



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1011099
Case #: 16EPC- 40085, 40087
February 9, 2017**

Staff Report

| | |
|--------------------------|--|
| Agent | Consensus Planning, Inc. |
| Applicant | Titan Development/Cedar Investors |
| Request | Sector Development Plan Map Amendment, Site Development Plan for Building Permit |
| Legal Description | Lots 4A and 5 through 9, vacated portions of Copper Ave and Mulberry Street and alleyways within Block 4, Brownwell and Lails Highland Addition |
| Location | Mulberry Street NE between Central Avenue and Copper Avenue NE |
| Size | Approximately 0.75 acres |
| Existing Zoning | SU-2 CMU (Central Mixed Use) |
| Proposed Zoning | SU-2/SU-1 for MX |

Staff Recommendation

**APPROVAL of Case # 16EPC-40087
based on the Findings beginning on
Page #25, and subject to the Conditions
of Approval beginning on Page #33.**

**APPROVAL of Case # 16EPC-40085
based on the Findings beginning on
Page #33, and subject to the Conditions
of Approval beginning on Page #35.**

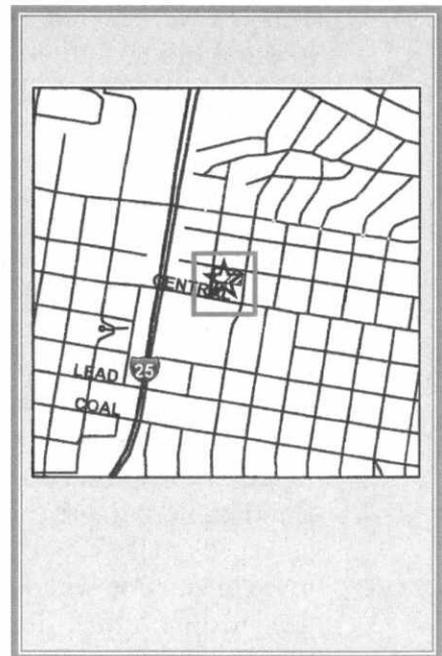
**Staff Planner
Michael Vos, AICP – Planner**

Summary of Analysis

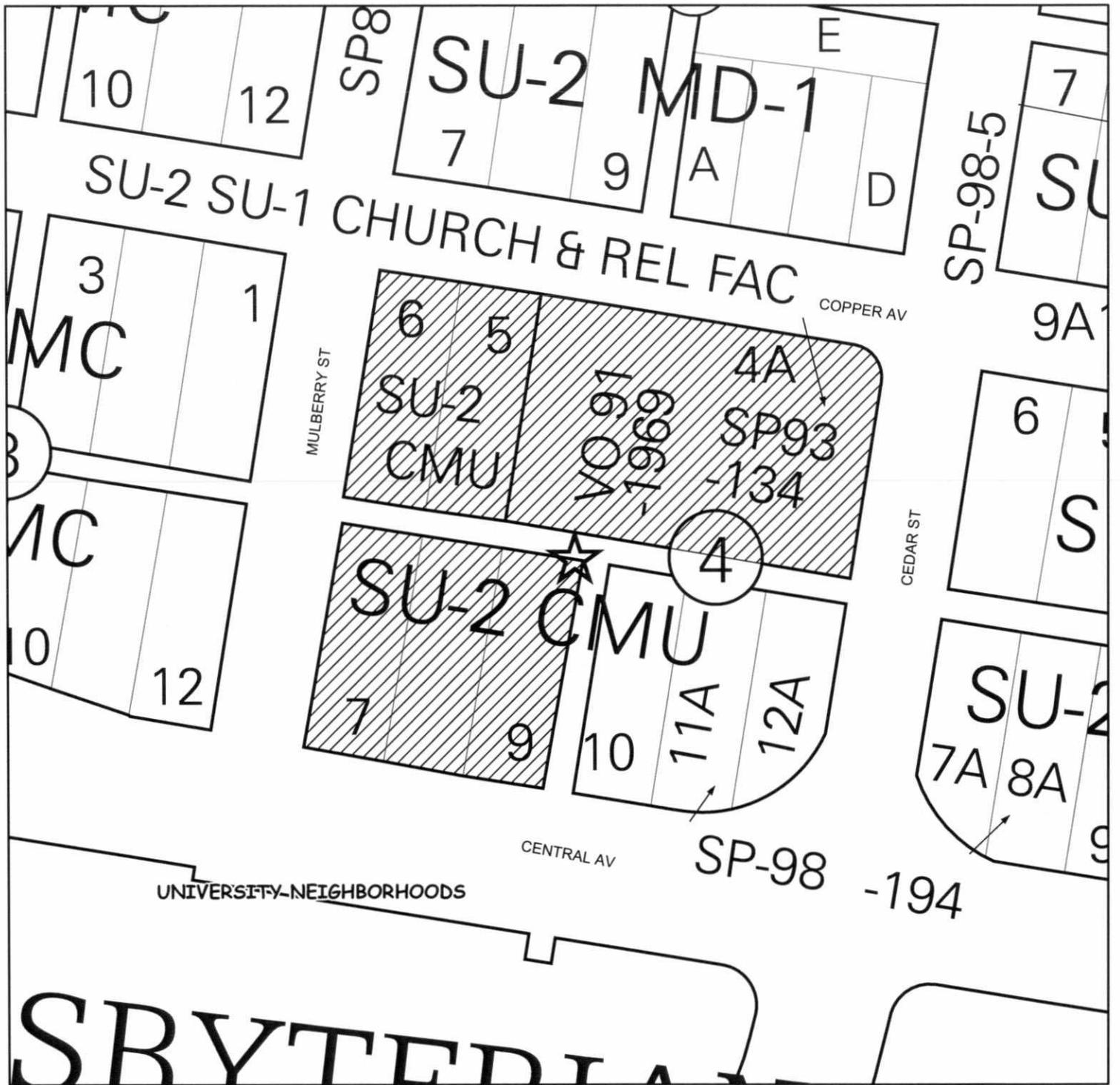
This is a two part request for a Sector Development Plan Map Amendment to the University Neighborhoods SDP from SU-2 CMU (Central Mixed Use) to SU-2/SU-1 for MX (Mixed Use Form Based Zone) and a Site Development Plan for Building Permit for an approximately 0.75 acre site located on Mulberry Street between Central Avenue and Copper Avenue.

The applicant is proposing to combine the affected lots and vacated portions of right-of-way into a single parcel in order to develop a 122 unit, 6-story Marriott Springhill Suites hotel with parking on the bottom level.

The applicant has justified the Zone Map Amendment request according to the requirements of R-270-1980 and the Site Development Plan for Building Permit generally conforms to the Form Based Zone standards outlined in the Zoning Code. A facilitated meeting on both this project and Project #1011115 was held on Tuesday, January 24, 2017. Staff has not received any public comments other than the notes of the facilitated meeting. Staff is recommending approval subject to findings and conditions.



City Departments and other interested agencies reviewed this application from 01/03/2017 to 01/19/2017
Agency comments used in the preparation of this report begin on Page #37.



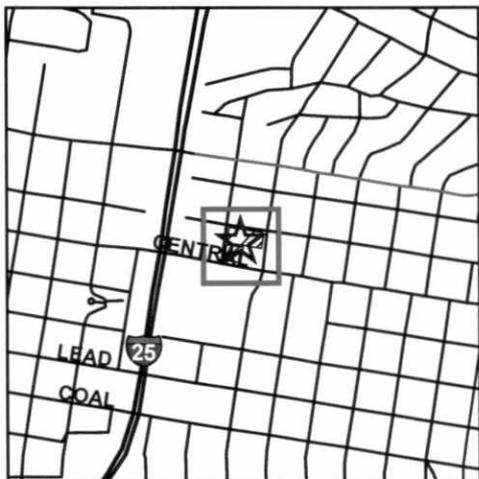
ZONING MAP

Note: Grey shading indicates County.



1 inch = 84 feet

Project Number:
 1011099
 Hearing Date:
 02/9/2017
 Zone Map Page: K-15
 Additional Case Numbers:
 16EPC-40085&40087



LAND USE MAP

Note: Grey shading indicates County.

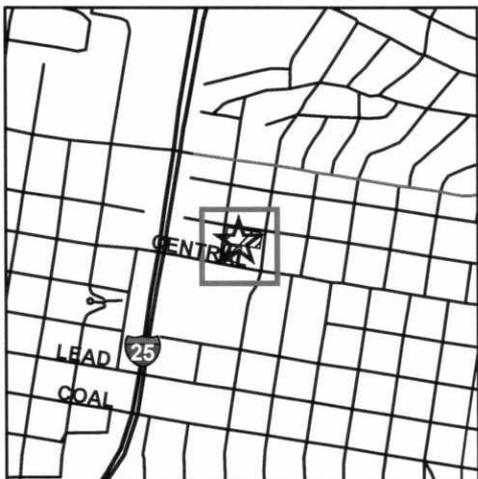
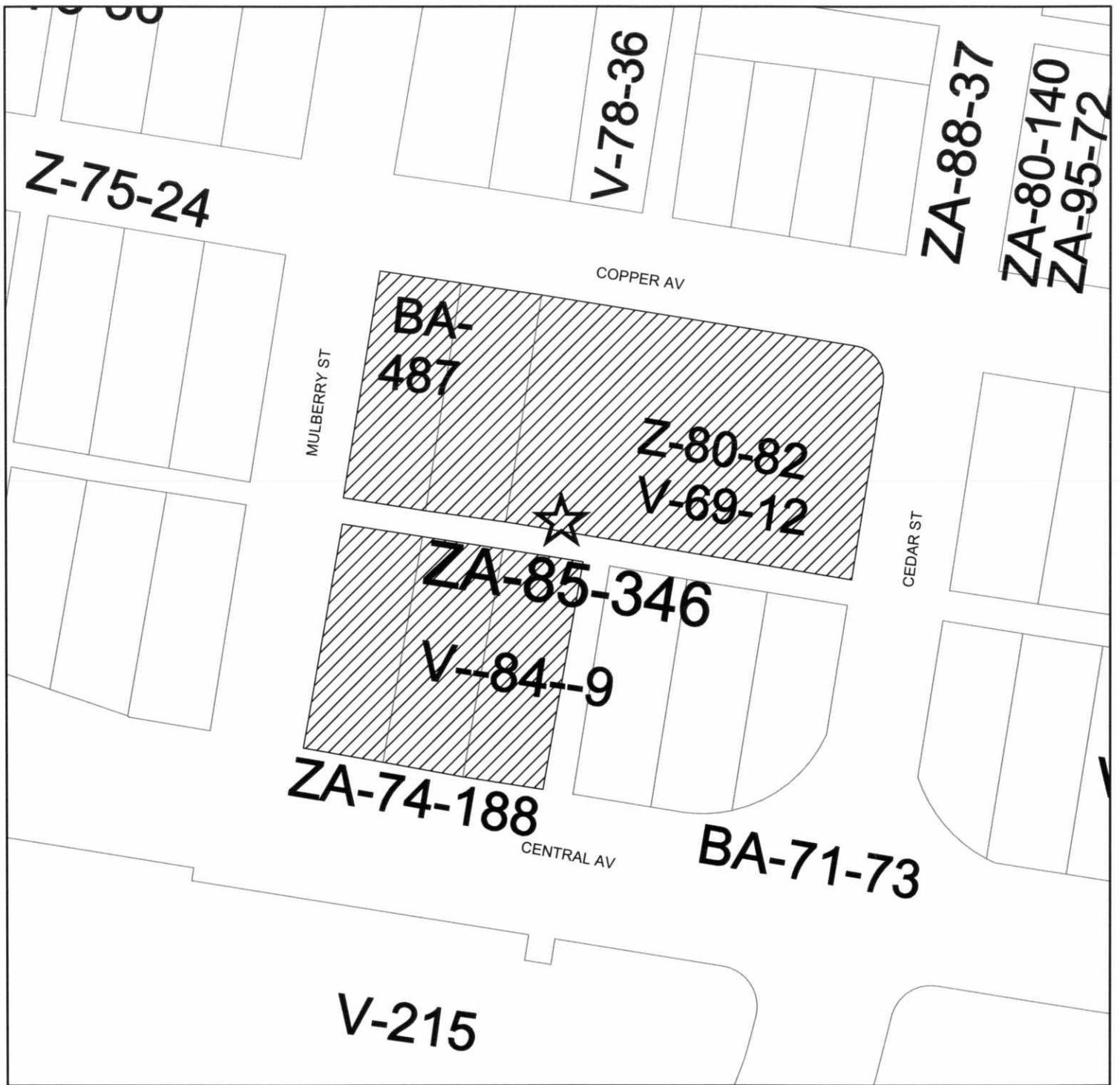
KEY to Land Use Abbreviations

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



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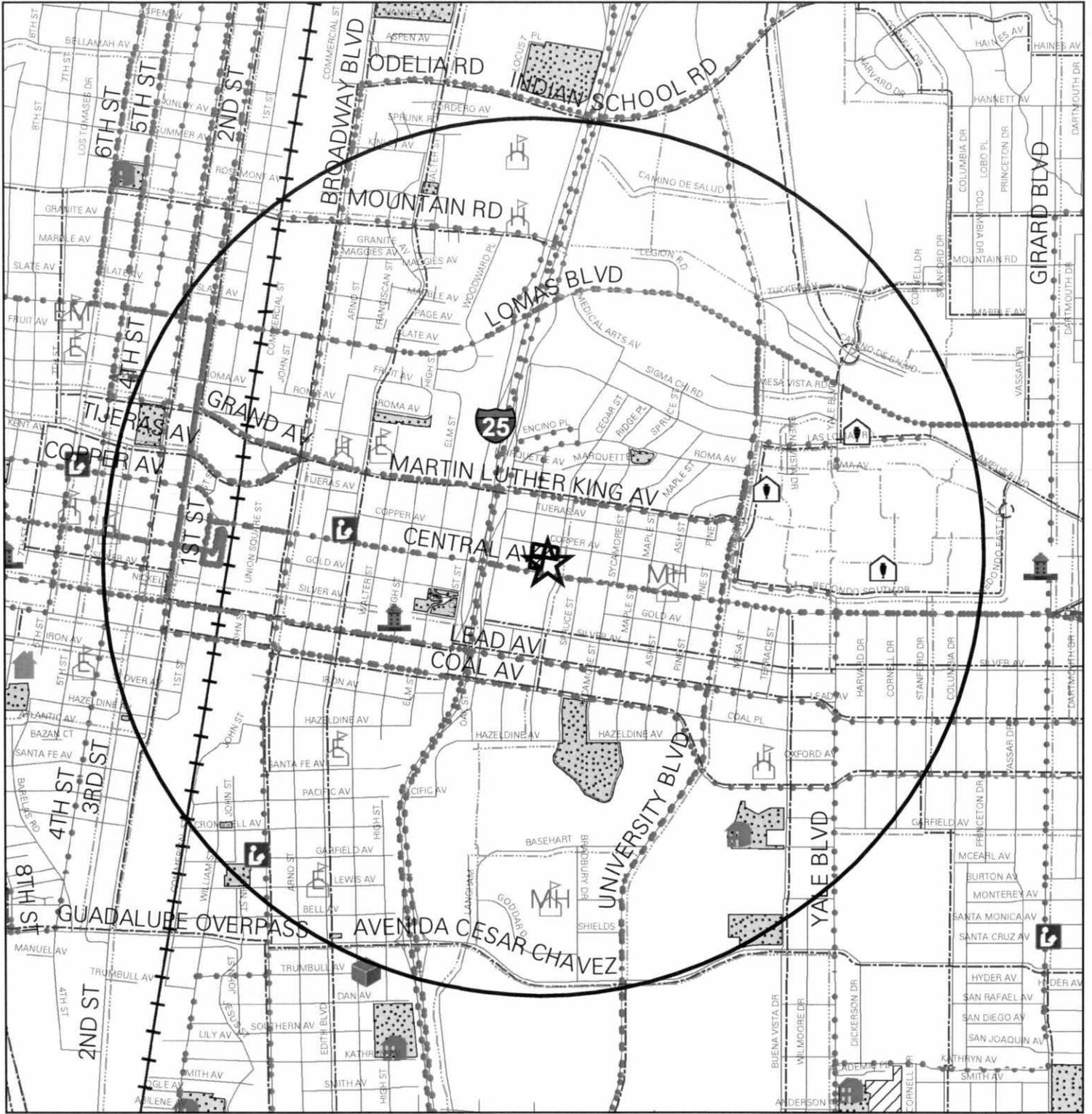
HISTORY MAP

Note: Grey shading indicates County.



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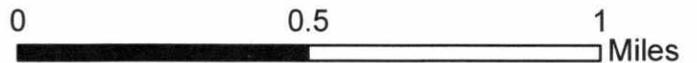


Public Facilities Map with One-Mile Buffer

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



Project Number: 1011099



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

| | Zoning | Comprehensive Plan Area; Applicable Rank II & III Plans | Land Use |
|--------------|-------------------------------------|--|---|
| Site | SU-2 CMU | Central Urban Area; University Neighborhoods SDP; Sycamore MRA | Vacant |
| North | SU-2/SU-1 for PRD | Same | Vacant, Proposed Multi-Family Residential |
| South | SU-2/SU-1 Hospital and Related Uses | Same | Public/Institutional |
| East | SU-2 CMU | Same | Vacant |
| West | SU-2 MC | Same | Commercial Service, Vacant |

II. INTRODUCTION

Proposal

This is a two part request for a Sector Development Plan Map Amendment from SU-2 CMU (Central Mixed Use) to SU-2/SU-1 for MX (Mixed Use Form Based Zone) and a Site Development Plan for Building Permit for an approximately 0.75 acre site located on Mulberry Street NE between Central Avenue and Copper Avenue NE. The University Neighborhoods Sector Development Plan established zoning for the site, so this request constitutes an amendment to that plan.

The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan to the Environmental Planning Commission (EPC) for review and approval, and the SU-1 Form Based Zones reference this requirement. The applicant has submitted a Site Development Plan for Building Permit to fulfill this requirement. The applicant is proposing to combine the existing lots and vacated alleyways and portions of Mulberry Street and Copper Avenue into a single tract in order to develop a 122 unit Springhill Suites hotel. As the request is to utilize the Form Based Zone as described in the Zoning Code, the Site Development Plan for Building Permit was reviewed by the standards set forth for the Form Based Zones, which are designed to allow for more intense development with higher standards to ensure walkability and more interaction with the street and surrounding neighborhood. Many of these standards are designed for “street frontages” and although the applicant has requested vacation of Mulberry Street and Copper Avenue adjacent to the subject site, these requests have not yet been approved by the City Council, and the intent is to keep them open for public access, so this review is

generally treating those sides of the proposed development as street frontages rather than private property.

EPC Role

The Environmental Planning Commission (EPC) has the authority to hear and consider all Zone Map Amendment cases, as well as Site Development Plans associated with an SU-1 site within the City of Albuquerque pursuant to Zoning Code Sections 14-16-4-1 Amendment Procedure and 14-16-2-22 SU-1 Special Use Zone. The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4 Appeal. This is a quasi-judicial matter.

Context

The subject site is located within the Central Urban Area of the Comprehensive Plan, as well as the University Neighborhoods Sector Development Plan. The site is also located in the Sycamore Metropolitan Redevelopment Area.

North of the subject site is a combination of multi-family and single-family residential, including a vacant lot owned by the applicant that was recently subject to a zone change and related Site Development Plan for Building Permit for a multi-family residential development. The applicant also owns vacant commercially zoned land to the east and west of the subject site that will be later phases of an overall 5-block redevelopment, of which this application is a part. A motel is also located west of the subject site. South of the subject site is Presbyterian Hospital, an institutional use.

History

The subject site is currently vacant. The site was zoned SU-2 CMU (Central Mixed Use) by the University Neighborhoods Sector Development Plan (UNSDP) in 1986. The zoning was based on recommendations from the Sycamore Metropolitan Redevelopment Plan, which is located as Appendix 5 of the UNSDP (page 78), and sought to “improve the existing ‘mixed use’ characteristics of the area...”

On June 20, 2016, City Council approved a vacation of public right-of-way for the alleys within the affected block, as well as additional right-of-way within the redevelopment area (EC-16-126). This action will be finalized when the subject site is replatted.

The applicant has also requested another vacation of right-of-way for the sections of Mulberry Street and Copper Avenue adjacent to the subject site in order to have control over on-street parking and other amenities. This request was heard by the Development Review Board and a recommendation has been sent to City Council, but a final action has not yet been taken.

Transportation System

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

designates Central Avenue as a Community Principal Arterial. The Comprehensive Plan designates Central as a Major Transit Corridor.

The LRRS designates Martin Luther King Avenue, located to the north of the subject site, as a collector. University Boulevard, a minor arterial located east of the subject site, is designated by the Comprehensive Plan as an Enhanced Transit Corridor with the intent of improving transit and pedestrian opportunities for residents, businesses, and other users.

Interstate 25, located west of the subject site is designated by the Comprehensive Plan as an Express Corridor with the intent of developing a network of roadways dedicated to higher speeds and fewer interruptions to travel for the car and public transit vehicles.

Mulberry Street and Copper Avenue are local roads.

Trails/Bikeways

Cedar Street, one block east of the subject site is designated as a bicycle route and connects to Martin Luther King Avenue to the north and both Silver Avenue and the Lead/Coal corridor to the south. Martin Luther King Avenue contains bicycle lanes connecting downtown to the University of New Mexico. Silver Avenue is a bicycle boulevard with a low speed limit and traffic controls to limit automobile traffic and promote bicycle connectivity. Lead and Coal Avenues are parallel one-way streets with bicycle lanes. The Bikeways & Trails Facilities Plan also proposes future bicycle lanes along University Boulevard.

Transit

The site is adjacent to Central Avenue, a designated major transit corridor. Currently, the subject site is within a block of stops for the Route 66 local bus, as well as the 766 and 777 Rapid Rides. Albuquerque Rapid Transit is under construction on Central with a stop proposed to be located just east of the subject site between Spruce and Cedar Streets.

Public Facilities/Community Services

See the Public Facilities Map in the packet for detail regarding these items.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning for the subject site is SU-2 CMU (Central Mixed Use) per the University Neighborhoods Sector Development Plan. The SU-2 Special Neighborhood Zone allows a mixture of uses appropriate to a given neighborhood as designated by a Sector Development Plan. The SU-2 CMU zone refers to the C-2 zone for allowable uses with specific prohibitions on adult uses and automobile related uses such as car sales, repair, and drive-thru uses. In addition, the zone allows the permissive uses of the R-3 Residential Zone.

The proposed zoning for the subject site is SU-2/SU-1 for MX (Mixed Use Form Based Zone). The SU-1 zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design. The Form Based Zones were established with the intention to permit mixed use, sustainable, pedestrian scale development in appropriate locations. A Site Development Plan for Building Permit has been submitted along with the requested zone change in order to meet the requirements of the SU-1 provisions of the Zoning Code and for review against the standards outlined by Zoning Code Section 14-16-3-22 Form Based Zones.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Applicant response is in *italics*; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Central Urban by the Comprehensive Plan – part of the Established Urban Area – with a Goal to “[enhance] the character of its residential neighborhoods and its importance as the historic center of the City,” and to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies identified by the applicant include:

Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed development will utilize the form based code to create a product that will respect the existing urban neighborhood values, surrounding development, and Central Avenue creating and enhancing the urban environment. Located within the designated Central Urban Area of the City, the subject site is a suitable location for a quality hotel. The new hotel will provide additional lodging choices adjacent to one of the City's largest medical centers and in close proximity to Downtown, EDo, UNM, and Nob Hill.

The location will allow residents to walk to future services along Central Avenue, including multiple restaurant and retail options. The Albuquerque Rapid Transit (A.R. T.), 66 bus line, and 12 commuter route will have stops within one block of the site. Dr. Martin Luther King Avenue features a bike lane that is currently being upgraded to become more bicycle friendly. The area is quickly becoming a non-automobile focused, urban corridor.

