to provide a gentle reminder to people that we're talking about regulations for adjacent private and public property. We are not here to talk about trail connections, trail users, anything having to do with the trail itself. If you have a question about that, please put it into the chat. We'll record it, and then we can definitely address it at a later time.

- c. *Q: The reference to Parks and Rec. as the responsible department for the Rail Trail is followed by a question mark. Why is this unsettled?*

A: I'm the person who put the question mark in there. Parks and Rec. usually maintains our multi-use trails. Here, our friends at MRA are planning and getting the funding for this particular project. The question mark is for internal confirmation that once this is built, will it be turned over to the Parks and Rec. department, as with our other trails? The question mark is just so that we can circle back and confirm which department is going to take on maintenance responsibility post construction.

That's correct. At the moment it seems that Parks and Rec. will be responsible for maintenance; although there might be a maintenance partnership between MRA and Parks and Recreation. That's where that question mark comes in. Internally, we need to make sure that's correct.

- d. *C/Q: I have a question regarding Soto Avenue. It's about 50 feet wide. A lot of that is a paved asphalt road, with about 15 feet of dirt on each side. Some of that includes utility easements. Based on the rail trail images, it appears to be between 10 to 15 feet wide. What happens with the rest of it?*

A: I can take that. We're still in the process of determining which side of Soto the rail trail will be on; north or south. There is the opportunity for the rail trail to utilize utility

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easements. I guess this is more of a design question than an IDO question. We're working through it and understand the right of way constraints. Generally, the trail is between 14 and 25 feet wide. We will maintain Soto as a two way street for vehicle access.

Q: You're saying that Soto will maintain vehicle access? Isaac Benton said that it would not. I'm trying to figure out who really decides.

A: My study team decides. We are working through that question now. Councilor Benton has been advised of the recommended changes to his initial suggestion for how to treat Soto.

C/Q: Coming back to your proposal, it said no vehicular traffic on the rail trail. Are you now saying that there is vehicular traffic only for locals? What kind of vehicle traffic are you talking about?

A: The trail won't take up all of Soto. There will still be a road for vehicles and the rail trail for pedestrians and cyclists.

Q: Are we certain that Soto Avenue is the choice, or is it Hollywood, or the land north of that?

A: This is getting closer to design questions. There's a study that's coming out regarding the options we're studying right now. Soto seems to be the best one, but we're still in the evaluation process. We plan to bring the study results to the community in the next few months.

2. City and IDO Priorities.

- a. *C: I have two categories to speak on. One is the missing oversight at the City, which includes MRA and homeless issues, and the vacant and abandoned issues. We've been working on several things for many years, but my first experience with Metropolitan Redevelopment is with the University redevelopment plans, and they're not good. There was a list of businesses and contact names that the City and a committee member worked on, and then the meetings stopped. We've continued asking for that list and to be a part of future meetings. It has now been almost eight months since the list was made and the meetings have stopped. So Metropolitan Development activities really need some oversight; especially this new one in the University area regarding the homeless situation. I found out yesterday that we have a 96 percent fail rate for rehousing people that come into the West Side gateway shelter. I think this is a bigger priority than a rail trail.*

Then again, we have this vacant and abandoned land. The newspaper recently included a discussion about creating a housing loan fund. We've been trying for 15 years, with three task forces, to get a vacant and abandoned land bank established. This has got to be a higher priority than a rail trail.

On this amendment process issue, we have been working since the IDO was put into place to establish the distinction between substantive amendments which affect individuals

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across the city, and textual or technical amendments. This meeting today is yet a seventh way of affecting notifications to the public, and it's just wrong. The processes have to be streamlined. They have to be adhered to. You need an impact study. You need to say who the beneficiaries are. You need to have the unintended consequences down to the individual addresses noted in something like this. This is not a way to amend our zone code. Thanks for having me here and hosting this. I appreciate it.

A: The City can address homelessness, housing and many other strategies at MRA. A citywide rail trail can also be a priority. Quality of life for our citizens and economic development for our City are administration priorities. In addition to dealing with issues of homelessness and housing on the amendment process, we are following the regulations set out in the IDO for this type of amendment.

