



Environmental Planning Commission

Agenda Number: 03
Project Number: 1011115
Case #: 16EPC- 40083 & 40084
February 9, 2017

Staff Report

Agent	Consensus Planning, Inc.
Applicant	Titan Development/Cedar Investors
Request	Sector Development Plan Map Amendment (Zone Change), Site Development Plan for Building Permit Lots A-1, A-2, 4 through 12, Block 6, vacated portions of Spruce Street, alleyways within Blocks 5 and 6, and a portion of Lots 1 and 12, Block 5, Brownwell and Lails Highland Addition
Legal Description	
Location	Sycamore Street between Central Avenue and Copper Avenue
Size	Approximately 2.85 acres
Existing Zoning	SU-2 for CMU
Proposed Zoning	SU-2/SU-1 for MX

Staff Recommendation

APPROVAL of Case # 16EPC-40084 based on the Findings beginning on Page #23, and subject to the Conditions of Approval beginning on Page #31.

APPROVAL of Case # 16EPC-40083 based on the Findings beginning on Page #31, and subject to the Conditions of Approval beginning on Page #33.

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 2.85 acre site located on Sycamore 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 for a mixed use development including 228 dwelling units and approximately 4,000 square feet of retail.

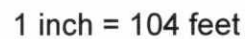
The applicant has justified the Zone Map Amendment request according to the requirements of R-270-1980 and the Site Development Plan for Building Permit generally conforms to the Form Based Zone standards outlined in the Zoning Code. A facilitated meeting on both this project and Project #1011099 was 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 #35.



Note: Grey shading indicates County.



Project Number:
1011879
Hearing Date:
02/9/2017
Zone Map Page: K-15
Additional Case Numbers:
16EPC-40083&40084



LAND USE MAP

Note: Grey shading
indicates County.