The form based code promotes a visually pleasing built environment with a building design that is intended to interact with the street below. This is accomplished through building articulation, awnings and shading elements, and various colors and building finishes, which give the perception of smaller buildings and not one large uninterrupted facade. The south side of the proposed building will feature high quality design materials that interact with the pedestrian realm below. The second floor will feature a protrusion (overhang) that will help to create a sense of place with the sidewalk below. The dining area of the hotel will be located in this

protrusion and allow for guests to look out onto the sidewalk and street below. Windows and other design elements will break up the south facade and give the building a greater form. The first floor (parking garage) will feature horizontal design elements that will break up the mass of the building, giving the structure a greater pedestrian scale and shield vehicles from the neighborhood. The west side of the project will include access into the lobby area (via a vestibule) and parking garage. The design of the west and north facades and pedestrian realm will include wide sidewalks, consistent landscaping, and building articulation that will respect the existing neighborhood values and context of the area.

As previously mentioned, the Ronald McDonald House has expressed interest in locating on one floor of the hotel. The Ronald McDonald House provides temporary housing for parents whose children are in the hospital. The building's proximity to Presbyterian Hospital makes this a perfect location for the Ronald McDonald House. This agreement will directly respect the social and cultural concerns of the neighborhood by providing lodging accommodations for those families who are taking care of a loved one while experiencing financial hardships.

The request furthers Policy II.B.5.d because the proposed use is similar to those allowed by the surrounding zoning and development including the Crossroads Motel located one block west of the subject site. The proposed zone requires approval of a site development plan, so the location, intensity, and design of the proposed new development must be evaluated. The proposed development is located in an infill location within the Central Urban Area and will improve a blighted site, utilize existing infrastructure, and improve the pedestrian experience. As such, the request will respect existing neighborhood values, environmental conditions, and resources.

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

The proposed site is currently vacant. The site is located in a designated blighted area of the City, and is surrounded by existing and future programmed urban facilities. The major Presbyterian Hospital is directly across Central Avenue from the proposed site, and the Crossroads Motel is directly to the west. North of Copper will be home to the future Broadstone Highlands multi-family community.

The proposed development will maintain the integrity of the Sycamore Neighborhood through appropriate redevelopment. The site is also within a designated Metropolitan Redevelopment Area. The project will have direct street access along Mulberry Street, which will ensure the integrity of the existing neighborhood by maintaining a pedestrian focused development. Residents to the north will have direct pedestrian and vehicular access from Copper Avenue to Central Avenue to access the A.R. T., Presbyterian Hospital, Interstate 25, and other establishments along Central Avenue.

The Albuquerque Rapid Transit will offer service along Central Avenue with a stop one block south of the proposed development. Guests will have several transit options between the A.R. T., 66 bus route along Central, and 12 bus route along Dr. Martin Luther King Avenue.

The request furthers Policy II.B.5.e because the subject site is currently vacant and is located within an area contiguous to existing and programmed urban facilities and services including Central Avenue, Albuquerque Rapid Transit and other public transportation options, various restaurants, and Presbyterian Hospital. The request ensures the integrity of the existing neighborhood through the requested form based zoning and design considerations including screening of parking, building articulation, and an improved pedestrian realm.

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project is adjacent to the future Broadstone Highlands multi-family development and existing single family homes to the northeast. These are the only existing or planned residential use bordering the proposed development. The hotel has been designed in that all noise generating activities, such as the lobby area, patios, and parking, is either shielded completely, or located in the southern portion of the building away from the neighborhoods. This will ensure that any potential outdoor activities will not cause adverse effects on residential environments. Entrance to the structured parking garage will be off of Mulberry Street and the walls will shield any vehicular traffic and headlights from the residential areas to the north.

The request furthers Policy II.B.5.i because the subject site will help create a transition between the traffic and intensity of Central Avenue and the planned multi-family community to the north. The proposed accompanying Site Development Plan shows that the primary hotel access is off from Central Avenue onto Mulberry Street where the parking entrance is located, which is shielded from nearby residential development by the rest of the building. The proposed parking will be screened from view minimizing the effects of noise and light it could have on the neighborhood.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed development will be designed with the characteristics of the existing neighborhood. The Form Based Code ensures that all building design recognizes the relationship to the street and surrounding environment. The proposed hotel accomplishes this through pedestrian centered design along Central Avenue and the southern portion of Mulberry Street. The hotel will feature a large pedestrian realm that will include street trees, sitting areas for guests, and other landscape features. The building will be made of high quality construction materials that will provide a more urban design that fits in with the surrounding community. A variety of materials, articulations in the facade, and various colors will create architectural interest. The main lobby and dining area's glass extrusion along Central provide a visually stunning architectural feature that will enhance the streetscape of Central.

A pedestrian bridge across Central Avenue is planned to connect visitors and workers at Presbyterian Hospital to the hotel and future retail and restaurant establishments. This bridge is not directly part of this submittal, but will be designed to provide a direct connection to the lobby of the hotel.

*The request **furthers** Policy II.B.5.l because the proposed project will utilize the form based zone from the Comprehensive Zoning Code that requires a higher degree of design controls and is implemented through a Site Development Plan. The requested mixed-use zone utilizes building articulations and glazing to create more detailed, attractive façades. Improvements to the pedestrian realm including quality paving, plaza space, and street trees make the development more inviting to the pedestrian and appropriate for the subject site location.*

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

The site is located within the historic Sycamore neighborhood, which was developed in the early 1900's. The site is within the Sycamore Metropolitan Redevelopment Plan, which designates the area as a place that shall "seek to eliminate the problems created by a slum area or blighted area". The proposed project will offer a new hotel project that will strengthen the quality of the building stock in the community and help to replace blighted conditions found in the neighborhood. The hotel rooms will provide quality lodging accommodations for visitors to nearby centers such as Presbyterian, UNM, and Downtown.

*The request **furthers** Policy II.B.5.o because the proposed zoning and related redevelopment will create new development and provide needed hotel rooms on a site that is currently underutilized and was recognized by a Metropolitan Redevelopment Plan as blighted, thus strengthening the neighborhood as a whole.*

Policy II.B.6.b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The proposed development will upgrade existing conditions in the neighborhood by providing a quality hotel next to one of the state's largest healthcare facilities. The project will help facilitate a connection between Nob Hill, UNM, and Downtown. This subject development is part of a larger 5-block, mixed-use development that will feature two multi-family projects, this hotel, retail, and restaurants. The subject development will be catalytic for the larger 5-block project, and the neighborhood as a whole.

The A.R.T. will be located adjacent to the site with a stop at Cedar Avenue and will connect residents to entertainment centers such as Nob Hill, Downtown, EDo, the new district on 1st and Central, and Old Town, and the Rio Grande.

*The request **furthers** Policy II.B.6.b because the proposed development, facilitated by the change in zoning, will redevelop a blighted property and improve the neighborhood with additional hotel rooms in close proximity to Presbyterian Hospital, as well as provide an upgraded streetscape and pedestrian connections to transit that strengthens the link with the hospital and other facilities located along Central Avenue.*

Solid Waste: The Goal is an economical and environmentally sound method of solid waste disposal which utilizes the energy content and material value of municipal solid waste.

Policy II.C.3.a: Planning and implementation of more efficient and economical methods of solid

waste collection shall be continued.

The site will feature a trash compactor on the northwest side of the site. The trash compactor will decrease the number of open dumpsters needed at the site by accommodating a larger amount of trash. Trash compactors are enclosed and do not create any significant noise conflicts. This will result in a nicer, and more pleasant development that is not comprised of odorous, open dumpsters with overflow trash. Per the requirements in the MX zone, the trash compactor will be gated and visually shielded from public right-of-way with a 6-foot solid wall. The general location of and access to the trash compactor has been approved by Solid Waste.

The request partially furthers Policy II.C.3.a because the proposed development intends to have shared dumpster and trash compactor facilities minimizing the number to be picked up and emptied on a regular basis by the Solid Waste Department. However, the requested form based zone requires that service and loading facilities be combined and accessed via alleys or rear easements where possible, and the proposed location at the northwest corner of the site does not fully meet this intent by locating at the corner of two public streets.

Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4.a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The proposed development will not cause any noise conflicts with the neighbors to the north. All outdoor activity will be conducted along the southern third of the hotel, where the lobby is located. The design of the proposed hotel will feature a strong pedestrian realm that will be located in the same area. The hotel will feature a large patio that will open to the south, east, and west and be located on the southern part of the building. No outdoor activities will be promoted along the back half of the building, thus minimizing, and even eliminating, potential noise conflicts. Parking will be located in a 1-story structured podium parking garage and on-street that will mostly dissipate any potential vehicular noise and lights.

The request furthers Policy II.C.4.a because the proposed site layout has a plaza and other gathering spaces on the west side along Mulberry Street where the proposed building can serve as a buffer for any noise from the residential to the north and northeast. Vehicular traffic will access the parking from the same side and the parking spaces will be fully screened from adjacent development minimizing noise conflicts.

Developed Landscape: The Goal is to maintain and improve the natural and the developed landscapes' quality. Applicable policies cited by the applicant include:

Policy II.C.8.d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Medium to low water use trees, shrubs, and grasses will be used throughout the project that is in keeping with the arid New Mexico climate. Street trees will line Central Avenue and Mulberry Street to create an inviting pedestrian environment and act as a natural barrier between

pedestrians and the roadway. Mulberry Street will also feature large landscaping areas that will include low-water use plants and shrubs. This area will buffer the parking area with the sidewalk and hotel structure. Surrounding sidewalk will feature visually pleasing, decorative pavement that will create a friendly and inviting environment for the pedestrian.

The request furthers Policy II.C.8.d because the proposed zone change to the form based code requires the applicant to adhere to stringent design guidelines, including those with regard to landscaping. The proposed Site Development Plan for Building Permit shows substantial landscaping surrounding the development in and outside of the public rights-of-way that will improve the pedestrian realm.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. Applicable policies identified by the applicant include:

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed site is part of a larger redevelopment that will contain a network of pedestrian connections, plazas, and traffic calming techniques, such as street trees, on-street parking, and wide sidewalks, that will accommodate the pedestrian and cyclist. The proposed hotel will feature a large pedestrian realm that will feature street trees, decorative paving, and sitting areas that will be inviting to the pedestrian. The A.R. T stop at Central Avenue and Cedar Street will promote walkability and bikability throughout the proposed development. Two blocks north of the site, Dr. Martin Luther King Jr. Avenue has bike lanes that connect riders from the University of New Mexico to Downtown. The Avenue has recently been repaved and restriped to include a buffered bike lane from Downtown to Interstate 25. The intent of the form based code is to create development that is pedestrian focused. The proposed development furthers this intent based on the reasons outlined above, thus furthering Policy g.

The request furthers Policy II.D.4.g because site improvements and associated design guidelines require the site to be developed for a better pedestrian experience along all street frontages. In addition, a public pedestrian connection across the site on the eastern edge of the building and potential future pedestrian overpass connecting to Presbyterian Hospital will provide access from the neighborhood to the north. These pedestrian improvements will connect to the proposed hotel, public transit stops, and the connection over Central to the hospital, thus integrating the pedestrian experience into the development itself.

Economic Development: The goal is to achieve steady and diversified economic development with other important social, cultural, and environmental goals. Applicable policies identified by the applicant include:

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

The site is presently vacant with zero jobs, and the proposed development will provide quality jobs in the hospitality sector. The hotel will need to be staffed 24n to provide for overnight visits. The facility will hire front desk workers, custodial workers, maintenance workers, cooks, etc. A typical hotel of this size will hire approximately 50 employees. The proposed hotel will also provide lodging accommodations for the short term workers, such as traveling doctors. The subject hotel will employ approximately 50 Full Time Equivalent (FTE's) employees, with an additional 200 construction-related jobs on the front end.

The request furthers Policy II.D.6.a because the proposed mixed use zoning allows for a variety of commercial options that will provide for a variety of jobs utilizing different skill and salary levels including front desk clerks, cooks, custodial and maintenance staff, and construction labor to start. These jobs will be located in a convenient area in proximity to various public transit options.

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

The hotel will be a Springhill Suites Marriott, which is a national hotel chain that features spacious suites, in-suite workspaces, free breakfast, a fitness center, and business center. This hotel will help to revitalize an area of town that is considered blighted and in need of redevelopment. The hotel will provide for the lodging needs of visitors to Presbyterian Hospital, UNM, and Downtown. The hotel will be locally owned and managed.

The request furthers Policy II.D.6.b because the proposed development is attracting a national hotel chain to locate in this infill area, and the hotel will be locally managed.

Policy II.D.6.d: Tourism shall be promoted.

Albuquerque's tourism market is a large economic driver and must be properly fostered. The proposed hotel will provide quality lodging accommodations for tourists to the Albuquerque metro area including the famous Route 66 abutting the hotel. The proposed development will not only provide lodging for tourists, but for visitors of patients at Presbyterian Hospital. Directly across the Central Avenue, Presbyterian Hospital is a regional center that provides services for residents all across the state and many visitors of patients need overnight accommodations.

The request furthers Policy II.D.6.d because the proposed hotel offers additional lodging options for visitors to Albuquerque. The location of the hotel along Central Avenue, the historic Route 66, and proximity to a major hospital which many people visit from outside of Albuquerque makes the subject site an ideal location for such a development in promoting tourism in the local economy.

University Neighborhoods Sector Development Plan (Rank III)

The University Neighborhoods Sector Development Plan (UNSDP) was adopted by the City Council in July 1986. This version of the plan superseded the previous 1978 version. The plan encompasses an area generally from Interstate 25 on the west to Girard Boulevard on the east and Marquette over to University down to Central Avenue on the north to Hazeldine and Saint Cyr Avenue on the south.

The UNSDP defines issues in the area with basic goals and recommendations. The plan also established zoning, hence the use of the SU-2 designation for the area. The plan has 6 basic goals, and 5 are relevant to this request.

Goal 1: Improve the quality of life in the area.

Goal 2: Conserve and renew the unique qualities of this neighborhood.

Goal 4: Encourage pedestrian orientation.

Goal 5: Improve conditions in business areas.

Goal 6: Foster positive social and physical interrelations between businesses, institutions and residents.

The requested Site Plan for Building Permit and zone change approval furthers the Basic Goals of the University Neighborhoods Sector Development Plan. The project will provide in fill construction that will improve the existing conditions of the built environment and the quality of life of the hotel guests, and the employees and residents in the Sycamore neighborhood.

Currently, the subject property is highly underutilized. The proposed development will provide a much needed quality hotel along the Central Avenue corridor. By way of a greater urban design that encourages pedestrian orientation, the development will keep with the unique qualities of the neighborhood. This will be accomplished by an active, large, and safe pedestrian realm that encourages walkability and outdoor activities. The safety conditions of the area will be improved by an increased presence on the street level.

Redevelopment of the site will complement the business climate created by Presbyterian Hospital and add cohesion on both sides of Central. The site is surrounded by existing or future development and is a part of a larger redevelopment aimed at enhancing an important corridor along Central Avenue and provide services for visitors and employees at Presbyterian Hospital and UNM. The larger project will improve business conditions in the area by providing this hotel, retail and restaurants, and two multi-family communities. Workers and visitors to the hotel will have excellent access to the A.R. T. stop which will connect them to employment, entertainment, and recreation centers. Development of this site will foster positive social relationships between existing and future businesses and institutions. For example, a future pedestrian bridge is planned spanning the length of Central Avenue from Presbyterian Hospital to the proposed hotel. The project team will work closely with the hospital administration to complete this project in the future pending funding. Development of this bridge will foster a safe pedestrian environment for those at the hospital and the hotel. Additionally, the Ronald McDonald House has expressed interest in locating on one floor of the hotel. This will directly promote positive social relationships between the proposed development and the surrounding

neighborhood.

*The request **furthers** Goal 1 and Goal 2 because the subject site is currently underutilized and the request will redevelop the property with a mixed use development that is well designed and pedestrian oriented, as well as providing additional new lodging in close proximity to Presbyterian Hospital.*

*The request **furthers** Goal 4 because the form based zone requires development to address the pedestrian realm with smaller building setbacks, plaza spaces, street trees and other landscaping, and appropriately located building entrances that encourage pedestrian activity.*

*The request **furthers** Goal 5 by adding additional visitors and pedestrians to the area who will patronize existing businesses and promote additional business activity.*

*The request **furthers** Goal 6 because utilization of the form based zone means that the future development must appropriately address how the building relates to the street and pedestrian realm. The design standards and proposed Site Development Plan for Building Permit show improvements to the sidewalks and landscaping that make it more inviting to passersby and improve the physical relation between guests entering and exiting the building. The improved pedestrian environment will also improve the relation between area residents, Presbyterian Hospital, and the adjacent public transit that connects to numerous other businesses and institutions.*

Sycamore Metropolitan Redevelopment Plan

Relevant Basic Objectives and Policies of the Sycamore MRA Plan identified by the applicant include the following:

Objective 1: To improve the existing “mixed use” characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.

Objective 2: To improve pedestrian circulation, transit and bicycle circulation by providing better internal connections to nearby urban centers.

Objective 3: To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

The subject area has been designated by the MRA Plan as blighted. The requested Site Plan for Building Permit and zone change approval furthers the objectives of the Sycamore Metropolitan Redevelopment Plan. This site is located in the designated "Central Urban" Comprehensive Plan area and the proposed use and design is perfectly compatible with the existing and future development in the area. The proposed development will provide much needed accommodations in this urban neighborhood and will be compatible with future planned uses along Central Avenue. A planned pedestrian bridge across Central Avenue will connect visitors to and from Presbyterian Hospital and the proposed hotel. The bike lane along Dr. Martin Luther King Boulevard was recently upgraded to better serve the cyclist.

The project is being funded by private investment and will replace an underutilized vacant site

along this important, historic corridor. The project team has worked directly with the interested neighborhood associations to answer their questions and concerns about the development. The proposed development will ensure a mutually beneficial relationship between the existing neighborhood and the proposed development. The site is located within the designated "transition area" and will act as an appropriate transition between Central Avenue and the moderately dense neighborhood to the north. The recently approved Broadstone Highlands multi-family community will be sited directly north of this property.

The request furthers Objective 1, Objective 2, and Objective 3 because the proposed project is a privately-funded redevelopment of an underutilized property. The requested form base zone provides sufficient controls and guidance for future development to ensure mutually beneficial relationships between the proposed development and the existing neighborhood. The proposed zone and project allows for a variety of uses with appropriate buffers. Parking will be located on-street or fully screened on the ground level of the building. Improved pedestrian realms and connections through the project site will improve circulation and access to transit and bicycle options.

Central Avenue Redevelopment Policy One: Redevelopment with Commercial/Mixed-Uses serving the neighborhood and employee population shall be encouraged along Central Avenue.

The proposed development will be a quality hotel that will serve the overnight lodging needs of visitors from Presbyterian Hospital, tourists of Albuquerque, and business travelers. The Central Avenue corridor is in need of a new and updated hotel development near I-25 and the project will serve as an important redevelopment on the Central Avenue corridor.

The request furthers Policy One because the proposed project will be a redevelopment of a vacant property with a commercial use that will serve the neighborhood by offering lodging for visitors to the Presbyterian Hospital located directly across Central Avenue.

Central Avenue Redevelopment Policy Two: New Development shall serve to upgrade the neighborhood character and quality.

The proposed zone change to the Form Based Code will focus design around the form of the building, and not necessarily the use. The building will feature articulation, glazing, shielding of parking, and landscaping that will upgrade the existing neighborhood's character and quality. The building resides within the overall master plan of the Highlands which takes a comprehensive master planned approach to all aspects of the design of the buildings, pedestrian realm, and overall quality of the development. A variety of tone-related colors and building finishes will create a product that respects the existing neighborhood character and will upgrade and enhance the neighborhood character and quality. The larger project, called The Highlands, will feature a consistent and overall master plan theme that will upgrade the character and quality of the Sycamore Neighborhood.

The request furthers Policy Two because the requested form based zone requires a high degree of design consideration. A Site Development Plan for Building Permit being reviewed concurrently with the request for the change in zoning ensures that the proposed development

meets the form based design standards and the intent of new development to upgrade the neighborhood character and quality.

Central Avenue Redevelopment Policy Three: Development along Central Avenue shall be oriented to a pedestrian scale at ground level.

The hotel will feature design features that ensures a pedestrian scale environmental along the sidewalk and street. The second floor of the building will feature a glass protrusion along the south side that will help to give the building greater articulation and break up the massing of the tall building. The first floor will feature a variety of horizontal façade finishes that will help to break up the massing of the building, shield the parking structure, and give the pedestrian the perception of a smaller building. Additionally, enhancements to the pedestrian realm will feature landscaping, street trees, planters, sitting areas, and colored paving to create an inviting pedestrian environment.

The request furthers Policy Three because the form based code puts a focus on the pedestrian realm and how the building relates to it and associated pedestrian improvements. The Central Avenue street frontage will have a plaza space connecting to the main lobby entrance on Mulberry Street and landscaping improvements to ensure pedestrian orientation by creating a buffer between the walking zone and the street.

Transition Areas Policy One: Transition areas should provide a buffer between the residential and non-residential areas and between low density residential and medium density residential.

As previously mentioned, the northern half of the proposed development is located within the designated transition area. All building activity will be located closer to the southwest corner of the property and will not have any effect on existing or planned residential areas to the north of Copper Avenue. The parking structure, located under the building, will be completely hidden and will give the appearance of another floor of the hotel. This will eliminate any potential headlight conflicts between visitors to the hotel and residents to the north and northwest. These intentional design features will ensure that neighbors to the north will not be effected by pedestrian and vehicular activity from the proposed development.

The request furthers Policy One because the site is located partly within the transition area, and will use its building design to buffer parking access and guest drop-offs from the existing neighborhood to the north. Parking will be fully screened on the ground level of the building and the lobby entrance is located at the farthest corner from existing residential homes. The building itself will act as a transition from the busy Central Avenue corridor and the height of Presbyterian Hospital back to the more moderate scale residential to the north.

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

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

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

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

The proposed zone change is consistent with the health, safety, morals, and general welfare of the city. The hotel will have staff working 24 hours per day, 7 days per week, which will ensure the health and safety of guests. Staff will monitor activities at the site and report any behavior that could cause harm or disruption to guests and other visitors. The proposed development will provide 122 hotel rooms for tourists, guests of Presbyterian Hospital or UNM, and others in need of hotel accommodations at a location that provides prime access to Interstate 25 and the Albuquerque Sunport. The hotel will enhance a now blighted area of the City by providing new investment and redevelopment. This is consistent with the morals and general welfare of the City, as described in the Comprehensive Plan.

The Albuquerque Rapid Transit has proposed a stop near the intersection of Cedar Street and Central Avenue, less than one block from the subject site. Guests will have direct transit to several job centers, and entertainment and recreation options along Central Avenue, including UNM, Downtown, Nob Hill, EDo, Old Town, Sandia Foothills, and the Rio Grande. This will directly promote the health and general welfare of visitors to the City. The 66 line will also have a stop near the proposed hotel.

The Ronald McDonald House has expressed interest in locating on one floor of the hotel. The Ronald McDonald House provides temporary housing for parents whose children are in the hospital. The building's proximity to Presbyterian Hospital makes this a perfect location for the Ronald McDonald House. This partnership would further the morals and general welfare of the City.

Pending adequate funding, a future pedestrian bridge is planned to connect from Presbyterian Hospital over Central to the subject hotel and future retail and restaurants to the east. This will meet the carrying capacity needs of the Hospital and the future development, while also ensuring the safety of visitors who would have otherwise walked across Central Avenue.

Overall, the proposed development will enhance the general welfare of the City by providing quality lodging in a blighted area of town. The larger, 5-block "Highlands" project will provide an important link between UNM and EDo that will benefit the City as a whole. This project will provide 2 dense multi-family communities, the subject hotel, and other retail and restaurant establishments to meet the needs of Albuquerque residents. The proposed form based code is intended to create buildings that properly scale to the street and pedestrian realm. This will directly promote the health, safety, morals, and general welfare of the City.