- b. *C/Q: I'm in the Sawmill Area Neighborhood Association, and there's a proposed truck stop project at Twelfth and I-40. The application hasn't been filed yet. Does the rail trail converge on the southern tip of that property? If so, what impact will it have on the proposed truck stop?*

A: I can't really say definitively because I've not seen any site plans for that property. If the rail trail is following along the southern property line, as you describe, providing a landscape buffer with trees and vegetation would be a requirement along the edge between the trail and that proposed use. If the current zoning allows for a heavy vehicle fueling truck stop, the rail trail rules would not affect that use. It may change the design along the southern edge of the property. For instance, if it's over 100 feet long, that edge couldn't be a truck stop parking lot. They'd potentially have to reconfigure the site in response to those requirements. The requirements pertaining to the first application, will govern site design requirements for the other application.

- c. *Q: How does the Planning Department determine which amendments get this level of community discussion, and how did you afford this opportunity?*

A: These rule changes are limited in scope to properties that are adjacent to the Rail Trail Corridor, which by definition is a small area, as opposed to a citywide change. Small area regulations are subject to a special quasi-judicial hearing process. The IDO requires a pre-application meeting with affected neighborhood associations. So the neighborhood associations that are located within or adjacent to the Rail Trail alignment were notified of this meeting opportunity.

Q: What small area?

A: This is a small area IDO text amendment for the Rail Trail Corridor that is illustrated in the website map that was also shown on the screen earlier.

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3. Questions on Trail Design, Connections and Management.

- a. *Q: I am a resident of Wells Park. I am hoping that the trail includes water bottle fill stations. In my opinion, this is a major downfall of the ART project. It would have been easy to put water stations in when the initial construction project was underway. It gets hot in Albuquerque. People exercising need drinking water. I am hoping there are also restroom facilities. Thank you!*

A: We will take your suggestions into consideration when it comes to designing the trail itself. Today, we are discussing the elements that would be on adjacent private or public property.

- b. *Q: Is it expected that trail users will drive a car to the trail or will it connect to existing or proposed bike lanes?*

A: Your question is really about the trail connections and unfortunately, that is not the topic of today's discussion.

- c. *C/Q: In reference to Parks and Rec. as the responsible department for the Rail Trail. Why is that followed by a question mark? Why is this unsettled?*

A: Today we are discussing the design regulations on adjacent private and public property. Your question is about trail management and we will not be able to answer it today.

- d. *Q: Has the City considered parking for the River of Lights or Bio Park, rather than spending so much money on shuttles, transporting security, police and all of that?*

A: Again, this is not related to the IDO suggestions that we're addressing today.

These questions have been noted for future consideration.

- e. *C/Q: On the map it shows that the Wells Park segment is complete. How will we see what it's supposed to look like, or what you guys have already accomplished on this?*

A: I suggest going to the Rail Trail webpage.⁶ There is a feasibility study for the Wells Park segment between Lomas and Sawmill. I believe that plan was completed in 2021. The map shows that the spur line section between Twelfth and Lomas says, "preferred alignment," not "certain alignment." If there are areas where we have not finalized our alignment, we're going to notice the property owners on multiple alignments, so that we cover our bases.

⁶ <https://www.cabq.gov/mra/rail-trail-1>

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Next Steps.

The EPC Application will be filed in late October, 2023 for a hearing on December 14, 2023.

Meeting Adjourned.

City of Albuquerque

Jennifer Jackson	MRA Manager
Ciaran Lithgow	Rail Trail MRA Lead Project
Omega Delgado	Manager MRA Project Manager
Michael Vos	Principal Planner
Robert Messenger	Mid-Range Planner

Participants

The list is included in the CABQ MRA Zoom Registration Log.