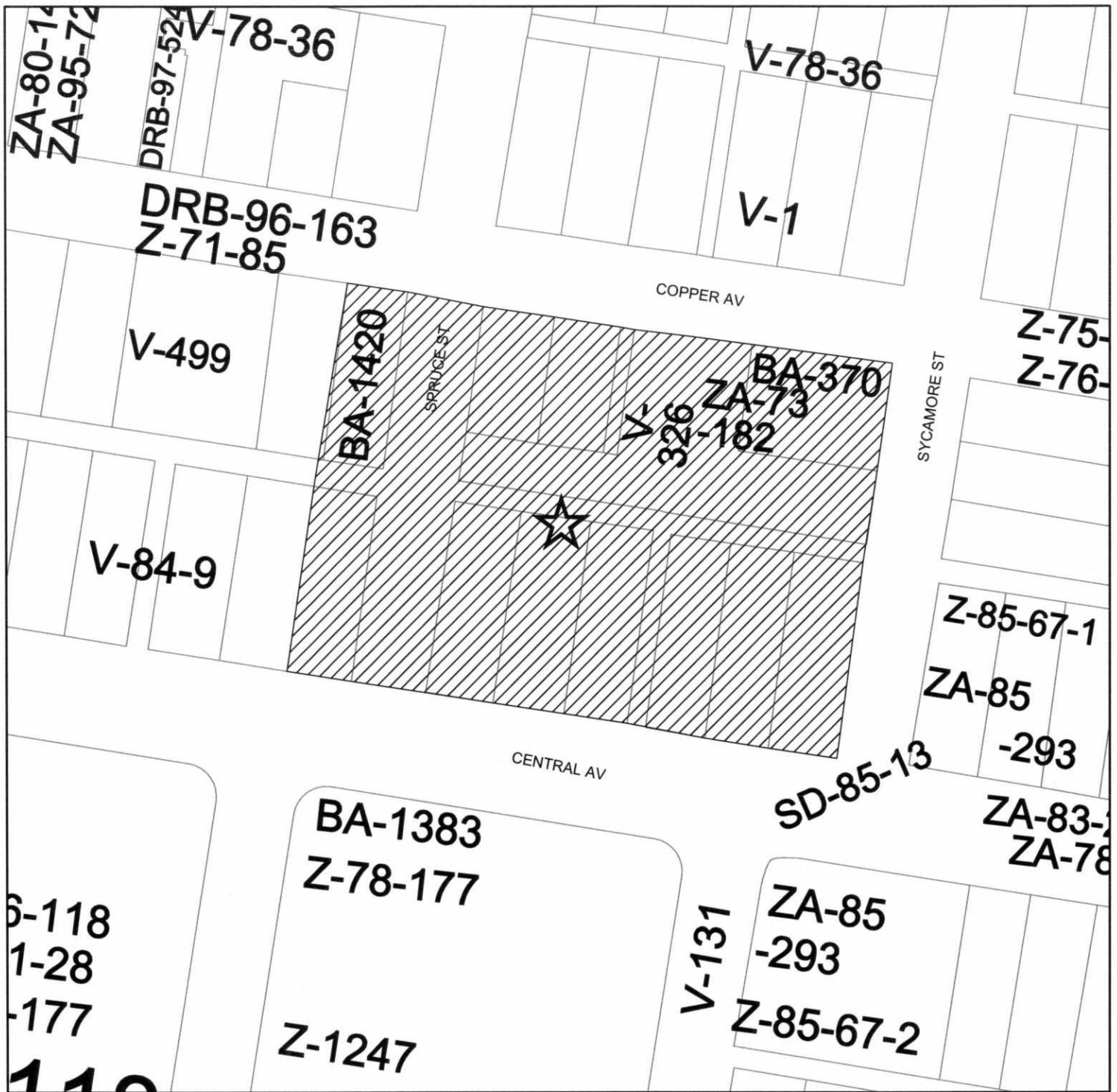
KEY to Land Use Abbreviations

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



1 inch = 104 feet

Project Number:
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HISTORY MAP

Note: Grey shading
indicates County.



1 inch = 104 feet

Project Number:

1011879

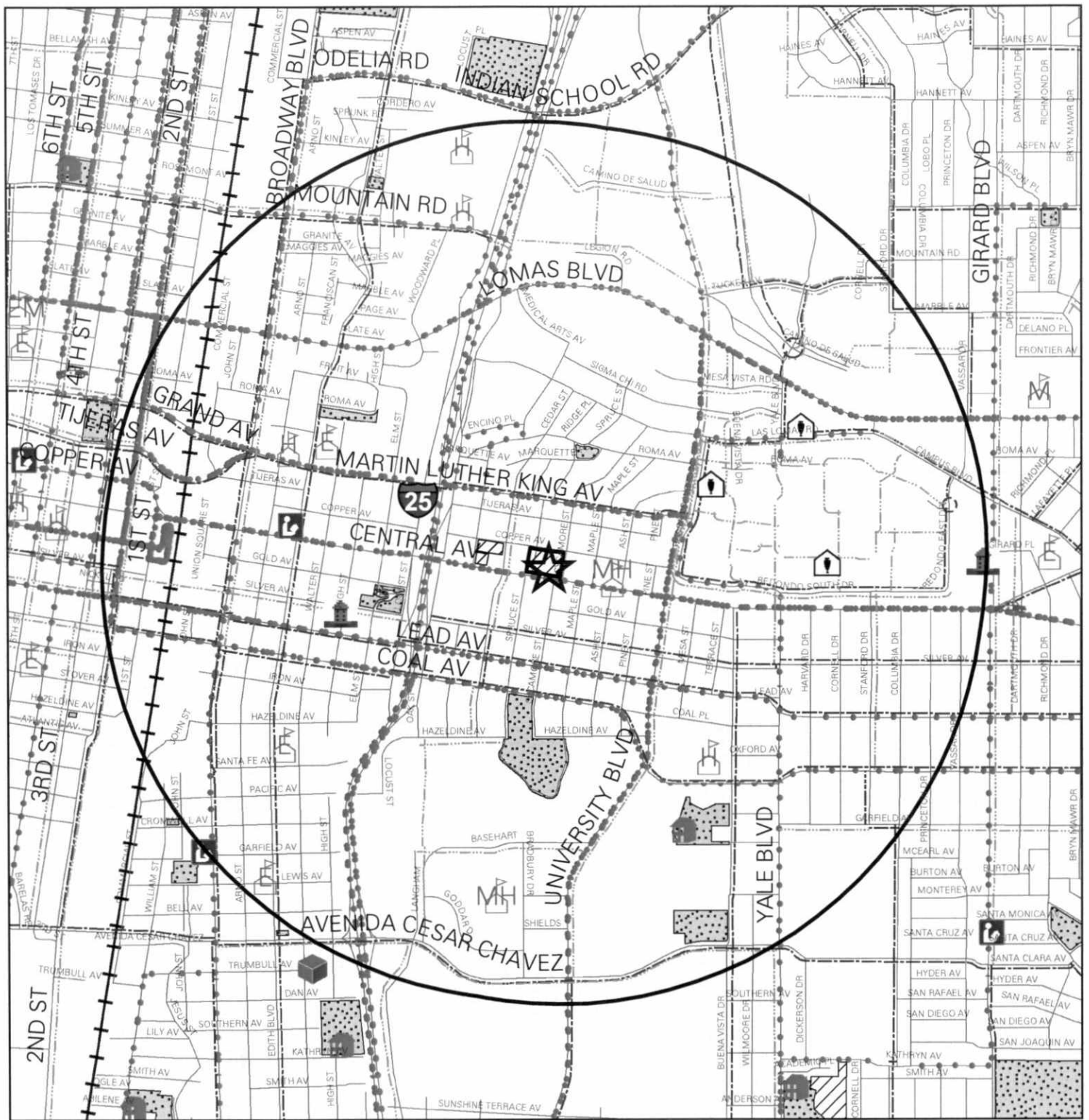
Hearing Date:

02/9/2017

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16EPC-40083&40084



Public Facilities Map with One-Mile Buffer

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

Project Number: 1010879

0 0.5 1 Miles



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 MD-1	Same	Multi-Family Residential
South	SU-2 CMU & SU-2/SU- 1 Hospital and Related Uses	Same	Commercial Service, Public / Institutional
East	SU-2 CMU	Same	Commercial Retail, Multi- Family, and Single-Family Residential
West	SU-2 CMU	Same	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 2.85 acre site located on Sycamore Street NE between Central Avenue and Copper Avenue NE. As the zoning for the site was established by the University Neighborhoods Sector Development Plan, 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. The applicant has submitted a Site Development Plan for Building Permit to fulfill this requirement. The applicant is proposing to replat the existing lots and vacated alleyways and a portion of Spruce Street NE into a single tract in order to develop an urban mixed use project with 228 dwelling units and approximately 4,000 square feet of commercial retail space. 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 Zone, which is designed to allow for more intense development with higher standards to ensure walkability and more interaction with streets and surrounding neighborhoods.

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 and east of the subject site is a combination of multi-family and single-family residential. Commercial service and retail uses exist to the east and south of the subject site. Also south of the subject site is Presbyterian Hospital, an institutional use. West of the subject site is vacant commercial land that is also owned by the applicant, and the intent of the applicant is to develop it as a later phase of an overall 5-block redevelopment project, of which the current application is a part.

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 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.

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.

Sycamore Street, Spruce Street, and Copper Avenue are local roads.

Trails/Bikeways

Cedar Street, one block west 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 west 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 neighborhood values, surrounding development, and Central Avenue. Located within the designated Central Urban Area of the City, the subject site is a suitable location for this dense, mixed-use development. The proposed development will create an appropriate transition from Central Avenue to the medium-density Sycamore neighborhood to the north. Additionally, the proposed development will respect existing neighborhood values by developing an underutilized property into a mixed-use development that directly furthers the goals of associated neighborhood level plans, such as the University Neighborhoods Sector Plan and Sycamore Metropolitan Redevelopment Plan.

Since the underlying permissive uses are not affected by the zone map amendment, the intensity of the land use is unchanged. This ensures that the project respects the neighborhood values and carrying capacity. The location of the proposed development is integral to the design and will offer quality housing and services to employees of nearby job centers, such as Presbyterian, UNM, the new Innovation District, and Downtown.