Goals and policies identified within the Comprehensive Plan, University Neighborhoods Sector Plan, and Sycamore Metropolitan Redevelopment Plan reinforce that the proposed development is consistent with and will further the health, safety, and general welfare of the City.

The cited policies in the applicant's justification letter and summarized in the staff report and Findings for this project support the statement that the request is consistent with the health, safety, morals, and general welfare of the city.

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

The existing zoning is inappropriate due to the urban context of the neighborhood. The existing zoning does not currently allow for a hotel. The proposed zoning allows for a hotel and the use is justified based on the site's proximity to Presbyterian Hospital, Interstate 25, and other major job centers. The site is also in close proximity to Hotel Parq Central and many other hotels along Central. The sensitivity of the Central Avenue Corridor also justifies a zone that focuses on building form and design, instead of use. The Form Based Code does prohibit the following uses at this site: adult amusement establishments and adult store, uses first permitted and conditional in the M-1, M-2, P, and P-R zones, and a variety of noxious SU-1 uses.

The proposed zoning is appropriate at this location and will ensure that the new hotel use is done in a way that complements the surrounding neighborhood and properties. With prime access to Central Avenue and proximity to some of the largest job centers in the state, the site justifies this form based zone. The site's location along Central Avenue justifies a zone that is designed with the form of the building at the forefront. The surrounding urban context of the area validates a zone that promotes a variety of building types, height, density, and regulations that create an environment where the street, pedestrian environment, and physical building relate to one another and are planned as one. The back half of the site is located in the Sector Plan's transition area. The hotel will provide an appropriate transition between the heavily traveled Central Avenue and the medium density residential development to the north. The hotel will create a barrier between Central Avenue noise and activity and the neighborhood to the north.

The request achieves land use stability because the requested zoning is focused more on design than use. The proposed hotel use is not currently allowed by the existing zoning for the subject site, but there are numerous other hotels located along Central Avenue in close proximity to the subject site. Other uses of the requested zone are largely the same as those allowed under the current zoning, but the form based zone allows greater flexibility for site design while also requiring more attention to the relationship between the proposed development, the pedestrian realm, and the existing neighborhood surrounding the subject site. The proposed zone is appropriate for an infill site along a major transit corridor such as Central Avenue.

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

Refer to the Policy Analysis section of this Staff Report above.

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

The existing zoning is inappropriate due to:

1. *Changed Neighborhood Conditions:*

The site is located within the Central Urban area designated by the Comprehensive Plan and is currently highly underutilized and mostly undeveloped. The Sycamore neighborhood is old and the physical characteristics of the buildings have aged and deteriorated over the past decades. The area is in need of dense development and services for employees and visitors to nearby job and entertainment centers. The applicant is in the process of demolishing these blighted structures which will result in a complete, vacant block positioned for redevelopment as promoted in the Metropolitan Redevelopment Area Plan. It should be noted that due to this changed condition, the opportunity to design an appropriate infill development project that respects and responds to the neighborhood are best met through the design flexibility allowed with the SU-1 for MX designation. Additionally, the A.R.T. is under construction and will offer quality transit service along Central Avenue. This changed condition directly promotes the goals of and justifies the change to the MX zone.

2. *Different use category is more advantageous:*

The purpose of the Form Based Code is to guide development that is pedestrian friendly, has a mix of uses, and is more compact than the typical vehicular oriented building pattern (14-16-3-22(A)(1)(b)). Approval of a zone change to Form Based Code will allow for a building and site design that interacts with the pedestrian realm and street, provides ground level accessibility, and hides parking within an enclosed parking garage. The pedestrian realm will feature benches, planters, colored paving, street trees, and other landscape design that will provide a perceived buffer from the adjacent roadway and add a street presence to the currently blighted and barren area. The current CMU zoning would not allow the hotel use or the building and site design described. The Mixed Use (MX) sub-zone of the Form Based Code is intended to provide a mixed-use environment with medium to high density residential and shopping uses along a designated Comprehensive Plan corridor. The proposed development directly furthers this intention by providing a quality hotel within a larger master planned development that will provide a mix of services for residents and visitors. The Form Based Code Mixed-Use zone prohibits the following uses at this site: adult amusement establishments and adult store, uses first permitted and conditional in the M-1, M-2, P, and P-R zones,

and a variety of noxious SU-1 uses.

The site is located one block away from the new A.R. T., with a stop located at the corner of Spruce Street and Central Avenue. The 66 bus route will operate concurrently with the A. R. T. and currently has a stop within one block from the proposed development. The 12 bus route, a commuter route, has a stop on Dr. Martin Luther King Boulevard near the site. Visitors will have multiple transit options to connect them to various job centers, recreation, and entertainment areas around the City.

The project team has had 18 meetings to date with the nearby neighborhood associations over the past 2 years to share the ideas and plans for the site. The project has seen positive reception from the neighborhoods and they believe it will revitalize the community and benefit the area.

The proposed zone change will allow for development of a hotel in a way that will respect the existing neighborhood context and further the goals of the Sector and MR Plans. The proposed hotel will spur redevelopment along this important corridor and offer quality lodging accommodations for visitors to Albuquerque. The Form Based Code will allow for a building that enhances the sensitive Central Avenue corridor, where the previous zoning would not allow for this great of design flexibility.

The existing zoning is inappropriate because changed community conditions, including the development of the Albuquerque Rapid Transit project, justify a more pedestrian-oriented mixed-use development. The subject site is an infill location with good access to transit and non-motorized transportation options, so zoning that focus on the pedestrian realm is more advantageous to the community by making the pedestrian experience a focus for new development. In addition, the request furthers numerous goals and polices of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan showing that the proposed project is more advantageous to the community.

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

While the MX zone allows a wide variety of uses, it prohibits most harmful uses, including adult amusement entertainment and adult store, most heavy manufacturing, and automobile dismantling yard, to name a few. The proposed development will be a hotel and by nature of this use and design will not be harmful to the adjacent property, neighborhood, or community. In fact, the development will beautify the area and provide a quality hotel for visitors to the area.

The requested zoning allows for similar uses as what the existing zoning of the subject site allows with some additional uses allowed; however, the greater variety of uses and flexibility in design given by the form based code is offset by additional design standards and requirements that focus on the relation of the building to the pedestrian realm and adjacent development. With these additional standards and the design as proposed on the Site Development Plan for Building Permit, the request will not be harmful to adjacent property, the neighborhood, or the community.

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

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

The proposed zone change will not incur any unprogrammed capital expenditures by the city. In fact, as an infill location it will maximize the use of existing infrastructure.

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

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

The cost of land or other economic considerations pertaining to the application are not the determining factor for the zone change request. The request is based on need.

While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the requested change of zone. The applicant has sufficiently demonstrated that the determining factors are changed community conditions necessitating a more urban development at the proposed infill location, as well as the request furthering a preponderance of Comprehensive Plan policies related to the subject site making it more advantageous to the community.

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

The site is located along a major street, however, that in itself is not the sole justification for this zoning request. The Mixed Use (MX) zone will allow for a hotel that will properly interact with the sensitive Central Avenue corridor. The historical nature of Central Avenue necessitates a zoning designation that focuses on design and form, rather than use. The proposed hotel will serve the strong demand for quality lodging accommodations coming from visitors to nearby job centers, such as Presbyterian, UNM, and Downtown.

The request for mixed use zoning is being made to allow flexibility in design and to further multiple Comprehensive Plan policies; therefore, its location is not a justification for the request.

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

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

adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The SU-1 for MX zone change is considered a spot zone, but the change will allow the applicant to design the project to facilitate realization of the Comprehensive Plan, Sector Development Plan, and MRA Plan and the Highlands plan.

SU-1 zones create spot zones by definition as they are unique to the parcel that they are being applied to; however, the request is for a form based zone recognized by the Zoning Code for locations along major transit corridors. Additionally, the request creates a justifiable spot zone because the applicant has demonstrated that the proposed change will clearly facilitate realization of the Comprehensive Plan and provide a transition between Central Avenue and the moderate density residential to the north of the subject site.

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

The shape, use, and location of the site does not qualify it as a strip zone since it encompasses the length of an entire City block. The site is proposed to be used for mixed use purposes and is adjacent to an existing SU-2 Central Mixed Use (CMU) zone.

The requested zoning includes uses allowed on nearby properties, and the request would not result in a strip of land along a street, so the request will not create strip zoning. In addition, the request clearly facilitates realization of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

This is a request for a Site Development Plan for Building Permit for the subject site, which is approximately 0.75 acres in size. The applicant is proposing to combine all existing lots along with vacated portions of Mulberry Street, Copper Avenue, and alleyways to create a single tract for development of the proposed hotel. As the requested zoning is for SU-1 for MX a Site Development Plan for Building Permit must be approved for future development.

Section 14-16-3-11 of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable regulations of the Zoning Code,

specifically Zoning Code Section 14-16-3-22 Form Based Zones because the requested zoning is for the MX sub-zone described by the Zoning Code.

Site Plan Layout / Configuration

The approximately 0.75 acre subject site is an entire block in length stretching from Central Avenue north to Copper Avenue immediately east of Mulberry Street. The subject site takes up approximately one third of the block between Mulberry and Cedar Street. The applicant is proposing to develop a 6-story, 122 room hotel with parking located on the ground level below the building and along Mulberry Street. An entry lobby and pedestrian plaza will hold the northeast corner of Central Avenue and Mulberry Street with the main entry facing a guest drop off on Mulberry Street.

The eastern edge of the property abuts other vacant land owned by the applicant that will be a future phase of commercial retail and restaurant development, which may also include the pedestrian overpass described in the application letter.

Above the entry lobby, the main lobby and dining area are located on the second floor with a large glass overhang over a portion of the pedestrian plaza below. The guest rooms are located on this floor and above.

Usable Outdoor Space

The form based code section of the Zoning Code requires a minimum amount of usable open space be provided equal or greater than ten percent of the net lot area. Based on the lot size, 3,277 square feet are required. The applicant is proposing 12,554 square feet combined usable open space from landscaped areas around the building and pedestrian-oriented hardscape (plaza space). The total provided exceeds the minimum requirement.

Vehicular Access, Circulation and Parking

There is one primary vehicular access point into the lower level parking area located in the middle of the block off Mulberry between Central Avenue and Copper Avenue. Mulberry Street will be reconfigured to accommodate additional 90 degree on-street parking spaces.

The MX Form Based Zone requires parking based on one space provided for every 1,000 square feet of net building area regardless of use. Based on this requirement, the proposed 85,240 square foot hotel requires 86 parking spaces. The Form Based Code also utilizes a reduction for proximity to transit of 15% bringing the requirement down to 73 spaces. Including 4 accessible spaces, there are 54 parking spaces provided on site under the building and outside at the entryway. The form based zones also allow for on-street parking counting toward the requirement, and 43 spaces are provided along Mulberry Street bringing the total parking provided to 98 spaces. The parking calculations on the site plan differ slightly from the actual counts and must be updated prior to final sign-off by the Development Review Board. A recommended condition of approval will ensure this.

Per the Form Based Code Section 14-16-3-22(A)(4) Incentives for establishment of form based zones, the intent of the form based zones are to promote multi-modal opportunities, and

accordingly, a Traffic Impact Study is not required for development within an SU-1 form based zone.

Pedestrian and Bicycle Access and Circulation, Transit Access

The subject site is located adjacent to Central Avenue, a major transit corridor and the location of Albuquerque Rapid Transit, which is currently under construction. An A.R.T. station planned just east of the subject site at Cedar Street.

The SU-1 form based zones put a significant focus and requirements on developments to pay attention to the pedestrian realm, which is the space located between the street and the building. 6-foot minimum clear pathways must always be maintained with a landscape/edge zone located between the street and the walking zone. A frontage zone exists between the walking zone and the building. The applicant has provided an exhibit as part of the Site Development Plan for Building Permit to demonstrate compliance with the pedestrian realm requirements and the location of the building adjacent to the pedestrian realm. The proposed pedestrian realm along Mulberry Street does not meet the exact standards for the pedestrian realm; specifically the landscape zone is between the frontage zone and walking zone, leaving the walking zone immediately adjacent to the edge zone.

In addition to the sidewalks along the adjacent street frontages, a pedestrian connection is proposed on the east side of the subject site from Copper Avenue toward Central Avenue. This connection will allow residents from the neighborhood to the north access to Central Avenue, the hotel and planned commercial development adjacent to the subject site, as well as the proposed future pedestrian overpass from this development to Presbyterian Hospital.

Walls/Fences

An architectural screening wall is proposed around the ground floor of the hotel to screen the parking from adjacent properties and rights-of-way. The applicant is proposing a dumpster location at the southeast corner of Mulberry Street and Copper Avenue that has been updated to meet minimum requirements for access by Solid Waste; however, this location along two street frontages does not fully meet the intent of the Form Based Zones that states refuse enclosures must be along alleys at the rear of properties or along shared access drives. The applicant has requested vacation of these sections of Mulberry Street and Copper Avenue, though the request has not yet been approved by City Council. With the vacation, Mulberry may no longer be considered a "street frontage," but rather a shared access drive, which would more closely meet the intent of the Form Based Zone for dumpster location. The dumpster is screened as required, and the applicant intends to share this location with other future development in the area in accordance with the Form Based Zone standards.

Lighting and Security

A lighting legend is included on the site plan, but no lighting locations are shown at this time. Lighting is regulated by the Form Based Zones Section of the Zoning Code 14-16-13-22(C)(6) and includes site lighting, as well as building mounted lighting requirements. Basic notes have been added to the Site Development Plan for Building Permit referencing these requirements for

future permitting purposes. Staff has included a recommended condition to further clarify the exact section of the Zoning Code for future lighting.

Landscaping

The Form Based Zones have slightly different landscaping requirements than the general landscape standards in order to promote a more urban development that addresses the pedestrian realm. The overall landscaping requirement is for 10% of the net lot area, thus 1,398 square feet of landscaping is required. The applicant has proposed 4,600 square feet of landscaping, which exceeds the minimum requirement. Street trees must be provided along all street frontages with one tree per 25 feet of street frontage. 11 trees are proposed to meet this requirement, though the consideration of Mulberry as a street frontage would increase this requirement. The EPC needs to make a determination on a modification to this dimensional requirement on whether the provided trees meet the intent for the provision of street trees. Parking lot trees are proposed around the parking at the entrance to the off-street parking from Mulberry Street.

Grading, Drainage, Utility Plans

The subject site will be mostly covered by building and other impervious surfaces, but the landscaping areas will be depressed and used to capture runoff as needed to meet first flush requirements and the water harvesting provision of the form based zones (Zoning Code Section 14-16-3-22(C)(10)(a)8.).

The proposed development will connect to existing utility services adjacent to the subject site.

Architecture

The Form Based Zones require applicants utilize permitted building types and frontages, which are outlined in more detail along with requirements in the Form Based Zones Section of the Zoning Code 14-16-3-22(C). The proposed building is a flex building with a lobby frontage. The proposed building is generally 5-stories above a lower level parking area for a total of 6-stories (72 feet in height). The base height allowed by the requested zone is 60 feet with a 20% bonus for being adjacent to a designated transit corridor for a total allowed height of 72 feet, which the proposed building meets.

Building frontage articulation and detailing is required by the form based zones. The ground floor meets the minimum ground floor clear height of 10 feet, and the upper floors meet the articulation requirements with varied dimensions near the front of the building; however, the rear portion of the building fronting on Mulberry Street does not meet the required articulation of wall plan projections or recesses every 60 feet for street frontages. This must either be addressed via a condition of approval, which has been recommended, or as a modification to the standard approved by EPC.

Shading elements are required for 75 percent of the length of the ground floor façade along public ways. The request meets this requirement along Central Avenue, but does not along the Mulberry and Copper Avenue street frontages, meaning that the EPC should determine if the request to modify the requirements is appropriate for this request.

According to the form based standards, commercial building types shall devote a minimum of 50 percent of street level, street facing area to storefronts or café frontage types. No storefront or café frontages are proposed with this development, only a lobby frontage. The requested design does not have enough of the length of street facades as an approved frontage type because of the need for parking. The EPC must determine if a modification to this standard is appropriate for this request.

The request meets the general requirements for 20 percent upper floor glazing and meets the minimum 25 percent glazing for a lobby frontage type. In an effort to compensate for the lack of approved frontage types and limited glazing on the ground level, the applicant has provided significant extra glazing on the second floor lobby space that overhangs the ground level plaza space.

Signage

Basic proposed signage is shown in the plans, including a blade type sign along Central Avenue and other building mounted signage. A note has been added to the plans to allow for future administrative approval of changes to signs if they comply with the regulations of the Form Based Zones Section of the Zoning Code 14-16-3-22. The note could use more specific detail on the applicable code section, and a recommended condition of approval has been included for this.

Modifications

As described, the request does not meet the dimensional requirements of a number of items including building articulation, shading elements, number of street trees, and the amount of approved frontage types. The applicant is requesting the EPC approve the design as proposed on the Site Development Plan for Building Permit with differences from these design standards as modifications allowable under Zoning Code Section 14-16-3-22(A)(6)(b), which states that “modifications from the standards are permitted if the modifications do not conflict with the intent of the form based zones.” Staff has included recommended a condition of approval for the building articulation requirements that may result in a design that is closer to the intent of the Form Based Zones that the EPC should review.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Agencies reviewed this request from January 3, 2017 to January 19, 2017. Generally, no adverse comments were received with some expressing support. Solid Waste and Transportation Development comments for more information and changes to the plans have been addressed with an updated submittal that is included with this staff report.

Neighborhood/Public

The Sycamore, Silver Hill, Spruce Park, University Heights, and Victory Hills Neighborhood Associations, as well as the District 6 Coalition were notified of this request. In addition, property owners within 100 feet were notified of the request. A facilitated meeting was held on January 24, 2017 to discuss this request and the request for a change and zoning and Site

Development Plan for Building Permit approval for a mixed use project two blocks east of the subject site. Attendees at the meeting did not express opposition to the development as a whole, but rather brought concerns about the type of businesses to locate within the development, traffic, parking, solar access, and architecture. According to the facilitator's report, which is attached, most concerns were addressed with one outstanding related to architecture, primarily with regard to this proposed hotel project.

The applicant has stated they have held 15 previous meetings with neighborhood representatives as this development project has moved along.

No written comments have been submitted with regard to this application. No known opposition to the request exists, though comments about the design are expected.

V. CONCLUSION

This is a two part request for a Sector Development Plan Map Amendment from SU-2 CMU (Central Mixed Use) to SU-2/SU-1 for MX (Mixed Use Form Based Zone) and a Site Development Plan for Building Permit for an approximately 0.75 acre site located on Mulberry Street between Central Avenue and Copper Avenue. The applicant is proposing to combine the subject properties with vacated portions of Mulberry Street, Copper Avenue, and alleyways to create a single tract to develop with a 6-story, 122 unit Springhill Suites hotel.

The applicant has justified the sector development plan map amendment request pursuant to the requirements of R-270-1980 by demonstrating that the request furthers a preponderance of applicable Comprehensive Plan goals and policies. The request is based on changed community conditions and the request being more advantageous for the community.

The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted a Site Development Plan for Building Permit to be evaluated against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22. The applicant has requested a number of modifications based on the design differing from the minimum requirements with regard to building articulation, shading elements, number of street trees, and frontage requirements. It is up to the EPC to make a determination on those modifications and whether the site design meets the general intent of the Form Based Zones.

Staff is recommending approval of the requests subject to the Findings and Conditions outlined in this Staff Report.

FINDINGS - 16EPC-40087 – February 9, 2017 – Sector Development Plan Map Amendment

1. This is a request for a Sector Development Plan Map Amendment from SU-2 CMU (Central Mixed Use) to SU-2/SU-1 for MX (Mixed Use Form Based Zone) for all or a portion of Lots 4A and 5 through 9, vacated portions of Copper Ave and Mulberry Street and alleyways within Block 4, Brownwell and Lails Highland Addition located on Mulberry Street NE between Central Avenue and Copper Avenue NE containing approximately 0.75 acres.
2. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted a Site Development Plan for Building Permit

to fulfill this requirement and to be evaluated against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.

3. The subject site and other surrounding lots were zoned through the adoption of the University Neighborhoods Sector Development Plan in July 1986. As such, this action constitutes an amendment to that plan.
4. On June 20, 2016, City Council approved a vacation of public right-of-way for the alleys within the affected blocks, as well as a portion of Spruce Street NE that crosses the subject site (EC-16-126). This action will be finalized when the subject site is replatted.
5. The applicant has also requested a vacation of right-of-way for the sections of Mulberry Street and Copper Avenue adjacent to the subject site in order to have control over on-street parking and other amenities. This request was heard by the Development Review Board and a recommendation has been sent to City Council, but a final action has not yet been taken. Until such time as the right-of-way is vacated, it will be treated as a street frontage for review against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
6. The Albuquerque/Bernalillo County Comprehensive, City of Albuquerque Zoning Code, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Central Urban Area of the Comprehensive Plan, which is a portion of the Established Urban Area. The request furthers the following applicable goals and policies of the Comprehensive Plan:

Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The request furthers Policy II.B.5.d because the proposed use is similar to those allowed by the surrounding zoning and development including the Crossroads Motel located one block west of the subject site. The proposed zone requires approval of a site development plan, so the location, intensity, and design of the proposed new development must be evaluated. The proposed development is located in an infill location within the Central Urban Area and will improve a blighted site, utilize existing infrastructure, and improve the pedestrian experience. As such, the request will respect existing neighborhood values, environmental conditions, and resources.

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

The request furthers Policy II.B.5.e because the subject site is currently vacant and is located within an area contiguous to existing and programmed urban facilities and services including

Central Avenue, Albuquerque Rapid Transit and other public transportation options, various restaurants, and Presbyterian Hospital. The request ensures the integrity of the existing neighborhood through the requested form based zoning and design considerations including screening of parking, building articulation, and an improved pedestrian realm.

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request furthers Policy II.B.5.i because the subject site will help create a transition between the traffic and intensity of Central Avenue and the planned multi-family community to the north. The proposed accompanying Site Development Plan shows that the primary hotel access is off from Central Avenue onto Mulberry Street where the parking entrance is located, which is shielded from nearby residential development by the rest of the building. The proposed parking will be screened from view minimizing the effects of noise and light it could have on the neighborhood.

Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The request furthers Policy II.B.5.1 because the proposed project will utilize the form based zone from the Comprehensive Zoning Code that requires a higher degree of design controls and is implemented through a Site Development Plan. The requested mixed-use zone utilizes building articulations and glazing to create more detailed, attractive façades. Improvements to the pedestrian realm including quality paving, plaza space, and street trees make the development more inviting to the pedestrian and appropriate for the subject site location.

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

The request furthers Policy II.B.5.o because the proposed zoning and related redevelopment will create new development and provide needed hotel rooms on a site that is currently underutilized and was recognized by a Metropolitan Redevelopment Plan as blighted, thus strengthening the neighborhood as a whole.

Policy II.B.6.b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The request furthers Policy II.B.6.b because the proposed development, facilitated by the change in zoning, will redevelop a blighted property and improve the neighborhood with additional hotel rooms in close proximity to Presbyterian Hospital, as well as provide an upgraded streetscape and pedestrian connections to transit that strengthens the link with the hospital and other facilities located along Central Avenue.

Solid Waste: The Goal is an economical and environmentally sound method of solid waste disposal which utilizes the energy content and material value of municipal solid waste.

Policy II.C.3.a: Planning and implementation of more efficient and economical methods of solid

waste collection shall be continued.

The request partially furthers Policy II.C.3.a because the proposed development intends to have shared dumpster and trash compactor facilities minimizing the number to be picked up and emptied on a regular basis by the Solid Waste Department. However, the requested form based zone requires that service and loading facilities be combined and accessed via alleys or rear easements where possible, and the proposed location at the northwest corner of the site does not fully meet this intent by locating at the corner of two public streets.

Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4.a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The request furthers Policy II.C.4.a because the proposed site layout has plaza and other gathering spaces on the west side along Mulberry Street where the proposed building can serve as a buffer for any noise from the residential to the north and northeast. Vehicular traffic will access the parking from the same side and the parking spaces will be fully screened from adjacent development minimizing noise conflicts.

Developed Landscape: The Goal is to maintain and improve the natural and the developed landscapes' quality. Applicable policies cited by the applicant include:

Policy II.C.8.d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8.d because the proposed zone change to the form based code requires the applicant to adhere to stringent design guidelines, including those with regard to landscaping. The proposed Site Development Plan for Building Permit shows substantial landscaping surrounding the development in and outside of the public rights-of-way that will improve the pedestrian realm.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. Applicable policies identified by the applicant include:

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The request furthers Policy II.D.4.g because site improvements and associated design guidelines require the site to be developed for a better pedestrian experience along all street frontages. In addition, a public pedestrian connection across the site on the eastern edge of the building and potential future pedestrian overpass connecting to Presbyterian Hospital will provide access from the neighborhood to the north. These pedestrian improvements will

connect to the proposed hotel, public transit stops, and the connection over Central to the hospital, thus integrating the pedestrian experience into the development itself.

Economic Development: The goal is to achieve steady and diversified economic development with other important social, cultural, and environmental goals. Applicable policies identified by the applicant include:

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

The request furthers Policy II.D.6.a because the proposed mixed use zoning allows for a variety of commercial options that will provide for a variety of jobs utilizing different skill and salary levels including front desk clerks, cooks, custodial and maintenance staff, and construction labor to start. These jobs will be located in a convenient area in proximity to various public transit options.

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

The request furthers Policy II.D.6.b because the proposed development is attracting a national hotel chain to locate in this infill area, and the hotel will be locally managed.

Policy II.D.6.d: Tourism shall be promoted.

The request furthers Policy II.D.6.d because the proposed hotel offers additional lodging options for visitors to Albuquerque. The location of the hotel along Central Avenue, the historic Route 66, and proximity to a major hospital which many people visit from outside of Albuquerque makes the subject site an ideal location for such a development in promoting tourism in the local economy.

8. The request furthers the following applicable goals and policies of the University Neighborhoods Sector Development Plan:

The UNSDP defines issues in the area with basic goals and recommendations. The plan also established zoning, hence the use of the SU-2 designation for the area. The plan has 6 basic goals, and all 6 are relevant to this request.

Goal 1: Improve the quality of life in the area.

Goal 2: Conserve and renew the unique qualities of this neighborhood.

Goal 4: Encourage pedestrian orientation.

Goal 5: Improve conditions in business areas.

Goal 6: Foster positive social and physical interrelations between businesses, institutions and residents.

The request furthers Goal 1 and Goal 2 because the subject site is currently underutilized and the request will redevelop the property with a mixed use development that is well designed and

pedestrian oriented, as well as providing additional new lodging in close proximity to Presbyterian Hospital.

The request furthers Goal 4 because the form based zone requires development to address the pedestrian realm with smaller building setbacks, plaza spaces, street trees and other landscaping, and appropriately located building entrances that encourage pedestrian activity.

The request furthers Goal 5 by adding additional visitors and pedestrians to the area who will patronize existing businesses and promote additional business activity.

The request furthers Goal 6 because utilization of the form based zone means that the future development must appropriately address how the building relates to the street and pedestrian realm. The design standards and proposed Site Development Plan for Building Permit show improvements to the sidewalks and landscaping that make it more inviting to passersby and improve the physical relation between guests entering and exiting the building. The improved pedestrian environment will also improve the relation between area residents, Presbyterian Hospital, and the adjacent public transit that connects to numerous other businesses and institutions.

9. The request furthers the following applicable goals and policies of the Sycamore Metropolitan Redevelopment Plan:

Relevant Basic Objectives and Policies of the Sycamore MRA Plan identified by the applicant include the following:

Objective 1: To improve the existing “mixed use” characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.

Objective 2: To improve pedestrian circulation, transit and bicycle circulation by providing better internal connections to nearby urban centers.

Objective 3: To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

The request furthers Objective 1, Objective 2, and Objective 3 because the proposed project is a privately-funded redevelopment of an underutilized property. The requested form base zone provides sufficient controls and guidance for future development to ensure mutually beneficial relationships between the proposed development and the existing neighborhood. The proposed zone and project allows for a variety of uses with appropriate buffers. Parking will be located on-street or fully screened on the ground level of the building. Improved pedestrian realms and connections through the project site will improve circulation and access to transit and bicycle options.

Central Avenue Redevelopment Policy One: Redevelopment with Commercial/Mixed-Uses serving the neighborhood and employee population shall be encouraged along Central Avenue.

The request furthers Policy One because the proposed project will be a redevelopment of a vacant property with a commercial use that will serve the neighborhood by offering lodging for visitors to the Presbyterian Hospital located directly across Central Avenue.

Central Avenue Redevelopment Policy Two: New Development shall serve to upgrade the neighborhood character and quality.

The request furthers Policy Two because the requested form based zone requires a high degree of design consideration. A Site Development Plan for Building Permit being reviewed concurrently with the request for the change in zoning ensures that the proposed development meets the form based design standards and the intent of new development to upgrade the neighborhood character and quality.

Central Avenue Redevelopment Policy Three: Development along Central Avenue shall be oriented to a pedestrian scale at ground level.

The request furthers Policy Three because the form based code puts a focus on the pedestrian realm and how the building relates to it and associated pedestrian improvements. The Central Avenue street frontage will have a plaza space connecting to the main lobby entrance on Mulberry Street and landscaping improvements to ensure pedestrian orientation by creating a buffer between the walking zone and the street.

Transition Areas Policy One: Transition areas should provide a buffer between the residential and non-residential areas and between low density residential and medium density residential.

The request furthers Policy One because the site is located partly within the transition area, and will use its building design to buffer parking access and guest drop-offs from the existing neighborhood to the north. Parking will be fully screened on the ground level of the building and the lobby entrance is located at the farthest corner from existing residential homes. The building itself will act as a transition from the busy Central Avenue corridor and the height of Presbyterian Hospital back to the more moderate scale residential to the north.

10. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

- A. The cited policies in the applicant's justification letter and summarized in the staff report and Findings for this project support the statement that the request is consistent with the health, safety, morals, and general welfare of the city.
- B. The request achieves land use stability because the requested zoning is focused more on design than use. The proposed hotel use is not currently allowed by the existing zoning for the subject site, but there are numerous other hotels located along Central Avenue in close proximity to the subject site. Other uses of the requested zone are largely the same as those allowed under the current zoning, but the form based zone allows greater flexibility for site design while also requiring more attention to the relationship between the proposed development, the pedestrian realm, and the existing neighborhood surrounding the subject site. The proposed zone is appropriate for an infill site along a major transit corridor such as Central Avenue.

- C. The request is generally consistent with and further or partially furthers a preponderance of the applicable goals and policies of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan as summarized in Findings 7 through 9.
- D. The existing zoning is inappropriate because changed community conditions, including the development of the Albuquerque Rapid Transit project, justify a more pedestrian-oriented mixed-use development. The subject site is an infill location with good access to transit and non-motorized transportation options, so zoning that focus on the pedestrian realm is more advantageous to the community by making the pedestrian experience a focus for new development. In addition, the request furthers numerous goals and polices of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan showing that the proposed project is more advantageous to the community.
- E. The requested zoning allows for similar uses as what the existing zoning of the subject site allows with some additional uses allowed; however, the greater variety of uses and flexibility in design given by the form based code is offset by additional design standards and requirements that focus on the relation of the building to the pedestrian realm and adjacent development. With these additional standards and the design as proposed on the Site Development Plan for Building Permit, the request will not be harmful to adjacent property, the neighborhood, or the community.
- F. The request will not require major or un-programmed capital expenditures by the city.
- G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the requested change of zone. The applicant has sufficiently demonstrated that the determining factors are changed community conditions necessitating a more urban development at the proposed infill location, as well as the request furthering a preponderance of Comprehensive Plan policies related to the subject site making it more advantageous to the community.
- H. The request for mixed use zoning is being made to allow flexibility in design and to further multiple Comprehensive Plan policies; therefore, its location is not a justification for the request.
- I. SU-1 zones create spot zones by definition as they are unique to the parcel that they are being applied to; however, the request is for a form based zone recognized by the Zoning Code for locations along major transit corridors. Additionally, the request creates a justifiable spot zone because the applicant has demonstrated that the proposed change will clearly facilitate realization of the Comprehensive Plan and provide a transition between Central Avenue and the moderate density residential to the north of the subject site.
- J. The requested zoning includes uses allowed on nearby properties, and the request would not result in a strip of land along a street, so the request will not create strip zoning. In addition, the request clearly facilitates realization of the Comprehensive

Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan.

11. The Sycamore, Silver Hill, Spruce Park, University Heights, and Victory Hills Neighborhood Associations, as well as the District 6 Coalition were notified of this request. In addition, property owners within 100 feet were notified of the request. A facilitated meeting was held on January 24, 2017 to discuss this request and the request for a change and zoning and Site Development Plan approval for a mixed use project two blocks east of the subject site.
12. According to the facilitator's report, most concerns were addressed with one outstanding related to architecture, primarily with regard the subject site and requested hotel. No written comments have been submitted with regard to this application.

RECOMMENDATION - 16EPC-40087 – February 9, 2017

APPROVAL of 16EPC-40087, a request for Sector Development Plan Map Amendment from SU-2 CMU to SU-2/SU-1 for MX for all or a portion of Lots 4A and 5 through 9, vacated portions of Copper Ave and Mulberry Street and alleyways within Block 4, Brownwell and Lails Highland Addition, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL – 16EPC-40087 – February 9, 2017 – SECTOR DEVELOPMENT PLAN MAP AMENDMENT

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

FINDINGS - 16EPC-40085 – February 9, 2017 –Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Lots 4A and 5 through 9, vacated portions of Copper Ave and Mulberry Street and alleyways within Block 4, Brownwell and Lails Highland Addition located on Sycamore Street NE between Central Avenue and Copper Avenue NE containing approximately 0.75 acres.
2. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted this Site Development Plan for Building Permit to fulfill the requirement and be evaluated against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
3. The subject site and other surrounding lots were zoned through the adoption of the University Neighborhoods Sector Development Plan in July 1986. As such, this action constitutes an amendment to that plan.

4. On June 20, 2016, City Council approved a vacation of public right-of-way for the alleys within the affected blocks, as well as a portion of Spruce Street NE that crosses the subject site (EC-16-126). This action will be finalized when the subject site is replatted.
5. The applicant has also requested a vacation of right-of-way for the sections of Mulberry Street and Copper Avenue adjacent to the subject site in order to have control over on-street parking and other amenities. This request was heard by the Development Review Board and a recommendation has been sent to City Council, but a final action has not yet been taken. Until such time as the right-of-way is vacated, it will be treated as a street frontage for review against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
6. The Albuquerque/Bernalillo County Comprehensive, City of Albuquerque Zoning Code, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan are incorporated herein by reference and made part of the record for all purposes.
7. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan.
8. The applicant is proposing to combine the existing lots along with vacated portions of Mulberry Street, Copper Avenue, and alleys into a single tract for the purpose of developing a 6-story, 122 unit hotel.
9. Review of the Site Development Plan for Building Permit has shown there to be necessary minor corrections for typographical errors and to provide more specific information in notes.
10. The applicant does not meet the standards for a number of required elements, including required frontage types, shading elements, street trees, and building articulation, which will require approval of modifications by the Environmental Planning Commission. EPC has discretion over approval of major modifications to the SU-1 Form Based Zones standards in accordance with Zoning Code Section 14-16-3-22(A)(6) Administration of form based zones.
11. The Sycamore, Silver Hill, Spruce Park, University Heights, and Victory Hills Neighborhood Associations, as well as the District 6 Coalition were notified of this request. In addition, property owners within 100 feet were notified of the request. A facilitated meeting was held on January 24, 2017 to discuss this request and the request for a change of zoning and Site Development Plan for Building Permit approval for a mixed use project two blocks east of the subject site.
12. According to the facilitator's report, most concerns were addressed with one outstanding related to architecture, primarily with regard the subject site and requested hotel. No written comments have been submitted with regard to this application.

RECOMMENDATION – 16EPC-40085 – February 9, 2017

APPROVAL of 16EPC-40085, a request for Site Development Plan for Building Permit for all or a portion of Lots 4A and 5 through 9, vacated portions of Copper Ave and Mulberry Street and alleyways within Block 4, Brownwell and Lails Highland Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16EPC-40085 – February 9, 2017 – Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Minor errata shall be corrected or clarified:
 - a. The section outlining building height modification adjacent to transit shall be added to the plans.
 - b. The parking calculation numbers shall be updated to reflect the actual number of spaces provided.
 - c. Note #19 shall be updated to be a complete note on the intention to vacate adjacent rights-of-way.
4. The note lighting shall be updated to include specific references to applicable code section 14-16-3-22(C)(6) where the requirements are found.
5. The signage note regarding future approvals shall be updated to clarify the code sections of the applicable requirements 14-16-3-22(B)(3)(n) and 14-16-3-22(C)(7).
6. On the landscape plan notes, it should be noted that the plans must also comply with Zoning Code Section 14-16-3-22(C)(10) in addition to 14-16-3-10 because the Form Based Zones include specific exceptions to the basic landscaping regulations.
7. Building articulation along the Mulberry Street frontage shall be improved to meet the requirement for change in wall plan projection or recesses every 60 feet in accordance with Zoning Code Section 14-16-3-22(B)(3)(f) Building frontage articulation.

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8. The site details sheet shall be updated to include more details on accessible parking spaces, signs, and other information as necessary.
 9. Transportation Development Conditions:
 - a. Infrastructure and/or ROW dedications may be required at DRB.
 - b. All work within the public ROW must be constructed under a COA Work Order.
 10. Public Service Company of New Mexico Conditions of Approval:
 - a. An existing overhead electric distribution line bisects the subject property east-west along with other electric lines internal to the site. The developer has met with PNM to discuss relocation/reconfiguration of this line. The developer should continue to coordinate with PNM's New Service Delivery Department regarding electric service for this project.
Contact:
Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697
 - b. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
 11. The replat of the subject site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
 12. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-


Michael Vos, AICP
Planner

Notice of Decision cc list:
Titan Development/Cedar Investors
Consensus Planning, Inc.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Project as drawn will cross city owned alleys and multiple properties. A re-plat would be required and in the case of the alleys only after they have been released by the City.

Office of Neighborhood Coordination

NA's and Coalitions Contacted: Sycamore NA, Silver Hill NA, Spruce Park Na Inc., University Heights NA, Victory Hills NA, District 6 Coalition of NA's

Forwarded to Tyson Hummell for facilitation from ONC on 1/9/17 – VQ

Assigned to David Gold – 1/10/17

Long Range Planning

These developments are appropriate along a major transit corridor.

Please consider the proposed branding in the Route 66 Action Plan for the design of on-site amenities, such as site lighting, pedestrian lighting, benches, wayfinding signs, LED neon, etc. as per exhibit F-14 in the Route 66 Action Plan

Metropolitan Redevelopment Agency

1. Sheet 1-needs better labeling of the sheet and the structure that you are looking at. At first just looks like a parking plan. Label structure and entrance would be helpful.
2. Sheet5-West elevation. Does the Springhill Suites sign remain on site or does it encroach over sidewalk?
3. Eastside elevation. Very vague, Fire as well as Solid Waste may need more detail incase access is needed?

CITY ENGINEER

Transportation Development

16EPC-40085 Site Development Plan for Building Permit

Transportation Development Conditions:

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

The following comments need to be addressed prior to DRB:

1. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking

- space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
2. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
 3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
 4. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
 5. Identify all existing access easements, shared access agreements, and rights of way width dimensions.
 6. Clarify existing property lines and proposed property lines.
 7. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
 8. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
 9. Show all drive aisle widths and radii. Some dimensions are not shown.
 10. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
 11. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
 12. Work within the public right of way requires a work order with DRC approved plans.
 13. All wheelchair ramps located within the public right of way must have detectable warning surfaces, "cast-in-place" truncated domes.
 14. All sidewalks along streets should be placed at the property line.
 15. A 5 ft. keyway is required for dead-end parking aisles. Please show dimensions.

16EPC-40087 Sector Development Plan Map Amendment

No objection to the request.

Hydrology Development

**DEPARTMENT of MUNICIPAL DEVELOPMENT
Engineering Division**

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40085 Site Development Plan for Building Permit
 - a. Serviceability letter 150801R was issued February 8, 2016 but does not commit service as the type of development was not known at the time. Prior to building permit approval, an availability statement is required which shall include fire marshal requirements.
 - b. There are current discussions regarding the status of the existing waterlines (16", 16", 14" & 22") along Copper Ave. Some of these waterlines may already be abandoned or are being recommended to be abandoned which could affect connection points for the subject development. Further coordination between the Water Authority and the developer shall take place to fully understand the strategy moving forward.
 - c. The utility plan proposes to maintain the existing 14" waterline along Mulberry Ave. This waterline is proposed to be located within a drive aisle which is acceptable, contingent upon a public waterline easement acceptable to the Water Authority.
 - d. Currently, there is an existing 8" sanitary sewer line that runs east/west along the subject property that appears to begin near Cedar St. Developer shall confirm that there are no flows contributing to this collector other those of the subject site prior to abandonment/relocation.
 - e. Currently, the Water Authority is coordinating the reinstallation of existing water services along Central Ave. as part of the ART project. The Water Authority is planning to reinstall the services in kind. Coordination with the developer is currently taking place to determine what existing water services are needed, existing water services that are not needed, and what new water services are being proposed. If the timing/scheduling allows for it, there could be an opportunity to have the Water Authority contractor perform this work.
2. 16EPC-40087 Sector Development Plan Map Amendment
 - a. No adverse comments

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Reviewed, no comments.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

- 1) All new /proposed refuse enclosures must be built to C.O.A min requirements.
- 2) Refuse enclosure must be ranged due to poor turning radius.

- 3) Need site plan to scale with dimensions to verify safe refuse truck access.
- 4) Sight Triangle and Platanus Sycamore need to be removed, due to the fact they will create an overhang. Pg. LS-01

FIRE DEPARTMENT/Planning

This project was reviewed and more information is needed. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. This shall be a deferred submittal.

TRANSIT DEPARTMENT

| Transit Corridor? | Transit Route? | Current Service/Stops | Comments/Support/Requests |
|---------------------------------------|---|---|---|
| Central Avenue Major Transit Corridor | Currently, Rapid Ride Routes 766 and 777 and Fixed Route 66 | Stops for all routes have been consolidated to the west of Mulberry Street during the construction period | The site is a premier location for vertical, mixed-use Transit Oriented Development project as represented by this proposal when the future phases are also considered. The site is adjacent to a proposed station of the Albuquerque Rapid Transit project. As such ABQ RIDE endorses this proposal without reservation. |

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impact to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

- Central Ave E is an Intelligent Transportation System (ITS) Corridor. Please consult with the reviewing agency's Traffic Engineering and/or ITS Department.
- Central Ave E is functionally classified as an Existing Principal Arterial.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT has no comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1011099 Site Development Plan for Building Permit and Sector Development Plan Map Amendment (Titan Development – Marriott Springhill Suites Hotel, NE corner of Central Ave and Mulberry NE) 16EPC-40085; 16EPC-40087

1. An existing overhead electric distribution line bisects the subject property east-west along with other electric lines internal to the site. The developer has met with PNM to discuss relocation/reconfiguration of this line. The developer should continue to coordinate with PNM's New Service Delivery Department regarding electric service for this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697
2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Viewing south across the subject site from Copper Avenue toward Presbyterian Hospital.

Viewing east down the existing alley that will become the location for the lower level parking.





Viewing north across the subject site from Central Avenue.

HISTORY



City of Albuquerque
PLANNING DEPARTMENT

EC-16-126

Richard J. Berry, Mayor

Interoffice Memorandum

May 5, 2016

To: Dan Lewis, President, City Council

From: Richard J. Berry, Mayor *RJB*

**Subject: B & L's Highland Addition Vacation Project# 1010803 / 16DRB-
70111 VACATION OF PUBLIC RIGHT-OF-WAY**

CONSENSUS PLANNING agents for TITAN DEVELOPMENT/ CEDAR INVESTORS request the referenced/ above action for a portion of SPRUCE STREET NE and the alleys in adjacent Blocks 3-6 and 21, BROWNEWELL & LAIL'S HIGHLAND ADDITION and Block 21, WHITTED'S REPLAT zoned SU-2/ MC, CMU & MD-1, located on the north side of CENTRAL AVE NE, east of I-25. (K-15)

Request: This is a request for vacation of a portion of Spruce Street NE and several alleys on the north side of Central Avenue, across from Presbyterian Hospital. The vacation will eliminate one offset intersection (from antiquated platting); proposed development by the applicant will be coordinated with a proposed redevelopment of the hospital's entrance and parking area, to include new signalization on Central.

There is one quadrant of Block 3 on the corner of Central and I-25 which is not owned by the applicant. That other owner has requested, and the applicant has agreed, to have an access easement to Mulberry Street in order to maintain directional options for vehicular ingress and egress. Additionally, there are multiple utility infrastructure improvements within the proposed vacated right-of-way which will have utility easements and/ or relocation to be provided with the required replat.

At an advertised public hearing on April 13 and April 20, 2016, the Development Review Board voted to recommend APPROVAL to the City Council of the proposed vacation as shown on the Vacation Exhibits in the Planning file, based on the recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Per section 14-14-7-2(F)(3)(b) of the Subdivision Ordinance, this matter is being forwarded to the City Council to be placed on the consent agenda to determine if the vacation shall occur.

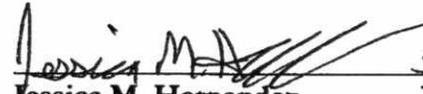
Title/ Subject of Legislation: B & L's Highland Addition Vacation , Project# 1010803 / 16DRB-70111 VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION FOR APPROVAL

Approved:



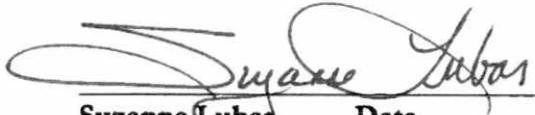
Robert J. Perry 5/20
Chief Administrative Officer Date

Approved as to Legal Form:



Jessica M. Hernandez 5/20/16
City Attorney Date


Recommended:



Suzanne Lubar 5/11/16
Planning Director Date



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 28, 2016

Project# 1010803 / 16DRB-70111 VACATION OF PUBLIC RIGHTS-OF-WAY

CONSENSUS PLANNING agents for TITAN DEVELOPMENT/ CEDAR INVESTORS request the referenced/ above action for a portion of SPRUCE STREET NE and the alleys in adjacent Blocks 3-6 and 21, BROWNEWELL & LAIL'S HIGHLAND ADDITION and Block 21, WHITTED'S REPLAT zoned SU-2/ MC, CMU & MD-1, located on the north side of CENTRAL AVE NE, east of I-25. (K-15)

On April 13 and April 20, 2016, the Development Review Board held advertised public hearing(s) on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation of the referenced street and alleys as shown on Exhibit "B" in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Findings

(A)(1) The public right of way vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Subject to providing adequate easements, the public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted street and alleys based on the abutting ownership and provision of easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right, subject to an adequate access easement for the other property owner in Block 3. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing and signs were posted on the site 15 days prior to the hearing. The other owner of land abutting the alley in Block 3 supports the proposed vacation as long as access is maintained to Mulberry Street.