CABQ Land Use Facilitation

Jocelyn M. Torres	Land Use Facilitator
Tyson R. Hummel	Land Use Coordinator

First Name	Last Name	Registration Time	Joined Meeting
Joaquin	Baca	9/6/2023 18:22	
Peter	Rice	9/7/2023 8:28	yes
Sylvia	Ramos Cruz	9/7/2023 8:38	yes
Jesse	Ehrenberg	9/7/2023 8:39	
Ricardo	Guillermo	9/7/2023 9:08	
Joshua	LaClair	9/7/2023 9:54	
OSCAR	SIMPSON	9/7/2023 10:04	
Pam	McBride	9/7/2023 12:34	
Kurt	Christopher	9/7/2023 12:36	
Frances	Armijo	9/7/2023 12:43	yes
Rebecca	Velarde	9/7/2023 14:51	yes
Veronica	Lerma	9/8/2023 7:56	
Ross	van Dongen	9/8/2023 9:52	
China	Osborn	9/8/2023 10:10	
Amanda	Browne	9/8/2023 17:14	yes
Johnny	Mangu	9/10/2023 22:07	yes
Loretta	Naranjo Lopez	9/11/2023 22:04	
Robert	Nelson	9/15/2023 12:04	yes
Kevin	Patton	9/15/2023 16:08	
Catherine	Mexal	9/15/2023 16:13	yes
Danielle	Durán	9/15/2023 17:01	
Aaron	Wilson	9/15/2023 17:55	yes
Kathy	Fry	9/15/2023 18:05	
Rahim	Kassam	9/15/2023 21:54	
Karen	Hudson	9/16/2023 8:21	
carrie	gordon	9/16/2023 13:16	
stacy	R	9/16/2023 15:51	
E	Sellers	9/16/2023 15:57	
Ian	Maddieson	9/16/2023 20:26	yes
Fred	DeGuio	9/17/2023 20:16	
Vicente	Quevedo	9/18/2023 7:49	
Parker	Garcia	9/18/2023 9:53	
Candy	Patterson	9/18/2023 12:21	
Susan	Gautsch	9/18/2023 17:38	yes
Rich	Borncamp	9/18/2023 18:42	yes
Emma	Kahn	9/19/2023 5:54	
Catherine	Heyne	9/19/2023 8:46	yes
Jocelyn M.	Torres	9/19/2023 9:12	yes
Robert	Messenger	9/19/2023 9:44	yes
Patricia	Willson	9/19/2023 9:50	
Michael	Vos	9/19/2023 9:55	yes
Robert	Norman	9/19/2023 11:04	
Amy	Bell	9/19/2023 15:17	
MIKE	PRANDO	9/20/2023 8:02	yes
Whitney	Phelan	9/20/2023 8:16	yes
Helen	Ganahl	9/20/2023 8:37	yes

Tom	Guralnick	9/20/2023 8:54	yes
Bryan	Dombrowski	9/20/2023 9:15	
Steve	Hiatt	9/20/2023 9:52	yes
Judith	Gray	9/20/2023 10:47	yes
Peggy	Neff	9/20/2023 11:11	yes
Rick	Rennie	9/20/2023 13:12	yes
Janus	Herrera	9/20/2023 14:20	yes
Moises	Gonzalez	9/20/2023 16:10	yes
Judith	Edwards	9/20/2023 16:23	yes
Omega	Delgado	9/20/2023 16:27	yes
Jenny	Jackson	9/20/2023 16:29	yes
Shanna	Schultz	9/20/2023 16:40	yes
Joe	Calkins	9/20/2023 16:40	yes
Mark	Gonzales	9/20/2023 17:19	yes
Rose	Rohrer	9/21/2023 9:34	
Carrie	Bakas		yes
Ciaran	Lithgow		yes

LETTERS
In opposition

From: [Sal Perdomo](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Josh Rogers](#); [Ian Robertson](#)
Subject: IDO Annual Update 2023 - EPC Review and Recommendation
Date: Monday, November 27, 2023 7:10:54 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[IDO Letter to EPC - 2023 Amendments \(IDO\) 2023-11-20.pdf](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good morning,

Please see the attached letter outlining comments to the 2023 IDO annual update. We are available if there are any questions.

Thank you,

Sal



SAL PERDOMO

Director of Acquisitions & Development

M (505) 261-1176 **P** (505) 515-2925

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E sperdomo@titan-development.com

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November 27, 2023

Dear Members of the Environmental Planning Commission,

Titan Development has reviewed the 2023 Proposed Amendments to the IDO. The purpose of this letter is to state Titan’s comments to the various Proposed Amendments. We appreciate Staff, Council, and EPC’s continued support and effort to bring forward Amendments every year. We truly believe these updates make a positive impact on the community.

Section	IDO Policy	Proposed Change	Request and Commentary
Proposed Citywide Text Amendments (new)	New	N/A	<p>Request: Add Data Centers as a new Use category to Table 4-2-1</p> <p>Commentary: Data Centers are not currently defined as a use within the zoning code and should be added as a use and permissively allowed in MX-M and above. This user type is continuing to have interest in Albuquerque and will need to have more specific guidance from a zoning perspective.</p>
Proposed Citywide Text Amendments (#4)	4-3(D)(37)(a)	Requirement for a 3' high perimeter wall around the General Retail Use	<p>Request: Remove from consideration</p> <p>Commentary: This provision will not prevent or limit retail theft and will ultimately burden the retailer to construct an expensive wall around their property. Additionally, this requirement will impact the urban environment negatively creating a castle like look and feel around the entire property. Any wall under 8' feet can easily be scaled by a burglar. This is not the appropriate way to limit or decrease retail theft - it will make no difference.</p>