The architectural design and mass of the building will relate to the Presbyterian Hospital buildings across Central Avenue through the use of similar architectural materials along portions of the proposed building. A strong pedestrian realm along the south side of the building (north side of Central Avenue) will feature storefronts that activate the street front, include sitting areas for visitors, and buffering from moving vehicles on the adjacent Central Avenue. This design will enhance the resources of social and recreational concern. 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 has been recently upgraded to become more bicycle friendly.

The request furthers Policy II.B.5.d because the uses proposed are similar to those allowed by the existing underlying and surrounding zoning and development. The proposed zone requires approval of a Site Development Plan for Building Permit, 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, improve the pedestrian experience, and create a transition between Central Avenue and the hospital to the neighborhood to the north. 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 site currently has three vacant structures, which are in the process of being demolished and will result in a vacant block. The alleys within the site were previously vacated by the City Council. The site will be adjacent to either already developed urban facilities, such as the Route 66 Diner and Presbyterian Hospital, or urban facilities that will be developed in the near future, such as the Highlands Broadstone multi-family project and planned Springhill Suites Hotel to the west.

The proposed development will keep with the character of the Sycamore Neighborhood and will be infill development in an area that was formerly underutilized. The site is also within a designated Metropolitan Redevelopment Area. The project will have storefronts along Central Avenue and nine direct access units, with street access along the north and east sides, to ensure the integrity of the existing neighborhood. These units will maintain the neighborhood feel and pedestrian focus for the area. The request maintains the integrity of the neighborhood by providing quality housing and needed services.

The Albuquerque Rapid Transit will offer service along Central Avenue with a stop one block south of the proposed development. Residents 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 access on all sides, and an improved pedestrian realm.

Policy II.B.5.h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers.
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

At 80 DU's per acre, the proposed development is located along Central Avenue, a designated major transit corridor, and three blocks from Interstate 25, this dense, urban project is more than appropriate at the site. The site not only has excellent access to the major street network, but is also located within one block of the new Albuquerque Rapid Transit project that will provide consistent transit service to residents and visitors at the site.

The request furthers Policy II.B.5.h because the subject site is located with excellent access to the major street network, specifically to Central Avenue and Interstate 25, as well as quality public transit options. The neighborhood already has a mixed density and mixed use pattern with both single-family and multi-family housing, as well as more commercial mixed use along Central Avenue including the existing zoning of the subject site.

Policy II.B.5.i: 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 to complement the characteristics of the existing neighborhood. A large pedestrian realm is promoted through the Form Based Code and appropriate along Central Avenue. It will feature store fronts, sitting areas, and buffering from moving vehicles and will enhance the Central Avenue corridor. Building articulation, balconies, overhangs, railings, and glazing will eliminate large expanses of blank walls to give the building character. Structured parking will be completely shielded by storefronts and lobby areas, direct access units, and by way of grade. The plaza area above the structured parking will feature landscaping, common sitting areas, and entertainment for residents and visitors.

The request furthers Policy II.B.5.i 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, balconies, and glazing to create more detailed, attractive façades. Improvements to the pedestrian realm along all street frontages including quality paving, patio seating areas, street trees, and multiple building entrances 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. 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 mixed use redevelopment project that will strengthen the quality of building stock in the community and help to replace blighted conditions found in the neighborhood.

The request furthers Policy II.B.5.o because the proposed zoning and related redevelopment will create new housing and retail options 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 project will upgrade the existing housing stock in this older neighborhood. Located on Central Avenue, the project will help bridge the gap between Nob Hill and UNM with Edo and Downtown by providing high quality residential and commercial services. The Albuquerque Rapid Transit will be located adjacent to the site with a stop at Cedar Avenue. The A.R.T. will connect residents to entertainment centers such as Nob Hill, Downtown, EDO, the new district on 1st and Central, and Old Town, and recreation opportunities in the foothills and at the Rio Grande. This subject development is part of a larger 5-block, mixed-use development that will feature two multi-family projects, a hotel, retail, and restaurants.

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 housing and retail, as well as provide an upgraded streetscape and pedestrian connections to transit that strengthens a link with the hospital and other facilities located along Central Avenue.