This site is located in the University Neighborhoods Sector Development Plan which does not contain restrictions or recommendations against the vacation of alleys.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

3. An access easement to Mulberry Street shall be provided to benefit Lots 7-9, Block 3, Brownwell & Lail's Highland Addition.
4. Prior to platting action, a drainage analysis is required showing how offsite flows thru Spruce Street will be collected, and showing that proposed infrastructure has capacity. The drainage analysis must also show that the flows and basin areas that are presently collected by the Storm Drain in the alley will either remain the same or any proposed alternative has capacity. Drainage flows from the proposed development will be limited to historical unless capacity in existing infrastructure can be shown. No additional flows to Central will be allowed, as drainage analysis shows there is no additional capacity.
5. The proposed easements shown on the Conceptual Drainage Plan, and to be filed with the plat, must have language that maintains the City's same rights that are provided in the franchise agreements with other utilities (that is that existing utilities within the same easement must relocate at their own expense if it conflicts with the City's need to maintain or replace a storm drain pipe). The other utilities must agree. Alternatively, exclusive easements may be granted.
6. Any existing water and/or sanitary sewer along proposed right-of-way vacations shall be granted public water and sanitary sewer easements.
7. No structure shall be located along water and sanitary sewer alignments. If a structure is proposed to be located along the existing alignments, possible relocation of the existing lines may be required. Existing sanitary sewer lines have contributing lines that shall also be taken into consideration. There is an existing 16" water transmission line and 8" waterline stub along the proposed Spruce Street vacation. The 16" transmission line must be maintained. Any building proposed within vacated Spruce Street will require a realignment of the existing 16" transmission line along an alignment suitable to the Water Authority.
8. Adequate easements shall be retained/ provided for utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED BY May 9, 2016.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest on the Planning Department Appeal form, to the Planning Department. You will receive notice if any other person files a protest.

Jack Cloud, DRB Chair

Cc: Vicki Madden, 1001 Central Ave NE 87106

ZONING

Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding the SU-1 Special Use Zone and Section 14-16-2-23 regarding the SU-2 Special Neighborhood Zone.

Refer to Section 14-16-3-22 for specifics regarding the Form Based Zones, including subsections 14-16-3-22(B)(3) regarding the SU-1 Mixed Use Zone (MX) and 14-16-3-22(C) regarding additional applicable design standards.

APPLICATION INFORMATION

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

ANNEXATION (EPC08)

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

SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)

SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)

SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

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

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

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

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

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

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

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

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

James K. Strozier, AICP
Applicant name (print)
[Signature]
Applicant signature & Date
12-29-2016



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16EPC - 40087

Revised: June 2011
[Signature]
Staff signature & Date
12-29-16
Project # 1011099

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

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

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**

- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

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

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

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

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

James K. Strozic AICP
 Applicant name (print)
[Signature] 12-29-2010
 Applicant signature / date



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

Application case numbers
16 - EPC - 40085

Form revised November 2010

[Signature] 12-29-10
 Planner signature / date
 Project #: 1011099

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: CEORE INVESTORS DATE OF REQUEST: 12/20/16 ZONE ATLAS PAGE(S): K-15

CURRENT:

ZONING SU-2 for CMU
PARCEL SIZE (AC/SQ. FT.) .747

LEGAL DESCRIPTION: SEE ATTACHMENT #1

LOT OR TRACT # _____ BLOCK # _____
SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE : From SU-2 for CMU To SU-2/SU-1
SECTOR, AREA, FAC, COMP PLAN [] for mix
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:
SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 122 sites
BUILDING SIZE: N/A (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Sul Perdomo DATE 12/20/16

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

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

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

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

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

[Signature]
TRAFFIC ENGINEER

12-20-16
DATE

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

TIS -SUBMITTED / / _____
-FINALIZED / / _____
TRAFFIC ENGINEER DATE

CEDAR INVESTORS, LLC

May 24, 2016

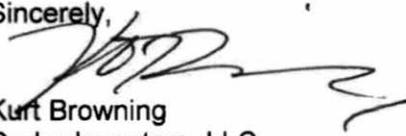
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

To whom it may concern,

The purpose of this letter is to authorize Consensus Planning, Inc., Bohannon Huston, Inc., and Dekker/Perich/Sabatini to act as agents for Cedar Investors, LLC for all EPC, DRB, and ZHE cases related to the development of the properties legally described as:

- **North Block:** Lots 1-3, 7-9, and A-E, Block 21 of the Brownwell and Lails Highland Addition Subdivision and Lots F-J, Block 21 of the Whitteds Replat
- **West Block:** Lots 1-12, Block 3 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-West Block:** Lots 4a, 5-10, 11a, 12a, Block 4 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-East Block:** Lots 1, 2, A, 5, 6, 7a, 8a, 9-12, Block 5 of the Brownwell and Lails Highland Addition Subdivision
- **East Block:** Lots A1, A2, 4-12, Block 6 of the Brownwell and Lails Highland Addition Subdivision

Sincerely,



Kurt Browning
Cedar Investors, LLC
c/o Titan Development



January 26, 2017

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

Re: Titan Presbyterian Hotel Block – Sector Plan Map Amendment and Site Plan for Building Permit

Landscape Architecture
Urban Design
Planning Services

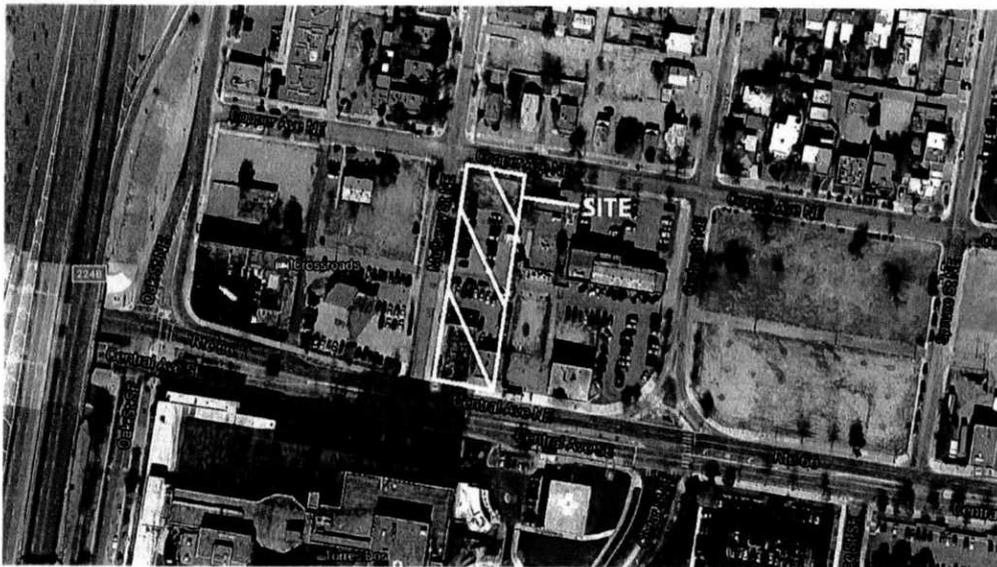
Dear Chairman Hudson,

302 Eighth St. NW
Albuquerque, NM 87102

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

This is a request for a Sector Plan Map Amendment and Site Plan for Building Permit for the area located between Central Avenue and Copper Avenue, and Mulberry. The site is legally described as Lots 4a and 5-9 of Block 4 of the Brownwell and Lails Highland Addition Subdivision and vacated portion of Copper Avenue adjacent to Block 4, containing approximately .747 acres. Mulberry Street is proposed to be vacated and the developer is in the process of getting this approved by City Council. The vacated portion of Mulberry will be combined into the subject property in the future (See figure on page 3). The site is within the University Neighborhoods Sector Development Plan and is zoned SU-2 for CMU, which corresponds to the C-2 zone. The site is located within the Central Urban Area of the Comprehensive Plan, which is a portion of the Established Urban Area. The site is also located within the Sycamore Metropolitan Redevelopment Area, which designates the area as a place in need of redevelopment and new investment.

SITE



PRINCIPALS

James K. Stoecker, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

EXISTING CONDITIONS

The proposed development will occupy approximately the western third of the block currently bound by Central and Copper Avenues, and Cedar and Mulberry Streets. The site is located along Central Avenue, which is designated a Major Transit Corridor by the City's Comprehensive Plan and carries upwards of 30,000



CONSENSUS

PLANNING

vehicles per day. The site currently consists of parking lots and the remnants of two recently demolished buildings.

The site has recent case history. On June 20th, 2016, the City Council approved a Vacation of Public Right-of-Way for the alley within the subject site, which was necessary for the proposed development (See EC-16-126). The proposed development of this block is the third phase of an overall master planned 5-block redevelopment across Central Avenue from Presbyterian Hospital known as the Highlands. The entire development is preliminarily planned for up to two multi-family communities, a hotel, and new retail and restaurant establishments.

This project is being developed simultaneously with the Albuquerque Rapid Transit (A.R.T) and the project team has worked closely with the Albuquerque Ride throughout the design process. The site is adjacent to the A.R.T that will have a stop near Cedar Street and Central Avenue. This nearby A.R.T. station will allow for easy access to Old Town, Downtown, UNM, and Nob Hill from the Hotel.

The nearby neighborhood associations have been involved in the planning process since the inception. The project team has met with the Silver Hill, Spruce Park, Sycamore, and Huning Highland neighborhood associations on multiple occasions and they have reviewed our general plans for this site. They have provided feedback regarding the use, general layout, and pedestrian connections through the site. Overall, the proposed re-development has been positively received.

PROPOSED DEVELOPMENT

The proposed development will feature a 122 unit, 6-story Marriott Springhill Suites hotel with a one-story structured parking garage and one floor dedicated to a 20 room Ronald McDonald House Charity Space. A mixture of podium structured and on-street parking will comprise 100 parking spaces for the hotel. The building will be located along Mulberry Street along the western side of the block. Access into the hotel will be along Mulberry Street along the southern end of the west side of the building. The structured parking garage will be accessed from the western side of the building and from the lobby entrance. The interior of the building will feature a double-loaded corridor for the suites. The lobby, dining area, meeting rooms, fitness center, other rooms and sitting areas will be located on the second floor at the south end of the building. The eating area will feature windows along the southern façade that will allow visitors prime views onto Central Avenue.

The building will feature articulation, a variety of building finishes, and a mix of colors to help relate to the street, pedestrian realm, and surrounding environment to further the goals of the **Form Based Code**. The hotel will have a large pedestrian realm complete with street furniture, unique hardscapes, lush landscaping, and urban amenities to create an inviting environment for the pedestrian.

The property to the east of the hotel is proposed to have a pedestrian bridge to connect to Presbyterian Hospital and the other planned retail and restaurant



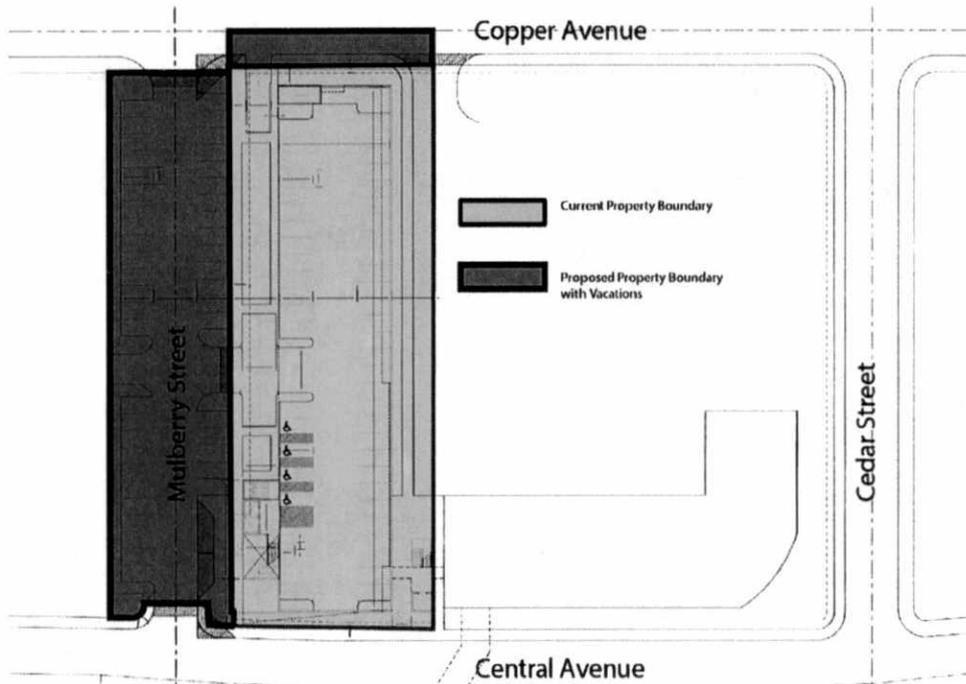
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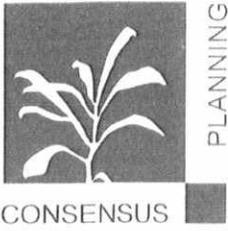
establishments, pending funding approval. The bridge is not currently designed, but is planned to be completely enclosed and have direct access into the southeast side of the hotel. The associated site plan shows the planned location of this bridge. The bridge remains conceptual at this point with future approvals needed with Presbyterian Hospital and a determination of financial feasibility.

The Ronald McDonald House Charities has expressed interest in taking over one floor of the hotel to be used for their rooms and other amenities for their guests. Although this is in the planning stages, the developer believes it is a strong possibility they will be located in the building. The floor would feature overnight rooms, meetings rooms, and a balcony that will look to the west. This strategy has been used elsewhere, specifically in Portland, Oregon's Marriott Residence Inn RiverPlace.

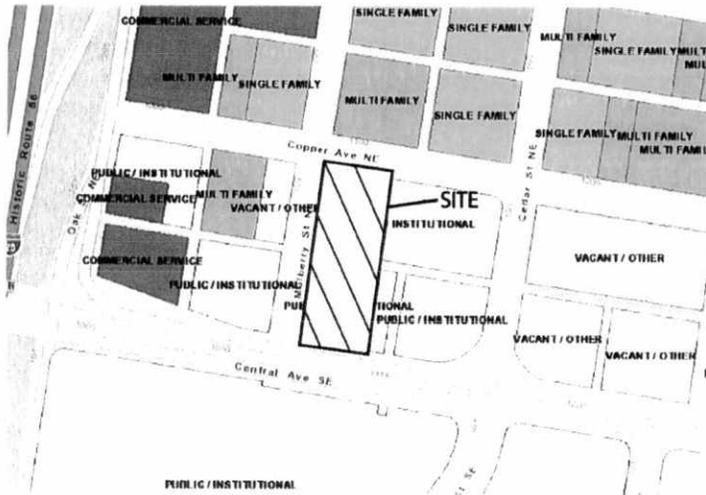
Currently, the developer is pursuing the vacation of Mulberry Street between Copper and Central, and Copper Avenue between Mulberry and Cedar per an existing development agreement with the COA. The vacated streets will be included in a new property boundary for the hotel as pictured below. The vacated portion of Mulberry and Copper will remain open and accommodate full vehicular and pedestrian access, but will be privately owned and maintained.



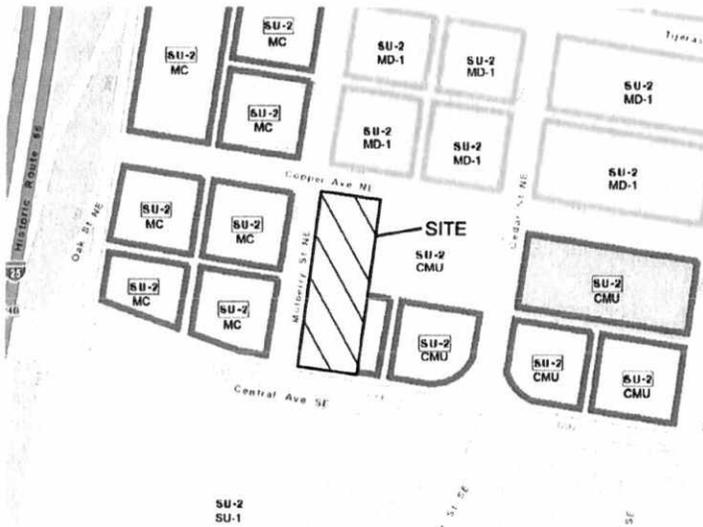
| Surrounding Zoning and Land Use | | |
|---------------------------------|---------------|--|
| North | SU-2/SU-1 PRD | Future Broadstone Highlands Community |
| South | SU-2/SU-1 | Presbyterian Hospital |
| East | SU-2 CMU | Vacant, planned Retail/Restaurant development |
| West | SU-2 CMU | Vacant, Crossroads Motel, planned future development |



SURROUNDING LAND USE



SURROUNDING ZONING



REQUEST

We are asking for approval of two requests. First, a Sector Plan Map Amendment from SU-2 for CMU (Central Mixed Use) to SU-2/SU-1 for Mixed Use (MX) within the University Neighborhoods Sector Plan Map, and second, a **Form Based Code** Site Plan for Building Permit. The SU-1 MX Zone is specifically defined in the Form Based Zone of the Zoning Code (14-16-3-22). The existing zoning does not allow for the proposed use. A zone change to the Form Based Code Mixed-Use zone will allow for a hotel use. The Form Based Code does prohibit the following uses at this site: adult amusement establishments and adult store, uses first permitted and conditional in the M-1, M-2, P, and P-R zones, and a variety of noxious SU-1 uses.

The intent of the Form Based Code Mixed-Use zone is to (1) provide a mixed-use environment with medium to high density residential, shopping, service, office, and entertainment uses along a Comprehensive Plan designated transit, enhanced transit corridor and express corridor or, in redeveloping nodal and strip shopping



CONSENSUS

PLANNING

centers, or in a planned commercial corridor or mixed-use nodes, and (2) is designed for locations within walking or biking distance of residential areas.

Form Based Zones may be applied for through the zone map amendment process and must be decided based on the zone map changes contained in Resolution 270-1980. The Zoning Code states (14-16-3-22 (5) (b)) that any form based zone may be applied for and established through the Sector Development Plan process where they will be established as SU-2/SU-1 zones. The Form Based Code requires a submittal of a Form Based Zone Site Development Plan to the Environmental Planning Commission. This specific Site Development Plan package requires a Site Plan, Landscape Plan, Grading and Drainage Plan, Utility Plan, and Elevations and will be only the second form based zone in the City of Albuquerque, and the first for a major infill re-development. Since the inception of the Form Based Code, the City has encouraged use of this zone and the project team is excited to properly utilize it to create an infill development project that will provide quality services and lodging to visitors of Albuquerque, New Mexico.

JUSTIFICATION

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

Applicant's Response: *The proposed zone change is consistent with the health, safety, morals, and general welfare of the city. The hotel will have staff working 24 hours per day, 7 days per week, which will ensure the health and safety of guests. Staff will monitor activities at the site and report any behavior that could cause harm or disruption to guests and other visitors. The proposed development will provide 122 hotel rooms for tourists, guests of Presbyterian Hospital or UNM, and others in need of hotel accommodations at a location that provides prime access to Interstate 25 and the Albuquerque Sunport. The hotel will enhance a now blighted area of the City by providing new investment and redevelopment. This is consistent with the morals and general welfare of the City, as described in the Comprehensive Plan.*

The Albuquerque Rapid Transit has proposed a stop near the intersection of Cedar Street and Central Avenue, less than one block from the subject site. Guests will have direct transit to several job centers, and entertainment and recreation options along Central Avenue, including UNM, Downtown, Nob Hill, EDo, Old Town, Sandia Foothills, and the Rio Grande. This will directly promote the health and general welfare of visitors to the City. The 66 line will also have a stop near the proposed hotel.

The Ronald McDonald House has expressed interest in locating on one floor of the hotel. The Ronald McDonald House provides temporary housing for parents whose children are in the hospital. The building's proximity to Presbyterian Hospital makes this a perfect location for the Ronald McDonald House. This partnership would further the morals and general welfare of the City.

Pending adequate funding, a future pedestrian bridge is planned to connect from Presbyterian Hospital over Central to the subject hotel and future retail and restaurants to the east. This will meet the carrying capacity

needs of the Hospital and the future development, while also ensuring the safety of visitors who would have otherwise walked across Central Avenue.

Overall, the proposed development will enhance the general welfare of the City by providing quality lodging in a blighted area of town. The larger, 5-block "Highlands" project will provide an important link between UNM and EDo that will benefit the City as a whole. This project will provide 2 dense multi-family communities, the subject hotel, and other retail and restaurant establishments to meet the needs of Albuquerque residents. The proposed form based code is intended to create buildings that properly scale to the street and pedestrian realm. This will directly promote the health, safety, morals, and general welfare of the City.

Goals and policies identified within the Comprehensive Plan, University Neighborhoods Sector Plan, and Sycamore Metropolitan Redevelopment Plan reinforce that the proposed development is consistent with and will further the health, safety, and general welfare of the City.

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

Applicant's Response: *The existing zoning is inappropriate due to the urban context of the neighborhood. The existing zoning does not currently allow for a hotel. The proposed zoning allows for a hotel and the use is justified based on the site's proximity to Presbyterian Hospital, Interstate 25, and other major job centers. The site is also in close proximity to Hotel Parq Central and many other hotels along Central. The sensitivity of the Central Avenue Corridor also justifies a zone that focuses on building form and design, instead of use. The Form Based Code does prohibit the following uses at this site: adult amusement establishments and adult store, uses first permitted and conditional in the M-1, M-2, P, and P-R zones, and a variety of noxious SU-1 uses.*

The proposed zoning is appropriate at this location and will ensure that the new hotel use is done in a way that complements the surrounding neighborhood and properties. With prime access to Central Avenue and proximity to some of the largest job centers in the state, the site justifies this form based zone. The site's location along Central Avenue justifies a zone that is designed with the form of the building at the forefront. The surrounding urban context of the area validates a zone that promotes a variety of building types, height, density, and regulations that create an environment where the street, pedestrian environment, and physical building relate to one another and are planned as one. The back half of the site is located in the Sector Plan's transition area. The hotel will provide an appropriate transition between the heavily traveled Central Avenue and the medium density residential development to the north. The hotel will create a barrier between Central Avenue noise and activity and the neighborhood to the north.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and



amendments thereto, including privately developed area plans which have been adopted by the city.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

II-B-5 Developing and Established Urban Area

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. (Note: The Central Urban Area is a portion of the Established Urban Area.)

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

Applicant's Response: *The proposed development will utilize the form based code to create a product that will respect the existing urban neighborhood values, surrounding development, and Central Avenue creating and enhancing the urban environment. Located within the designated Central Urban Area of the City, the subject site is a suitable location for a quality hotel. The new hotel will provide additional lodging choices adjacent to one of the City's largest medical centers and in close proximity to Downtown, EDo, UNM, and Nob Hill.*

The location will allow residents to walk to future services along Central Avenue, including multiple restaurant and retail options. The Albuquerque Rapid Transit (A.R.T.), 66 bus line, and 12 commuter route will have stops within one block of the site. Dr. Martin Luther King Avenue features a bike lane that is currently being upgraded to become more bicycle friendly. The area is quickly becoming a non-automobile focused, urban corridor.

The form based code promotes a visually pleasing built environment with a building design that is intended to interact with the street below. This is accomplished through building articulation, awnings and shading elements, and various colors and building finishes, which give the perception of smaller buildings and not one large uninterrupted façade. The south side of the proposed building will feature high quality design materials that interact with the pedestrian realm below. The second floor will feature a protrusion (overhang) that will help to create a sense of place with the sidewalk below. The dining area of the hotel will be located in this protrusion and allow for guests to look out onto the sidewalk and street below. Windows and other design elements will break up the south façade and give the building a greater form. The first floor (parking garage) will feature horizontal design elements that will break up the mass of the building, giving the structure a greater pedestrian scale and shield vehicles from the neighborhood. The west side of the project will include access into the lobby area (via a vestibule) and parking garage. The design of the west and north facades and pedestrian realm will include wide sidewalks, consistent landscaping,



and building articulation that will respect the existing neighborhood values and context of the area.