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Proposed Citywide Text Amendments (#5)	4-3(D)(18)	Requirement for a 3' high perimeter wall around the Light Vehicle Fueling Station Use	<p>Request: Remove from consideration</p> <p>Commentary: This provision will not prevent or limit theft and will ultimately burden the retailer to construct an expensive wall around their property. Additionally, this requirement will impact the urban environment negatively creating a castle like look and feel around the entire property. Any wall under 8' feet can easily be scaled by a burglar. This is not the appropriate way to limit or decrease theft - it will make no difference.</p>
Proposed Citywide Text Amendments (#7)	4-3(F)(14) [new]	Limiting amplified sound in certain areas from 7:00am to 10:00pm	<p>Request: Exclude this requirement in all MS-PT-UC areas and extend hours to 7:00am to 12:00am</p> <p>Commentary: This will impact New Mexico negatively by hampering the ability for small businesses to thrive in our walkable and urban areas. This will negatively impact the City's cool, up and coming neighborhoods including, Sawmill, EDo, WeDo, Nob Hill, University, and Downtown.</p>
Proposed Citywide Text Amendments (#52)	7-1	Creating more restrictive definition for a Large Stand of Mature Trees	<p>Request: Remove from consideration</p> <p>Commentary: Although the current definition of Large Stand of Mature Trees does not cover a significant portion of land in Albuquerque, this Sensitive Land will continue to become more relevant in the future as infill development becomes more common. The City should avoid creating long term issues with potential infill development in established areas.</p>
Proposed Citywide Text Amendments (#53)	7-1	Creating more restrictive definition for a Rock Outcropping	<p>Request: Remove from consideration</p> <p>Commentary: We do not understand how a rock outcropping is a Sensitive</p>

			Land in the first place, so why should the definition be made even more restrictive.
Small Area Text Amendments - Rail Trail	5-2(A)(3)	Adds an additional buffer to the Rail Trail	<p>Request: Remove from consideration</p> <p>Commentary: The Rail Trail is intended to promote density and investment throughout the corridor where it is located. Adding an additional buffer to the Rail Trail is counterintuitive to the whole intent of the project. This provision does not promote investment and development along the rail trail and directly hampers buildable land around the rail trail.</p>
Small Area Text Amendments - Rail Trail	5-2(A)(5)	Adds an additional height stepdown adjacent to the Rail Trail.	<p>Request: Remove from consideration</p> <p>Commentary: The Rail Trail is intended to promote density and investment throughout the corridor where it is located. Adding a height restriction to the Rail Trail is counterintuitive to the whole intent of the project and will negatively impact investment along the corridor.</p>
Memo - Industrial Building Design	5-11(G)(2)	Adds additional design requirements to Industrial building design	<p>Request: Support with minor changes</p> <p>Commentary: We are in full support of this amendment, but would request a few minor changes to Section 5-11(G)(2). These changes include (1) clarify this section refers to street-facing facades over 150 feet and (2) under subsection b) include vertical projections or recessions in addition to horizontal projects and recessions.</p>
Memo - Landscape Requirements	5-6(C)(4)(e)	No more than 20% of required landscape shall be warm season grass species.	<p>Request: This should read "cool season grass species".</p> <p>Commentary: Cool season grass species require more water than warm season grass species. We believe this is an error.</p>



Memo - Landscape Requirements	5-6(C)(4)(g)	Sprinklered grass cannot be located within 3' of a hard surface (mulch can be used to buffer off of sidewalk).	<p>Request: Expand to include gravel or some other form of material.</p> <p>Commentary: The requirement for mulch as a buffer is too specific and should be expanded.</p>
Memo - Landscape Requirements	5-6(C)(5)	Species types of mulch to be used in Planting Beds	<p>Request: Confirm location of Planting Beds to better match intent on amendment.</p> <p>Commentary: Additional clarification needs to be used to confirm the location of this requirement. The provision currently states "all planting areas", but is only intended to be used for "planting beds".</p>

Thank you for allowing us the opportunity to state our positions on these Amendments and we look forward to working with you to bring this forward. Please reach out if you have any questions or need any clarifications on our positions. I can be reached at jrogers@titan-development.com or (505) 998-0163.

Thank you,

A handwritten signature in black ink, appearing to read "Josh Rogers".

Josh Rogers
Partner
Titan Development

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