As previously mentioned, the Ronald McDonald House has expressed interest in locating on one floor of the hotel. The Ronald McDonald House provides temporary housing for parents whose children are in the hospital. The building's proximity to Presbyterian Hospital makes this a perfect location for the Ronald McDonald House. This agreement will directly respect the social and cultural concerns of the neighborhood by providing lodging accommodations for those families who are taking care of a loved one while experiencing financial hardships.

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

Applicant's Response: *The proposed site is currently vacant. The site is located in a designated blighted area of the City, and is surrounded by existing and future programmed urban facilities. The major Presbyterian Hospital is directly across Central Avenue from the proposed site, and the Crossroads Motel is directly to the west. North of Copper will be home to the future Broadstone Highlands multi-family community.*

The proposed development will maintain the integrity of the Sycamore Neighborhood through appropriate redevelopment. The site is also within a designated Metropolitan Redevelopment Area. The project will have direct street access along Mulberry Street, which will ensure the integrity of the existing neighborhood by maintaining a pedestrian focused development. Residents to the north will have direct pedestrian and vehicular access from Copper Avenue to Central Avenue to access the A.R.T., Presbyterian Hospital, Interstate 25, and other establishments along Central Avenue.

The Albuquerque Rapid Transit will offer service along Central Avenue with a stop one block south of the proposed development. Guests will have several transit options between the A.R.T., 66 bus route along Central, and 12 bus route along Dr. Martin Luther King Avenue.

Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Applicant's Response: *The project is adjacent to the future Broadstone Highlands multi-family development and existing single family homes to the northeast. These are the only existing or planned residential use bordering the proposed development. The hotel has been designed in that all noise generating activities, such as the lobby area, patios, and parking, is either shielded completely, or located in the southern portion of the building away from the neighborhoods. This will ensure that any potential outdoor activities will not cause adverse effects on residential environments. Entrance to the structured parking garage will be off of Mulberry Street and the walls will shield any vehicular traffic and headlights from the residential areas to the north.*



Policy I: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Applicant's Response: *The proposed development will be designed with the characteristics of the existing neighborhood. The Form Based Code ensures that all building design recognizes the relationship to the street and surrounding environment. The proposed hotel accomplishes this through pedestrian centered design along Central Avenue and the southern portion of Mulberry Street. The hotel will feature a large pedestrian realm that will include street trees, sitting areas for guests, and other landscape features. The building will be made of high quality construction materials that will provide a more urban design that fits in with the surrounding community. A variety of materials, articulations in the façade, and various colors will create architectural interest. The main lobby and dining area's glass extrusion along Central provide a visually stunning architectural feature that will enhance the streetscape of Central.*

A pedestrian bridge across Central Avenue is planned to connect visitors and workers at Presbyterian Hospital to the hotel and future retail and restaurant establishments. This bridge is not directly part of this submittal, but will be designed to provide a direct connection to the lobby of the hotel.

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

Applicant's Response: *The site is located within the historic Sycamore neighborhood, which was developed in the early 1900's. The site is within the Sycamore Metropolitan Redevelopment Plan, which designates the area as a place that shall "seek to eliminate the problems created by a slum area or blighted area". The proposed project will offer a new hotel project that will strengthen the quality of the building stock in the community and help to replace blighted conditions found in the neighborhood. The hotel rooms will provide quality lodging accommodations for visitors to nearby centers such as Presbyterian, UNM, and Downtown.*

II-B-6 Central Urban Area

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

Policy b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

Applicant's Response: *The proposed development will upgrade existing conditions in the neighborhood by providing a quality hotel next to one of the state's largest healthcare facilities. The project will help facilitate a connection between Nob Hill, UNM, and Downtown. This subject development is part of a larger 5-block, mixed-use development that will feature two multi-family projects, this hotel, retail, and restaurants. The*



subject development will be catalytic for the larger 5-block project, and the neighborhood as a whole.

The A.R.T. will be located adjacent to the site with a stop at Cedar Avenue and will connect residents to entertainment centers such as Nob Hill, Downtown, EDO, the new district on 1st and Central, and Old Town, and the Rio Grande.

3. Solid Waste

The Goal is an economical and environmentally sound method of solid waste disposal which utilizes the energy content and material value of municipal solid waste.

Policy a: Planning and implementation of more efficient and economical methods of solid waste collection shall be continued.

Applicant's Response: *The site will feature a trash compactor on the northwest side of the site. The trash compactor will decrease the number of open dumpsters needed at the site by accommodating a larger amount of trash. Trash compactors are enclosed and do not create any significant noise conflicts. This will result in a nicer, and more pleasant development that is not comprised of odorous, open dumpsters with overflow trash. Per the requirements in the MX zone, the trash compactor will be gated and visually shielded from public right-of-way with a 6-foot solid wall. The general location of and access to the trash compactor has been approved by Solid Waste.*

II-C-4 Noise

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Applicant's Response: *The proposed development will not cause any noise conflicts with the neighbors to the north. All outdoor activity will be conducted along the southern third of the hotel, where the lobby is located. The design of the proposed hotel will feature a strong pedestrian realm that will be located in the same area. The hotel will feature a large patio that will open to the south, east, and west and be located on the southern part of the building. No outdoor activities will be promoted along the back half of the building, thus minimizing, and even eliminating, potential noise conflicts. Parking will be located in a 1-story structured podium parking garage and on-street that will mostly dissipate any potential vehicular noise and lights.*

II-C-8 Developed Landscape

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Applicant's Response: *Medium to low water use trees, shrubs, and grasses will be used throughout the project that is in keeping with the arid New Mexico climate. Street trees will line Central Avenue and Mulberry Street to create an inviting pedestrian environment and act as a natural barrier between pedestrians and the roadway. Mulberry Street will also feature large landscaping areas that will include low-water use plants and shrubs. This area will buffer the parking area with the sidewalk and hotel structure. Surrounding sidewalk will feature visually pleasing, decorative pavement that will create a friendly and inviting environment for the pedestrian.*

II-D-4 Transportation and Transit

Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized conditions:

Applicant's Response: *The proposed site is part of a larger re-development that will contain a network of pedestrian connections, plazas, and traffic calming techniques, such as street trees, on-street parking, and wide sidewalks, that will accommodate the pedestrian and cyclist. The proposed hotel will feature a large pedestrian realm that will feature street trees, decorative paving, and sitting areas that will be inviting to the pedestrian. The A.R.T stop at Central Avenue and Cedar Street will promote walkability and bikability throughout the proposed development. Two blocks north of the site, Dr. Martin Luther King Jr. Avenue has bike lanes that connect riders from the University of New Mexico to Downtown. The Avenue has recently been repaved and restriped to include a buffered bike lane from Downtown to Interstate 25. The intent of the form based code is to create development that is pedestrian focused. The proposed development furthers this intent based on the reasons outlined above, thus furthering Policy g.*

6. Economic Development

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

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

Applicant's Response: *The site is presently vacant with zero jobs, and the proposed development will provide quality jobs in the hospitality sector. The hotel will need to be staffed 24/7 to provide for overnight visits. The facility will hire front desk workers, custodial workers, maintenance workers, cooks, etc. A typical hotel of this size will hire approximately 50 employees. The proposed hotel will also provide lodging accommodations for the short term workers, such as traveling doctors. The subject hotel will employ approximately 50 Full Time Equivalent (FTE's) employees, with an additional 200 construction-related jobs on the front end.*



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

Applicant's Response: *The hotel will be a Springhill Suites Marriott, which is a national hotel chain that features spacious suites, in-suite workspaces, free breakfast, a fitness center, and business center. This hotel will help to revitalize an area of town that is considered blighted and in need of redevelopment. The hotel will provide for the lodging needs of visitors to Presbyterian Hospital, UNM, and Downtown. The hotel will be locally owned and managed.*

Policy d: Tourism shall be promoted.

Applicant's Response: *Albuquerque's tourism market is a large economic driver and must be properly fostered. The proposed hotel will provide quality lodging accommodations for tourists to the Albuquerque metro area including the famous Route 66 abutting the hotel. The proposed development will not only provide lodging for tourists, but for visitors of patients at Presbyterian Hospital. Directly across the Central Avenue, Presbyterian Hospital is a regional center that provides services for residents all across the state and many visitors of patients need overnight accommodations.*

UNIVERSITY NEIGHBORHOODS SECTOR DEVELOPMENT PLAN

Basic Goals which have shaped the plan and underlie the specific recommendations are to:

- Improve the quality of life in the area.
- Conserve and renew the unique qualities of this neighborhood.
- Encourage pedestrian orientation.
- Improve conditions in business areas.
- Foster positive social and physical interrelations between businesses, institutions and residents.

Applicant's Response: *The requested Site Plan for Building Permit and zone change approval furthers the Basic Goals of the University Neighborhoods Sector Development Plan. The project will provide infill construction that will improve the existing conditions of the built environment and the quality of life of the hotel guests, and the employees and residents in the Sycamore neighborhood. Currently, the subject property is highly underutilized. The proposed development will provide a much needed quality hotel along the Central Avenue corridor. By way of a greater urban design that encourages pedestrian orientation, the development will keep with the unique qualities of the neighborhood. This will be accomplished by an active, large, and safe pedestrian realm that encourages walkability and outdoor activities. The safety conditions of the area will be improved by an increased presence on the street level.*

Redevelopment of the site will complement the business climate created by Presbyterian Hospital and add cohesion on both sides of Central. The site is surrounded by existing or future development and is a part of a larger redevelopment aimed at enhancing an important corridor along Central Avenue and provide services for visitors and employees at Presbyterian Hospital and UNM. The larger project will improve business conditions in



the area by providing this hotel, retail and restaurants, and two multi-family communities. Workers and visitors to the hotel will have excellent access to the A.R.T. stop which will connect them to employment, entertainment, and recreation centers. Development of this site will foster positive social relationships between existing and future businesses and institutions. For example, a future pedestrian bridge is planned spanning the length of Central Avenue from Presbyterian Hospital to the proposed hotel. The project team will work closely with the hospital administration to complete this project in the future pending funding. Development of this bridge will foster a safe pedestrian environment for those at the hospital and the hotel. Additionally, the Ronald McDonald House has expressed interest in locating on one floor of the hotel. This will directly promote positive social relationships between the proposed development and the surrounding neighborhood.

SYCAMORE METROPOLITAN REDEVELOPMENT PLAN

The basic objectives of this Plan area as follows:

- To improve the existing "mixed-use" characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.
- To improve pedestrian, transit and bicycle circulation by providing better internal connections within the neighborhood and improving connections to nearby urban centers.
- To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

Applicant's Response: *The subject area has been designated by the MRA Plan as blighted. The requested Site Plan for Building Permit and zone change approval furthers the objectives of the Sycamore Metropolitan Redevelopment Plan. This site is located in the designated "Central Urban" Comprehensive Plan area and the proposed use and design is perfectly compatible with the existing and future development in the area. The proposed development will provide much needed accommodations in this urban neighborhood and will be compatible with future planned uses along Central Avenue. A planned pedestrian bridge across Central Avenue will connect visitors to and from Presbyterian Hospital and the proposed hotel. The bike lane along Dr. Martin Luther King Boulevard was recently upgraded to better serve the cyclist.*

The project is being funded by private investment and will replace an underutilized vacant site along this important, historic corridor. The project team has worked directly with the interested neighborhood associations to answer their questions and concerns about the development. The proposed development will ensure a mutually beneficial relationship between the existing neighborhood and the proposed development. The site is located within the designated "transition area" and will act as an appropriate transition between Central Avenue and the moderately dense neighborhood to the north. The recently approved Broadstone Highlands multi-family community will be sited directly north of this property.

C. Central Avenue Redevelopment



Policy One: Redevelopment with Commercial/Mixed-Uses serving the neighborhood and employee population shall be encouraged along Central Avenue.

Applicant's Response: *The proposed development will be a quality hotel that will serve the overnight lodging needs of visitors from Presbyterian Hospital, tourists of Albuquerque, and business travelers. The Central Avenue corridor is in need of a new and updated hotel development near I-25. and the project will serve as an important redevelopment on the Central Avenue corridor.*

Policy Two: New Development shall serve to upgrade the neighborhood character and quality.

Applicant's Response: *The proposed zone change to the Form Based Code will focus design around the form of the building, and not necessarily the use. The building will feature articulation, glazing, shielding of parking, and landscaping that will upgrade the existing neighborhood's character and quality. The building resides within the overall master plan of the Highlands which takes a comprehensive master planned approach to all aspects of the design of the buildings, pedestrian realm, and overall quality of the development. A variety of tone-related colors and building finishes will create a product that respects the existing neighborhood character and will upgrade and enhance the neighborhood character and quality. The larger project, called The Highlands, will feature a consistent and overall master plan theme that will upgrade the character and quality of the Sycamore Neighborhood.*

Policy Three: Development along Central Avenue shall be oriented to a pedestrian scale at ground level.

Applicant's Response: *The hotel will feature design features that ensures a pedestrian scale environmental along the sidewalk and street. The second floor of the building will feature a glass protrusion along the south side that will help to give the building greater articulation and break up the massing of the tall building. The first floor will feature a variety of horizontal façade finishes that will help to break up the massing of the building, shield the parking structure, and give the pedestrian the perception of a smaller building. Additionally, enhancements to the pedestrian realm will feature landscaping, street trees, planters, sitting areas, and colored paving to create an inviting pedestrian environment.*

F. Transition Areas

Policy One: Transition areas should provide a buffer between the residential and non-residential areas and between low density residential and medium-density residential.

Applicant's Response: *As previously mentioned, the northern half of the proposed development is located within the designated transition area. All building activity will be located closer to the southwest corner of the property and will not have any effect on existing or planned residential areas to the north of Copper Avenue. The parking structure, located under the building, will be completely hidden and will give the appearance of another floor of the hotel. This will eliminate any potential headlight*

conflicts between visitors to the hotel and residents to the north and northwest. These intentional design features will ensure that neighbors to the north will not be effected by pedestrian and vehicular activity from the proposed development.

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

Applicant's Response: *The existing zoning is inappropriate due to:*

1. *Changed Neighborhood Conditions:*

The site is located within the Central Urban area designated by the Comprehensive Plan and is currently highly underutilized and mostly undeveloped. The Sycamore neighborhood is old and the physical characteristics of the buildings have aged and deteriorated over the past decades. The area is in need of dense development and services for employees and visitors to nearby job and entertainment centers. The applicant is in the process of demolishing these blighted structures which will result in a complete, vacant block positioned for redevelopment as promoted in the Metropolitan Redevelopment Area Plan. It should be noted that due to this changed condition, the opportunity to design an appropriate infill development project that respects and responds to the neighborhood are best met through the design flexibility allowed with the SU-1 for MX designation. Additionally, the A.R.T. is under construction and will offer quality transit service along Central Avenue. This changed condition directly promotes the goals of and justifies the change to the MX zone.

2. *Different use category is more advantageous:*

The purpose of the Form Based Code is to guide development that is pedestrian friendly, has a mix of uses, and is more compact than the typical vehicular oriented building pattern (14-16-3-22(A)(1)(b)). Approval of a zone change to Form Based Code will allow for a building and site design that interacts with the pedestrian realm and street, provides ground level accessibility, and hides parking within an enclosed parking garage. The pedestrian realm will feature benches, planters, colored paving, street trees, and other landscape design that will provide a perceived buffer from the adjacent roadway and add a street presence to the currently blighted and barren area. The current CMU zoning would not allow the hotel use or the building and site design described. The Mixed Use (MX) sub-zone of the Form Based Code is intended to provide a mixed-use environment with medium to high density residential



and shopping uses along a designated Comprehensive Plan corridor. The proposed development directly furthers this intention by providing a quality hotel within a larger master planned development that will provide a mix of services for residents and visitors. The Form Based Code Mixed-Use zone prohibits the following uses at this site: adult amusement establishments and adult store, uses first permitted and conditional in the M-1, M-2, P, and P-R zones, and a variety of noxious SU-1 uses.

The site is located one block away from the new A.R.T., with a stop located at the corner of Spruce Street and Central Avenue. The 66 bus route will operate concurrently with the A.R.T. and currently has a stop within one block from the proposed development. The 12 bus route, a commuter route, has a stop on Dr. Martin Luther King Boulevard near the site. Visitors will have multiple transit options to connect them to various job centers, recreation, and entertainment areas around the City.

The project team has had 18 meetings to date with the nearby neighborhood associations over the past 2 years to share the ideas and plans for the site. The project has seen positive reception from the neighborhoods and they believe it will revitalize the community and benefit the area.

The proposed zone change will allow for development of a hotel in a way that will respect the existing neighborhood context and further the goals of the Sector and MR Plans. The proposed hotel will spur redevelopment along this important corridor and offer quality lodging accommodations for visitors to Albuquerque. The Form Based Code will allow for a building that enhances the sensitive Central Avenue corridor, where the previous zoning would not allow for this great of design flexibility.

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

Applicant's Response: While the MX zone allows a wide variety of uses, it prohibits most harmful uses, including adult amusement entertainment and adult store, most heavy manufacturing, and automobile dismantling yard, to name a few. The proposed development will be a hotel and by nature of this use and design will not be harmful to the adjacent property, neighborhood, or community. In fact, the development will beautify the area and provide a quality hotel for visitors to the area.

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



Applicant's Response: *The proposed zone change will not incur any unprogrammed capital expenditures by the city. In fact, as an infill location it will maximize the use of existing infrastructure.*

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

Applicant's Response: *The cost of land and other economic considerations pertaining to the application are not the determining factor for the zone change request. The request is based on need.*

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

Applicant's Response: *The site is located along a major street, however, that in itself is not the sole justification for this zoning request. The Mixed-Use (MX) zone will allow for a hotel that will properly interact with the sensitive Central Avenue corridor. The historical nature of Central Avenue necessitates a zoning designation that focuses on design and form, rather than use. The proposed hotel will serve the strong demand for quality lodging accommodations coming from visitors to nearby job centers, such as Presbyterian, UNM, and Downtown.*

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

Applicant's Response: *The SU-1 for MX zone change is considered a spot zone, but the change will allow the applicant to design the project to facilitate realization of the Comprehensive Plan, Sector Development Plan, and MRA Plan and the Highlands plan.*

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

Applicant's Response: *The shape, use, and location of the site does not qualify it as a strip zone since it encompasses the length of an entire City*



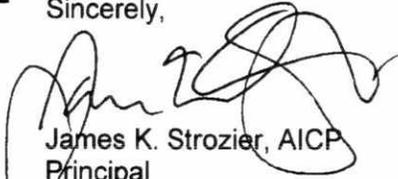
PLANNING

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block. The site is proposed to be used for mixed use purposes and is adjacent to an existing SU-2 Central Mixed Use (CMU) zone.

Based upon the facts presented, we respectfully request your review and approval of this Sector Plan Map Amendment and Site Development Plan for Building Permit.

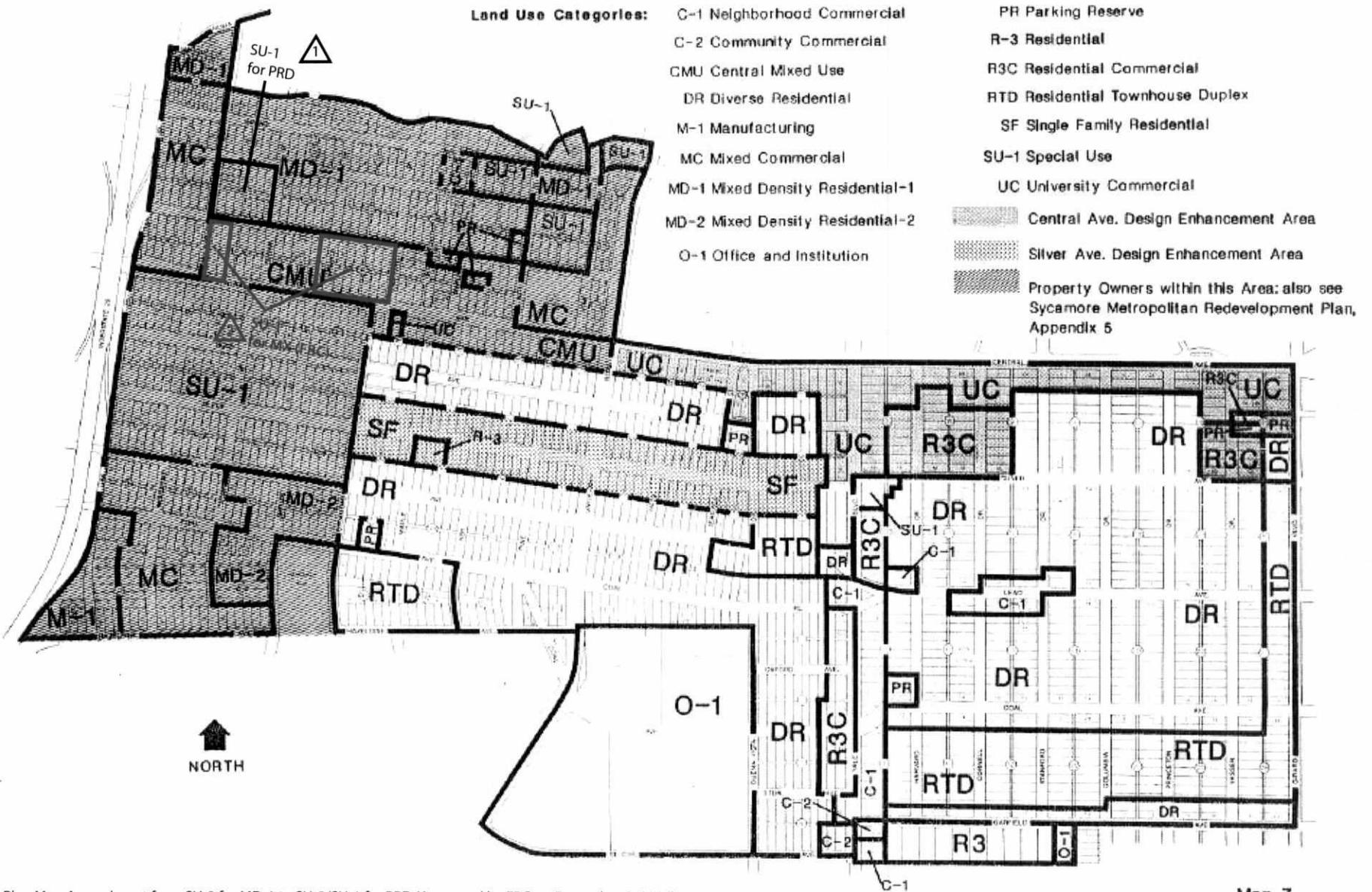
Sincerely,



James K. Strozier, AICP
Principal

UNIVERSITY NEIGHBORHOODS

SU-2 ZONING



1 Sector Plan Map Amendment from SU-2 for MD-1 to SU-2/SU-1 for PRD (Approved by EPC on December 8, 2016)

2 Sector Plan Map Amendment from SU-2 for CMU to SU-2/SU-1 for MX (Form Based Code) (January 2016)

NOTIFICATION &
NEIGHBORHOOD INFORMATION



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located on the fifth floor of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3847; or 3) Email it with the zone map to ONC@cabq.gov.

ONC will need the following information **BEFORE** any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower

EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal

AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

Contact Name: Sal Perdomo
Company Name: Consensus Planning
Address/Zip: 302 8th St NW 87102
Phone: 505-764-9801 Fax: — E-mail: perdomo@consensusplanning.com

Legal Description Information

Describe the legal description of the subject site for this project below:

(i.e., Lot A, Block A, of the XYZ Subdivision)

See attached

Located On Mulberry St
street name (ex - 123 Main St. NW) or other identifying landmark

Between Central Ave and
street name or other identifying landmark

Copper Ave
street name or other identifying landmark

The site is located on the following zone atlas page k-15.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 22, 2016

Sal Perdomo
Consensus Planning Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone: 505-764-9801
E-mail: Perdomo@consensusplanning.com

Dear Sal:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project **[EPC Submittal]** at **LOTS 4A AND 5-9 OF BLOCK 4 OF THE BROWNEWELL AND LAIS HIGHLAND ADDITION SUBDIVISION AND VACATED PORTION OF COPPER AVE ADJACENT TO BLOCK 4, LOCATED ON MULBERRY ST BETWEEN CENTRAL AVE AND COPPER AVE** located on zone map K-15.

This correspondence serves as your "Developer Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Our records indicate that the Neighborhood and/or Homeowner Associations affected by this request are:

SYCAMORE N.A. (SYM) "R"

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

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

***James Montalbano** e-mail: ja.montalbano@comcast.net
1404 Silver Ave. SE/87106 243-0827 (h)
Elizabeth Doak
1606 Silver SE/87106 242-8192 (h)

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

***Peter Feibelman**
1401 Sigma Chi NE/87106 242-1946 (h)
Alan Paxton e-mail: paxtona@swcp.com
1603 Roma Ave. NE/87106 244-0980 (h)

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

***Julie Kidder** e-mail: juliemkidder@gmail.com
120 Vassar SE/87106 269-3967 (c)
Don Hancock e-mail: srcidon@earthlink.net
105 Stanford SE/87106 262-2053 (h) 262-1862 (w)

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

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

DISTRICT 6 COALITION OF N.A.'S

***Nancy Bearce**, 600 San Pablo St. NE/87108 254-7841 (h) e-mail: nancymbearce@gmail.com
Gina Dennis, 1816 Buena Vista Dr. NE, Apt. 2/87106 503-4848 (h) e-mail: ginadennis@relerience.com

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

Sincerely,

Vicente M. Quevedo

Vicente M. Quevedo

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

Neighborhood Notification Letters Must Include the Following:

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.
A facilitated meeting request must be received by ONC by: **Monday, January 9, 2017.**

Neighborhood Notification Checklist

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

1. ONC's "Developer Inquiry Letter" to the applicant outlining any affected Neighborhood and/or Homeowner Associations.

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

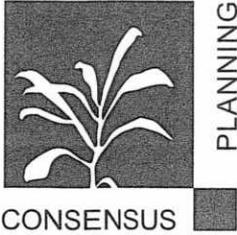
Any questions, please feel free to contact our office at (505) 924-3914 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: **12/22/16** ONC Staff Initials: **VMQ**

typical



December 29, 2016

James Montalbano
Silver Hill Neighborhood Association
1404 Silver Ave. SE
Albuquerque, NM 87106

Elizabeth Doak
Silver Hill Neighborhood Association
1606 Silver Ave. SE
Albuquerque, NM 87106

Dear Mr. Montalbano,

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495

cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to inform you and the Silver Hill Neighborhood Association that we have submitted a request to the Environmental Planning Association (EPC) for a Sector Plan Map Amendment and Site Plan for Building Permit. The request is for a Lots 4a and 5-9 of Block 4 of the Brownwell and Lails Highland Addition Subdivision and vacated portion of Copper Avenue adjacent to Block 4, containing approximately .747 acres. The site is located within the University Neighborhoods Sector Development Plan.

The Sector Plan Map portion of the request is to rezone the property from SU-2 for CMU to SU-2/SU-1 for MX (Form Based Code). The Form Based Code is designed to regulate building form, instead of use. The proposed zone change will allow for a building that relates to Central Avenue, the pedestrian realm, and the surrounding environment. The Site Plan for Building Permit portion of the request is for a 6-story, 122 room SpringHill Suites Hotel. One floor of the hotel is proposed to include The Ronald McDonald House Charities to serve families at Presbyterian Hospital.

The city has approved two previous requests related to this project. On June 20th, 2016, the City Council approved a Vacation of Public Right-of-Way for the alleys within the subject Site, which was necessary to proceed with the proposed development. On December 9th, 2016, the Environmental Planning Commission approved a Sector Plan Map Amendment and Site Development Plan for Building Permit for the block northwest of Copper Avenue and Cedar Street. This approval will allow for the development of a quality multi-family community.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. A facilitated meeting request must be received by ONC by: **Monday, January 9, 2017.**

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 North 2nd Street at 8:30am on February 9th, 2017. We have included the Zone Atlas Page and Site Plan for Building Permit for your review. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

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

Attached: Zone Atlas Page K-15
Site Plan for Building Permit (11x17)

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Sent To **Julie Kidder**
 Street, Apt. No.; or PO Box No. **120 Vaesar SE**
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 Street, Apt. No.; or PO Box No. **1816 Bueno Vista Dr. NE Apt. 2**
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Sent To **Erin Engelbrecht**
 Street, Apt. No.; or PO Box No. **P.O. Box 40298**
 City, State, ZIP+4 **ABQ. NM. 87196**

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Sent To **Don Hancock**
 Street, Apt. No.; or PO Box No. **105 Stanford SE**
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Sent To **Nancy Bearce**
 Street, Apt. No.; or PO Box No. **600 San Pablo St. NE**
 City, State, ZIP+4 **ABQ. NM. 87109**

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Sent To Jose Matibano
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Sent To Elizabeth Doak
 Street, Apt. No., or PO Box No. 1606 Silver Ave. SE
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 Street, Apt. No., or PO Box No. 411 Maple St. NE
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 Street, Apt. No., or PO Box No. 1217 Coal Ave SE
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Sent To Peter Feibelman
 Street, Apt. No., or PO Box No. 1401 Sigma Chi NE
 City, State, ZIP+4 ABQ. NM. 87106

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CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Project #: 1011099
Property Description/Address: Lot 4a, 5-9 Block 4, Browning and Laius Highland Addition
Date Submitted: January 27, 2017
Submitted By: David Gold
Meeting Date/Time: January 25, 2017, 6:00-8:00 PM
Meeting Location: Erna Fergusson Library
Facilitator: David Gold
Co-facilitator: Jessie Lawrence

Parties:

- ◆ **Applicant**
 - Titan Development / Cedar Investors LLC, Applicant
 - Consensus Planning, Agent
- ◆ **Neighborhood Associations/Interested Parties:**
 - Spruce Park NA (SPNA)
 - Silver Hills NA (SHNA)

Meeting Summary:

The entire project consists of 4 blocks: north, west, middle and east. The meeting covered portions of the project. This included:

- An update on the entire project including discussion of the north block and middle area, which are not part of this request.
- Sector Plan Map Amendment and Site Plan for Building Permit Approval for a hotel in the west block.
- Sector Plan Map Amendment and Site Plan for Building Permit Approval for an apartment complex in the east block.

Attendees did not express opposition to the plans as a whole. Some concerns were brought up about the type of businesses that will locate in the project, traffic, parking and solar access for the neighboring residential areas; most seemed to be answered to the attendees' satisfaction. One concern that is outstanding relates to the architecture.

The applicants stated that they have had 15 previous meetings about the project with neighborhood representatives.

Outcome:

- Areas of Agreement
 - In general, attendees did not express opposition to the project concept as a whole.
 - Attendees felt prior communication from the applicant has been good.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- Attendees supported the idea of a food hall concept in the middle block and did not express opposition to other proposed businesses, and also suggested some other ideas for businesses such as a post office or hardware store.
- Traffic flow, parking, and solar access were discussed, and most attendees seemed satisfied with most of the plans.
- Unresolved Issues & Concerns
 - Some attendees had architectural concerns; see meeting specifics for alternatives discussed by attendees.
- Action Items
 - Applicant will notify neighbors about the scheduling of the Mulberry vacation City Council hearing.
 - Applicants will send information about solar 3-d modeling results to meeting participants.
 - Applicant can provide information about the type of trees in the landscaping.

Meeting Specifics – Overview of Project from Applicant and Discussion With Attendees

1. General

- 1.1. The Applicant gave a brief overview of the project as Attendees had varying degrees of familiarity with the project.
- 1.2. The goal is to create a pedestrian friendly, urban project.
- 1.3. The project covers 4 blocks.
 - 1.3.1. Three blocks (West, Center and East) are adjacent to Central Avenue.
 - 1.3.1.1. The West block is bounded by Mulberry on the west.
 - 1.3.1.2. The East block is bounded by Sycamore on the east.
 - 1.3.2. The North block is north of the west block.
- 1.4. The uses are:
 - 1.4.1. The North block is multi-family project.
 - 1.4.2. The East block is mixed-use project with retail component on ground floor and residential, over structured parking.
 - 1.4.3. The Center area is retail/restaurant.
 - 1.4.4. Anchor on east side of project is Springhill Suites hotel.
- 1.5. Recent actions include:
 - 1.5.1. Alley vacations to allow development of blocks in their entirety were approved by DRB and City Council.
 - 1.5.2. Vacated old Spruce Street, allowing to sync up with Presbyterian Hospital project across the street for the purpose of creating a signalized intersection.
 - 1.5.2.1. Relocated interior access to be across from Presbyterian's main access.
 - 1.5.3. North block: zone map amendment to SU1. Kept zoning and used the same, residential. Site plan was reviewed and approved by EPC and is on its way to DRB.
 - 1.5.4. To control streets and parking and design of streets, made a request to the City to vacate Mulberry, block of Copper, and Cedar.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- 1.5.4.1. They will remain streets for driving, but will be under private control and ownership as opposed to public ROW.
- 1.5.4.2. Allows more flexibility in managing parking.
- 1.5.4.3. DRB recommended approval, and the request is now going to city council.
 - 1.5.4.3.1. The Applicant agreed to let Attendees know when this goes before the City Council.
- 1.5.5. The Applicants control $\frac{3}{4}$ of the block to the west of the project on Central, but have no current plans for it.
- 1.5.6. Currently there is no building on these lots.

2. North Block

- 2.1. The North block has already been approved, but attendees were given an update.
- 2.2. The main building is three stories.
- 2.3. Those buildings labeled “carriage” will sit on top of a garage that sits below grade, and are 22’ high.
 - 2.3.1. They are at street level on Cedar and Tijeras, designed to face the street at street level and appear to be one-story residential units.
 - 2.3.2. Tried to make sure they have direct connection to street.
 - 2.3.3. Comment: Seems like good feature because it means a transition in the density level from the 3-story to duplexes across street on Tijeras.
 - 2.3.3.1. We tried to have a street connection and have transition in scale as you go into the neighborhood.
- 2.4. The grade drops 30 feet from the NE corner to SE corner.
- 2.5. This is a high end rental project. Not owner-occupied, and not expected to serve many students.
- 2.6. Question: Looks like a lot of surface parking. Are there amenities?
 - 2.6.1. Center of north block is a fitness center, pool, amenities.
 - 2.6.2. Surface parking along east and north edges is down below and interior to project. Closer to grade along Copper.
 - 2.6.3. The entrance off Copper will have a few visitor spots, but most of the parking will be gated resident parking only.

3. West Block: Hotel

- 3.1. The hotel is located on the west 1/3 of the West block.
- 3.2. Access from eastbound Central at protected left onto Mulberry.
- 3.3. The hotel uses podium-based parking on the bottom floor.
 - 3.3.1. It is screened with an access point in middle.
 - 3.3.2. Will have architectural finish.
 - 3.3.3. Using Mulberry for hotel parking as well.
- 3.4. Hotel was originally planned as podium-level parking and 4 levels above that.
 - 3.4.1. Now it is changed to 5 levels.
 - 3.4.2. Received a phone call from Ronald McDonald House in late November, and are in negotiations with them to bring them in for one floor.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- 3.5. Hotel is 122 rooms plus 20 more if Ronald McDonald House goes in.
- 3.6. It is designed to be architecturally significant.
 - 3.6.1. Glass box facing Central to try to create visual interest.
 - 3.6.2. Neon signage.
 - 3.6.3. Cementaceous fiber panel.
- 3.7. There is a rooftop deck area.

4. East Block: Apartments

- 4.1. The East block project is a 228-unit urban multi-family apartment building with ground floor retail.
 - 4.1.1. Thinking about relationship to street, making sure creating urban environment with areas that are walkable.
 - 4.1.2. On Central Avenue west side is completely storefront with ground floor retail, a leasing office, then a fitness center for the project on far east end.
 - 4.1.2.1. Along Copper and Sycamore, added direct-access “brownstone” units with direct access to street.
- 4.2. On west side of building is the parking structure entrance. There are two levels of structured parking. There is significant grade change going from west to east. There is a buried parking structure on east side of building that begins to daylight going west.
- 4.3. Open space.
 - 4.3.1. Plan for building involves creating open space areas for residents.
 - 4.3.2. Two courtyards along back that allow daylight and main open space along Central with amenities, elevated 16 feet above Central.
- 4.4. Height of building:
 - 4.4.1. Substantially lower than top of Presbyterian Hospital.
 - 4.4.2. Requesting 6 feet higher than allowed 72’ allowed.
 - 4.4.2.1. The predominant portion of the building is below 72 feet; the increased height is seen on a few penthouse units.
 - 4.4.2.1.1. This includes a couple of units on Central and three locations on back portions of building.
- 4.5. Security
 - 4.5.1. Question: Will people on corner be able to see MLK? Wouldn’t it be great to put surveillance camera there to survey neighborhood?
 - 4.5.1.1. Trying to create a pedestrian realm, putting eyes on the street.
 - 4.5.1.2. There is a security aspect associated with to project and how it relates to rest of neighborhood.
- 4.6. Question: What is the public area width?
 - 4.6.1. Along Central, doesn’t get less than 18 feet. Includes sidewalk and public areas. Gets as wide as 27 feet. Patio space with furniture, umbrellas, etc. Want to put activity along Central.
 - 4.6.2. On Sycamore, think it’s 12 feet.
 - 4.6.3. Along Copper, varies from 12-18 feet.
- 4.7. Question: Street lighting?

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- 4.7.1. Have not gotten to that level of detail, but hope to do pedestrian scale lighting.
- 4.7.2. Vacations of streets will allow us greater flexibility in lighting.
- 4.8. Question: Will there be as many trees as seen in the plans?
 - 4.8.1. With urban projects, there are not a lot of areas for trees, and have to fit trees into minimal areas. We have a minimum required by city. 109 are required, and we provided 112.
 - 4.8.2. Requirement is about 1 per 10 parking spaces.
 - 4.8.3. Since parking is underground, trees will mostly be on streets and they will be very dense.
 - 4.8.4. Question: Do you know what type of trees?
 - 4.8.4.1. The landscape architects have made changes, so info here will change. We can provide them.

Meeting Specifics – Discussion With Neighbors

5. Businesses

- 5.1. The Applicants discussed a food hall concept that would be east of the hotel in the same block.
 - 5.1.1. It would use micro-tenants, 10-12 in one space with public area in middle, seating, patio space.
 - 5.1.2. They would create an experience that creates activity.
 - 5.1.3. They want to look for local tenants and try to get a diverse group of restaurants and small retailers, e.g., a food truck that wants a brick-and-mortar location is a good example.
 - 5.1.3.1. They will try to avoid fast food restaurants.
 - 5.1.4. It is envisioned as a two-story building, but they don't know if it is open-air yet.
 - 5.1.5. Question: Will this require liquor license?
 - 5.1.5.1. Depends on tenants.
 - 5.1.5.2. Question: Is there difficulty getting a beer and wine license if neighborhood declared blighted?
 - 5.1.5.3. It is part of a metropolitan redevelopment area. It was designated blighted at that time. Don't know of any restrictions like that.
 - 5.1.5.4. Question: Can a local brew pub operate there?
 - 5.1.5.4.1. Yes, we would like to see one.
- 5.2. Question: Other types of businesses?
 - 5.2.1. Josh: Might be some potential for retail ancillary to hospital, but will be heavy on food side.
 - 5.2.2. Suggestion: What about adding post office? It could help people at hospital and also the neighborhood.
 - 5.2.2.1. There is no active post office in this area. One on Cornell. Would keep with pedestrian oriented concept, service to neighborhood.
 - 5.2.2.2. Applicant Response: We like the idea. Don't know feasibility, but will look at it.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

5.3. Question: In realm of retail, is there a place to buy screwdriver?

5.3.1. We would love to get a supermarket and would be open to a hardware store.

5.4. Question: Watched so many businesses go under because rents are excessive. Would like to see rents than can retain local businesses.

5.4.1. The food court rents would be lower than a 3000 sq' restaurant, as the spaces would be smaller.

5.5. Suggestion: Glad to see Ronald McDonald House. Think this needs to be welcome to all strata of society. If anything else can be done, e.g. job center, would be great.

5.6. Applicants hope to create a connection to the hospital with the food hall.

5.7. Attendees indicated they were satisfied with business suggestions.

6. Solar Rights

6.1. Question: Looking at East block, there are nice apartments across Copper. Any figuring on how much they will be in the shade, e.g. within month of winter solstice?

6.1.1. Yes, we did a 3D model of building. The apartments are clear most of the day because they are above grade compared to Copper. There is fairly substantial slope.

6.1.2. While the apartment building is tall, we've done things to ensure solar access, including the courtyards. The courtyards are designed to allow solar access.

6.2. Question: Can you send figures about solar access?

6.2.1. Applicant agreed to send information to meeting attendees.

7. Traffic/Street and Diverters

7.1. Attendees asked a number of questions about traffic access and diversion.

7.1.1. On Spruce there is no vehicular access. There will be pedestrian access. Sycamore, Cedar, Mulberry will still go through.

7.1.2. Applicant will maintain the connection between this project and Presbyterian, but not the vehicular connection from Presbyterian main access into neighborhood.

7.1.2.1. Traffic leaving Presbyterian will be directed by signs to turn onto Central.

7.1.3. The vacated streets will have more creativity and flexibility in design and can be managed for customers through signing and metering. Parking will be for business users, not UNM students.

7.1.4. You can drive on Cedar, but not cross Central to continue on Cedar on the south side.

7.1.5. There is a signalized intersection at old Spruce. Others are not signalized. All intersections are being coordinated with the ART planning.

7.1.6. Question: Could cars come from Central, turn on Cedar, and go through to neighborhood?

7.1.6.1. Cars can go through to neighborhood, just not directly from Presbyterian's main access.

7.1.7. Question: How do I get from my neighborhood, Spruce Park, to the hospital?

7.1.7.1. Down Sycamore and then left at the signalized intersection.

7.1.8. Question: How do you get to the Rt. 66 diner going eastbound?

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- 7.1.8.1. He will have more limited access with ART, but a possible increased market with development.
- 7.1.9. We tried to make primary access points to structured parking areas. Designed to come off Central and in. There is not an easy way to get from structured parking out into neighborhood.
- 7.1.10. We tried to keep the fabric of neighborhood and blocks and connectivity for local traffic intact. It's important that Mulberry, Cedar, and Sycamore remain as connections.
- 7.1.11. Question: If I want to drive east on Central and turn north into the neighborhood, where could I turn?
 - 7.1.11.1. Frontage road, Mulberry, or University
- 7.1.12. Question: Could there be a process with ongoing dialogue/discourse about traffic issues that might come through neighborhood, so we can work together to discuss diverters if necessary?
 - 7.1.12.1. We will be part of that conversation, but it has to be instituted by City as these are public right of ways. It is a complicated issue because diverters can cause problems with the flow, as well as emergency response.
 - 7.1.12.2. Diverters were in vogue for a while, especially in the southeast part of the city, but the City ended up removing most of them.

8. Architecture

- 8.1. Some attendees cited concerns and suggested improvements to the architecture, in particular in regards to the proposed hotel.
- 8.2. Question: What does this style have to do with the historic significance of Rt. 66?
 - 8.2.1. Only homage is via neon signage. The design of building is modern contemporary.
- 8.3. Suggestion: Certain architectural styles would lend them well to this setting, e.g., Irving Gill or Postmodernism. Could meld well with neighborhood. Architecture from 20s and 30s.
 - 8.3.1. Suggestion: If something comes in that looks nothing like surrounding architecture, it encourages other things like it to come in, and I don't want Central to turn into a mass of modern architecture that has nothing to do with past..
 - 8.3.2. Suggestion: This is a massive block of architecture, and making it not look so massive would help preserve lower-density look of neighborhood. There might be simple visual modifications to make design look less dense.
 - 8.3.3. Suggestion: As a child, neon was not a big deal, but the Methodist Deaconess hospital was. Something like that would reflect history. The citizenry is unhappy about faceless impersonal buildings that treat three colors of stucco as architecture. We want to see buildings that reflect NM history and say something about where they're located.
 - 8.3.4. We worked over past year to create these buildings that are contextually significant, relate to street, relate to other buildings in area, and focus on pedestrians and how they circulate through.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- 8.3.4.1. Suggestion: Applicant should work to make this more compatible with neighborhood architecture without turning to false historicism. Property could get national acclaim.
- 8.4. Suggestion: Want a sense of place. When I walk down the street, I don't want to feel like I could be anywhere. I want to feel unique to Albuquerque. You walk the neighborhood, and you feel an architect's dream, where houses are interesting and most have sense of place.
- 8.5. Suggestion: I was told that an old Spanish colonial hacienda was demolished for this project. People remember that place. Maybe we could do a little more visually to honor that history.
 - 8.5.1. What I like for architecture isn't necessarily what you like. E.g., UNM school of architecture. I agree on paying homage to historical architecture. With this project, we've tried to create a sense of place, cohesive feel and look so buildings relate to one another.
- 8.6. Suggestion: You should try to design it in way consistent with Rt. 66, rather than just consistent with the buildings you're designing.
 - 8.6.1. We're trying to get context stretching from downtown to UNM.
- 8.7. Suggestion: When moved to Albuquerque, I lived in houses with lots of diversity. It's a hotel, and so it needs to have density by its nature. I am interested in the future as well as the past, and no one will build in this area if it's too constricted by the past.
- 8.8. Suggestion: Pleased this project is going in, pleased with involvement with neighborhoods. Constant questing for why we can't just have buildings that seem to have sense of place. E.g., the Imperial Building downtown. UNM Engineering building is a huge hit with the neighbors. Development will be here for a long time, and would like it to have those details.
 - 8.8.1. Can look into those details.
- 8.9. Suggestion for east block: Would be inclined to use landscaping and break up the elevation. The elevation plan along Central looks better because of the two wings separated by a center unit, so it doesn't look like solid mass.

9. Meetings, Communication and Support

- 9.1. Developers had 15 meetings with community prior to this one. They feel in general attendees were supportive.
- 9.2. Attendees felt the developer communication has been good.
- 9.3. Some attendees felt the project was an improvement and were generally supportive of the plan.

Application Hearing Details:

- 1. Hearing scheduled for February 9, 2016
- 2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.

**CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

- b. The actual time this application will be heard by the Commission will depend on the Applicant's position on the Commission's schedule
- 3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report, which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
- 4. Resident Participation at Hearing:

Written comments must be received by January 31 to be included in the planner's report, and may be sent to: Michael Vos <mvos@cabq.gov>, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

OR

Karen Hudson, Chair, EPC, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees:

| | |
|------------------|-----------|
| Alan Paxton | SPNA |
| Lori Feibleman | SPNA |
| Meredith Paxton | SPNA |
| Peter Feibleman | SPNA |
| James Montalbano | SHNA |
| Kathy Braziel | SHNA |
| | |
| Jim Strozier | Consensus |
| Sal Perdomo | Consensus |
| Ben Spencer | Titan |
| Josh Rogers | Titan |
| Kurt Browning | Titan |
| Ryan McCulloch | Titan |

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

Hearing Date: Thursday, Feb. 9, 2017 **1011099**
Zone Atlas Page: K-15
Notification Radius: Neighborhood Associations
 100ft plus r.o.w

Cross Reference and Location: Mulberry St. between Copper Ave. and Central Ave.

Applicant: Titian Development/Cedar Investors, LLC
6300 Riverside Plaza Ln. NW Suite 200
Albuquerque, New Mexico 87120

Agent: Consensus Planning
302 8th St.
Albuquerque, New Mexico 87102

Special Instructions:

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

Date Mailed: 01/18/17

Signature: 



1011099



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

Notes

Buffer: 202 ft.
R.O.W: Central Ave. 102 ft.

1: 2,196

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

CEDAR INVESTORS LLC C/O ARGUS
DEVELOPMENT COMPANY
6300 RIVERSIDE PLAZA LN NW SUITE 200
ALBUQUERQUE NM 87120

PRESBYTERIAN HEALTHCARE SERVS
REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

OAK STREET MEDICAL CENTER INC
200 OAK ST NE
ALBUQUERQUE NM 87106

HEALTH PLUS OF N MEX INC ATTN REAL
ESTATE DEPT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

COOPER JOYCE
633 CEDAR ST NE
ALBUQUERQUE NM 87106

COOPER FAMILY LLC
633 CEDAR ST NE
ALBUQUERQUE NM 87106-4522

Consensus Planning
302 8th St. NW
Albuquerque, New Mexico 87102

Titian Development/Cedar Investors, LLC
6300 Riverside Plaza Ln. NW Suite 200
Albuquerque, New Mexico 87120

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

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

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

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

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

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

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

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

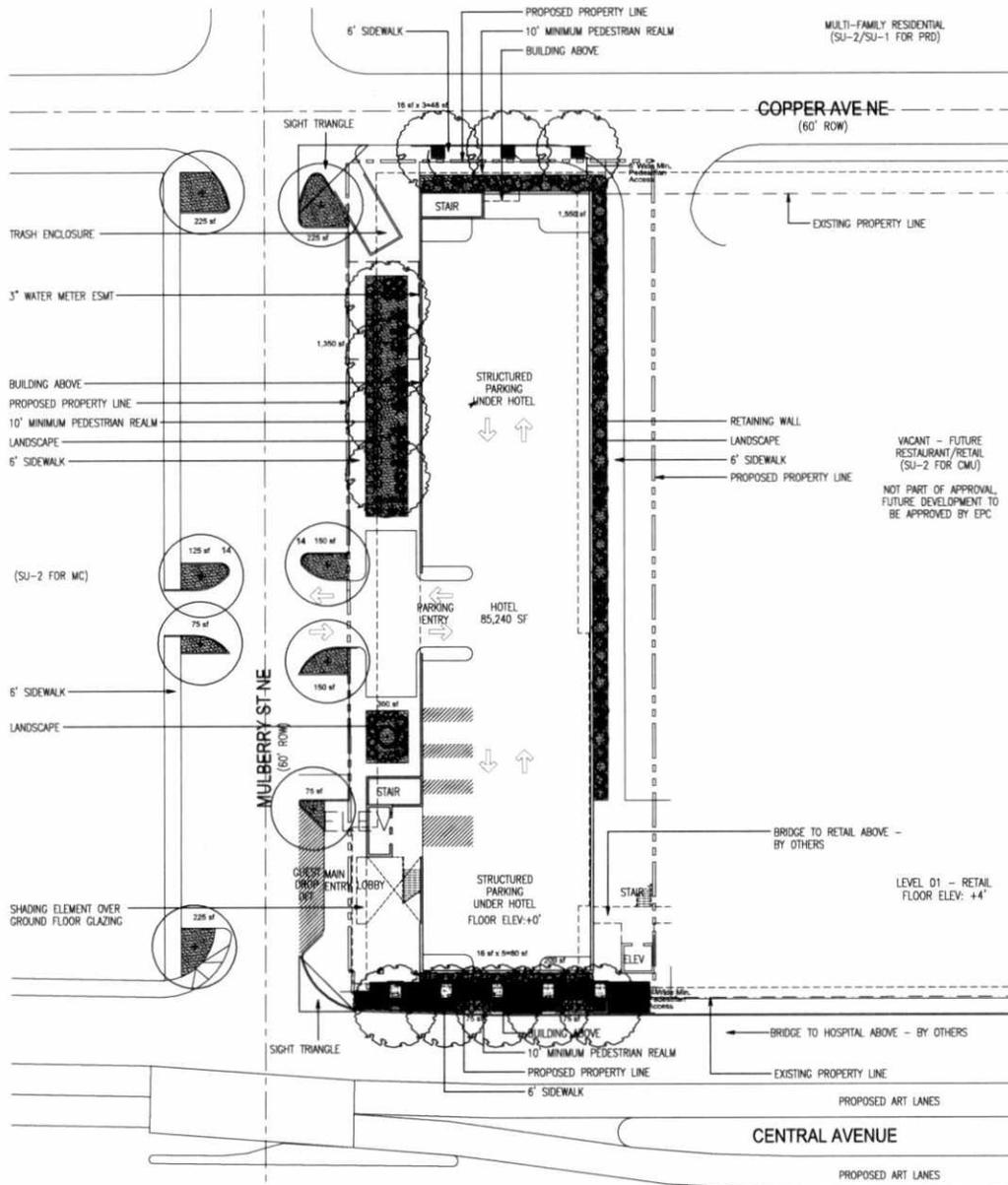
Victory Hills N.A. (VHL) "R"
Erin Engelbrecht
P.O.Box 40298
Albuquerque, New Mexico 87196

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

District 6 Coalition of N.A.'S
Nancy Bearce
600 San Pablo St. NE
Albuquerque, New Mexico 87108

District 6 Coalition of N.A.'S
Gina Dennis
1816 Buena Vista Dr. NE Apt. 2
Albuquerque, New Mexico 87106

SITE PLAN REDUCTIONS



PLANT LEGEND

| Qty. | Symbol | Scientific Name | Common Name | Height | Mature Spread | Landscaping Use | Water | Drp |
|------|--------|-----------------|-------------------|---------|---------------|-----------------|----------|-----|
| 12 | ○ | Ficusus | Raywood Ash | 2' B&B | 50'x50' | Medium | +6-2 gph | |
| 8 | ○ | Pteris | Sycamore | 2' B&B | 50'x50' | Medium | 6-2 gph | |
| 11 | ○ | Jurinea | Skyrocket Juniper | 15'-24' | 20'x10' | Medium | 6-2 gph | |
| 1 | ○ | Pinus | Booster Pine | 6' HT. | 18'x6' | Medium | 6-2 gph | |

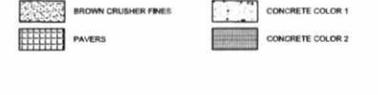
| Shrub/Groundcover | Qty. | Symbol | Scientific Name | Common Name | Height | Mature Spread | Landscaping Use | Water | Drp |
|-------------------|------|--------------|---------------------|-------------------|--------|---------------|-----------------|--------|---------|
| 16 | ○ | Caryopteris | clendoniensis | Blue Mist | 1'-6" | 3'x3' | 25 shx400' | Medium | 2-2 gph |
| 5 | ○ | Cyflus | Lana Broom | | 5'-6" | 3'x4' | 25 shx125' | Low | 2-1 gph |
| 7 | ○ | Ilex | Dwarf Burford Holly | | 5'-6" | 4'x4' | 18 shx112' | Medium | 2-1 gph |
| 17 | ○ | Sakia | gracill | Cherry Sage | 1'-6" | 3'x3' | 15 shx285' | Medium | 2-1 gph |
| 29 | ○ | Lavandula | Lavender | | 1'-6" | 3'x3' | 12 shx24' | Medium | 2-2 gph |
| 11 | ○ | Potentilla | fruticosa | Shrubby Cinqufoil | 5'-6" | 3'x3' | 10 shx110' | Medium | 2-2 gph |
| 9 | ○ | Rosemarinus | officinalis | Rosemary | 5'-6" | 6'x6' | 36 shx324' | Low | 2-2 gph |
| 7 | ○ | Rosa | Knockout Rose | | 5'-6" | 3'x3' | 15 shx105' | Medium | 2-2 gph |
| 3 | ○ | Lagerstromia | Crape Myrtle | | 5'-6" | 15'x10' | 150 shx300' | Medium | 2-2 gph |
| 16 | ○ | Rhododendron | Indie Hawthorn | | 5'-6" | 3'x3' | 15 shx240' | Medium | 2-2 gph |
| 3 | ○ | Viburnum | Starwood Viburnum | | 5'-6" | 6'x6' | 36 shx108' | Medium | 2-2 gph |
| 6 | ○ | Pinus | Mugho Pine | | 5'-6" | 4'x4' | 30 shx180' | Medium | 2-2 gph |
| 10 | ○ | Hardenia | Heavely Barbican | | 5'-6" | 3'x3' | 20 shx200' | Medium | 2-2 gph |

Grasses

| | | | | | | | | |
|---|---|--------------|-----------------------|-------|-------|------------|--------|---------|
| 6 | ○ | Muhlenbergia | Clear Grass | 1'-6" | 4'x4' | 20 shx120' | Low | 2-2 gph |
| 5 | ○ | Pennisetum | Harris Fountain Grass | 1'-6" | 3'x3' | 9 shx270' | Medium | 2-2 gph |

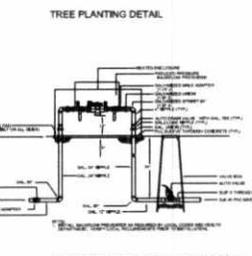
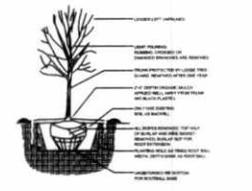
Total Landscape Coverage: 4,803 SF

MATERIALS LEGEND



SITE DATA

| | |
|--|--------------|
| GRASS/LOT AREA | 32,252 SF |
| LESS BUILDINGS | 18,450 SF |
| NET LOT AREA | 13,802 SF |
| REQUIRED LANDSCAPE | 1,380 SF |
| 10% OF NET LOT AREA | 1,380 SF |
| PROPOSED STREET LEVEL LANDSCAPE | 4,803 SF |
| PERCENT OF NET LOT AREA | 35 % |
| REQUIRED USABLE OPEN SPACE LANDSCAPE AREA | 12,422 SF |
| PROPOSED USABLE OPEN SPACE | 12,422 SF |
| REQUIRED USABLE OPEN SPACE LANDSCAPE | 1,423 SF |
| 10% OF USABLE OPEN SPACE | 1,423 SF |
| PROPOSED USABLE OPEN SPACE LAND | 4,803 SF |
| PERCENT OF NET LOT AREA | 35 % |
| HIGH WATER USE TURF | 0 SF |
| MAX 30% OF LANDSCAPE AREA | 0 SF |
| PROPOSED HIGH WATER USE TURF | 0 SF |
| PERCENT OF LANDSCAPE AREA | 0 % |
| REQUIRED STREET TREES | 11 |
| 1 PER 25 L.F. OF STREET FRONTAGE | 11 |
| PROVIDED STREET TREES | 11 |
| REQUIRED PARKING LOT TREES | 11 |
| 1 PER 8 SPACES | 11 |
| 47 SPACES | 11 |
| PROVIDED PARKING LOT TREES | 6 |
| REQUIRED LANDSCAPE COVERAGE | 3,450 SF MIN |
| 70% LIVE VEGETATIVE MATERIAL | 3,450 SF MIN |
| 14,972 SF PROPOSED LANDSCAPE X 70% | 10,480 SF |
| PROVIDED GROUNDCOVER COVERAGE | 4,803 SF |
| PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS | 104% |



STREET TREES TO CONFORM TO STREET TREE ORDINANCE 84-2

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS 84-2

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS REQUIRED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

LANDSCAPE IN C.O.A. R.O.W. TO BE IRRIGATED WITH A SUBIRRIGATION SYSTEM PER C.O.A. STANDARDS AND DETAILS

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

ARCHITECT

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800 JACKSON STREET | SUITE 500
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SEAL

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PROJECT

growing better Up Heads
LANDSCAPE ARCHITECTS
P.O. BOX 10587
ALBUQUERQUE, NM 87114
505.898.8015
808.998.2128 (FAX)
dralan@rubic.com
www.growingbetter.com

PROJECT ADDRESS

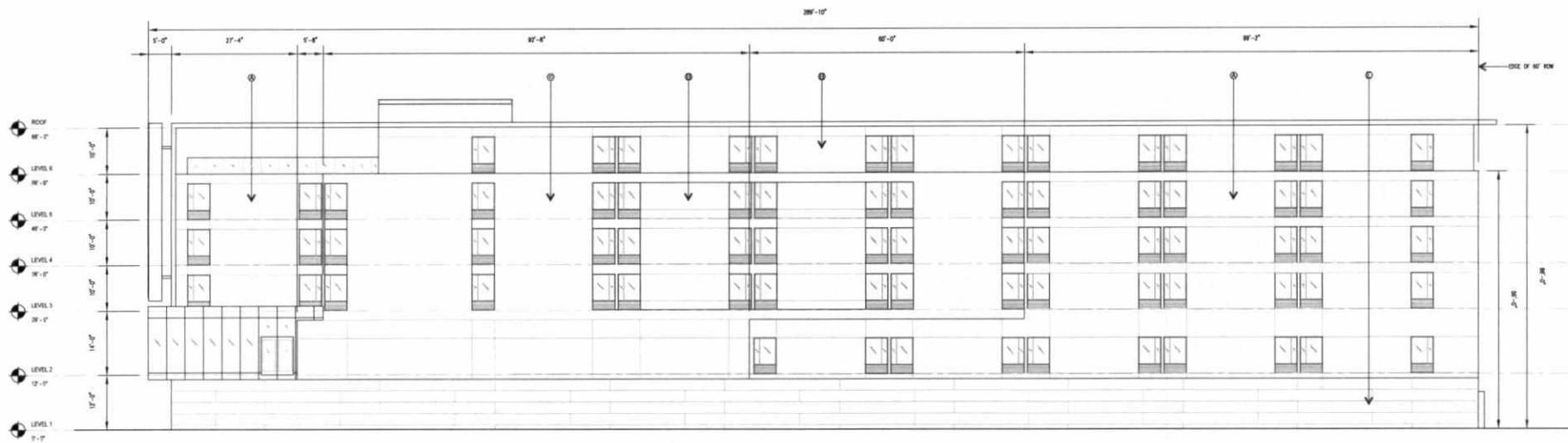
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LANDSCAPE PLAN FOR BUILDING PERMIT

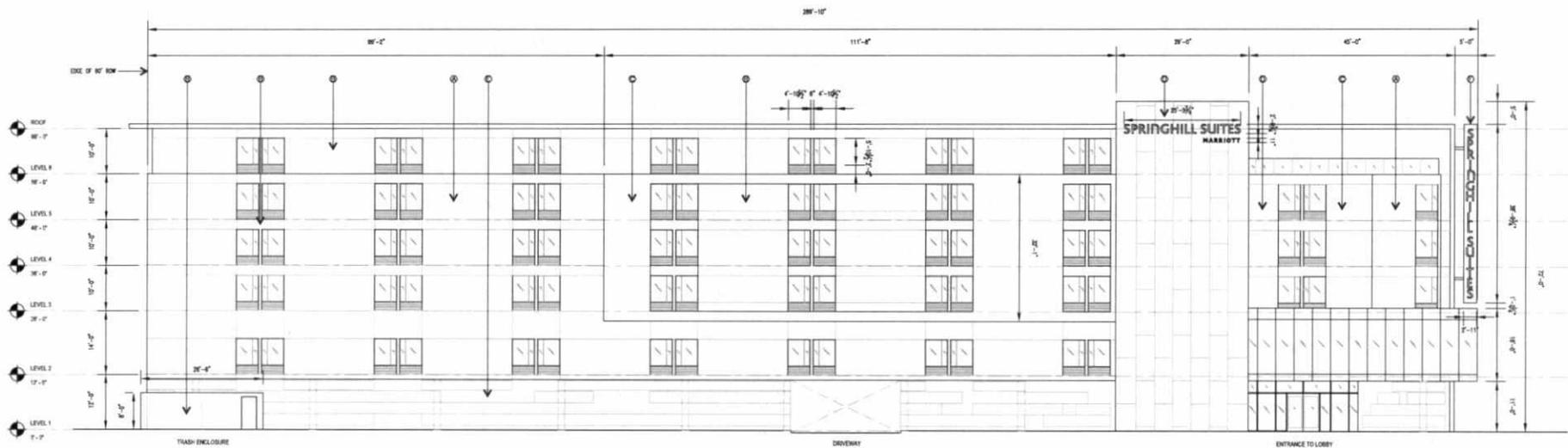
SHEET 1 OF 8

THREE NUMBER



EAST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION AT MULBERRY STREET

SCALE: 3/32" = 1'-0"



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MATERIAL LEGEND

- ⊖ EPS FINISH WHITE
- ⊖ EPS FINISH LIGHT GRAY
- ⊖ EPS FINISH MEDIUM GRAY
- ⊖ FIBER CEMENT PANEL BROWN
- ⊖ FIBER CEMENT PANEL GRAY
- ⊖ NEON BLADE SIGN

PROJECT

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 MARRIOTT
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EXTERIOR ELEVATIONS

SHEET 5 OF 8
 SHEET NUMBER



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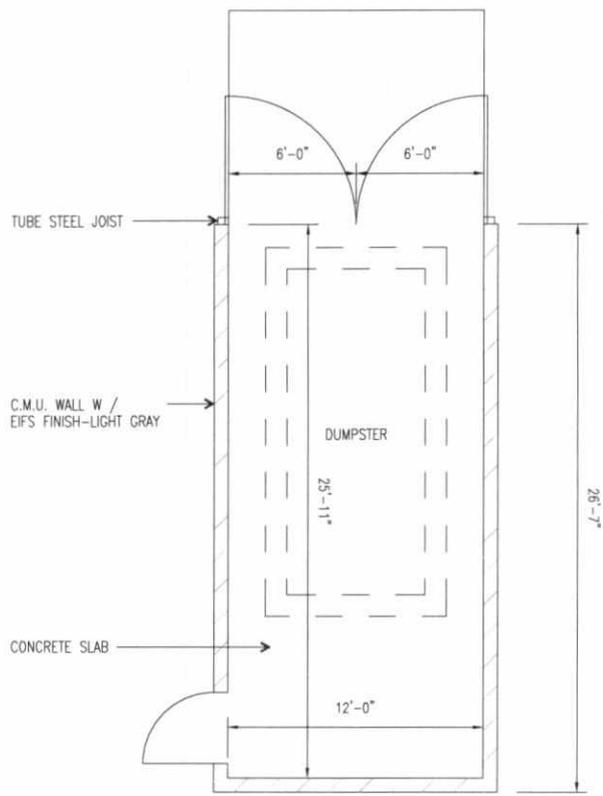
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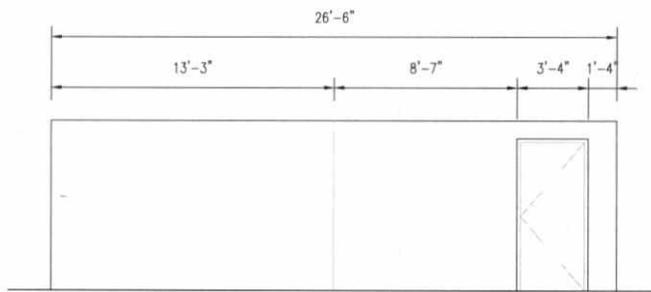
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SITE DETAILS

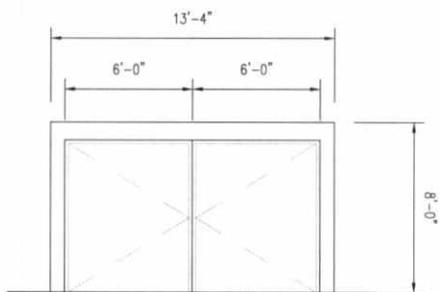
SHEET 8 OF 8
SHEET NUMBER



TRASH ENCLOSURE - PLAN
SCALE: 3/8" = 1'-0"



TRASH ENCLOSURE - WEST ELEVATION
SCALE: 3/8" = 1'-0"



TRASH ENCLOSURE - NORTH ELEVATION
SCALE: 3/8" = 1'-0"



5G STUDIO COLLABORATIVE
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PROJECT

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ALBUQUERQUE, NM 87106**

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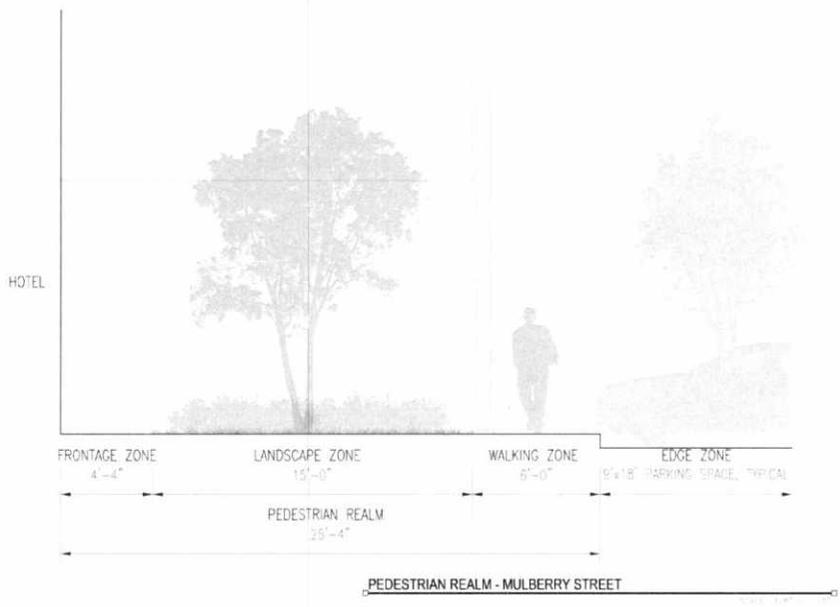
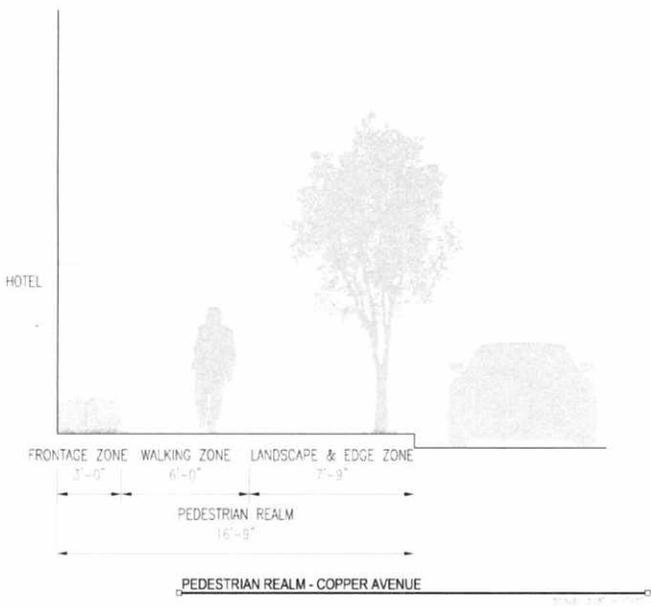
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PEDESTRIAN REALM

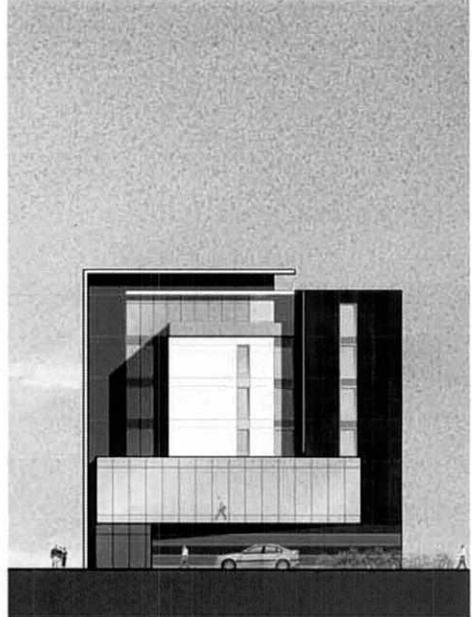
SHEET 7 OF 8

SHEET NUMBER





West Elevation at Mulberry Street



South Elevation at Central Avenue