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 to create an inviting pedestrian environment and act as a natural barrier between pedestrians and Central Avenue. The rooftop patio will feature trees, shrubs, and grasses that will help enrich this private space that will serve as a recreation, social, and entertainment space. 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 shows substantial landscaping surrounding the development in and outside of the public rights-of-way that will improve the pedestrian realm and also function as a buffer to the existing developments to the north and east.

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.c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The proposed development will have 80 dwelling units per acre, and is considered high residential density. The site is within one block of the new Albuquerque Rapid Transit and density is justified at this site due to the proximity of this transit line, as well as the 66 and 12 bus lines. Residents of this project will be encouraged to ride transit to reach major job and entertainment centers such as UNM, Nob Hill, Downtown, and Old Town.

The request furthers Policy II.D.4.c because the proposed zoning has no density limits and the project will add 228 dwelling units immediately adjacent to a major transit corridor. The proposed form based zone and related design standards and Site Development Plan ensure that the development and number of dwelling units are appropriately sited so the adjacent neighborhoods are not destabilized by the additional dwellings.

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 master planned 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. Specifically, a public pedestrian connection will connect the adjacent neighborhood to Central Avenue near the proposed entrance into the development aligned with Spruce Avenue. This important connection will provide residents to the north with direct access to Central Avenue, the A.R.T. stations, and services along the corridor. The Albuquerque Rapid Transit 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 connects 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 western edge of the building is included to provide access from the neighborhood to the north to the relocated, signalized intersection of Spruce Street and Central Avenue. These pedestrian improvements will connect to the proposed direct access units, entrances to commercial spaces, and public transit stops thus integrating the pedestrian experience into the development itself.

Housing: The goal is to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing. Applicable policies identified by the applicant include:

Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed multi-family community will feature 228 multi-family units that will provide housing for workers at nearby job centers. Nine of the 228 units are direct access units, which are accessed from the street level on the east and north side of the project. These units will provide a variety of urban housing options for future residents. The building will feature a variety of common finished materials, colors, and articulation to give the large structure the appearance of smaller, and more neighborhood scale buildings. First floor storefronts and direct access units that will provide a greater street level presence and activate the pedestrian realm.

The proposed development will not provide any affordable housing, but rather quality market rate units that will promote urban living conditions for employees of nearby job centers.

The request furthers Policy II.D.5.b because the proposed development will replace blighted property with new housing. The proposed housing will provide a variety of options for future residents in a building constructed of quality materials with proper relation to the street and pedestrian realm, and including amenities such as balconies, patios, a pool, and fitness center.

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 project will feature 4,000 square feet of retail space that will provide both jobs and services for residents along the Central Avenue corridor. Additionally, the multi-family community will hire leasing agents and maintenance worker to handle day-to-day activities at the property. These jobs will require a wide variety of occupational skills. Local construction labor and project managers will be prioritized in hiring for construction of the building. Between the retail and multi-family community, the project will employ approximately 47 Full Time Equivalent (FTE's) employees, with an additional 390 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 residential and commercial options that will provide for a variety of jobs utilizing different skill and salary levels including leasing managers, maintenance workers, retail employees, and construction labor to start. These jobs will be located in a convenient area in proximity to various public transit options.

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 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 3: Encourage infill residential construction in appropriate places.

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 infill residential construction that will improve the existing conditions of the built environment and the quality of life of residents and workers in the Sycamore neighborhood. Currently the subject property is highly underutilized. The proposed development will provide much needed multi-family residential units. 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, and nine direct access units that will have direct access onto Sycamore Street and Copper Avenue. The safety conditions of the area will be improved by an increased presence on the street level.

The site will be mixed-use and include 4,000 square feet of retail space that will enhance the current minimal neighborhood-level business climate. The site is completely surrounded by existing and future development and is part of a larger project aimed at redeveloping 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 a large hotel, retail and restaurants, and two multi-family communities. Residents

and workers at the subject proposed multi-use community will have excellent access to the Albuquerque Rapid Transit stop which will connect them to employment, entertainment, and recreation centers.

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 retail options for the surrounding neighborhood.

The request furthers Goal 3 because the proposed project will provide infill residential construction in an appropriate location with access to the major street network and a variety of public transit and non-motorized transportation options.

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

The request furthers Goal 5 by adding additional residents to the area who will patronize existing businesses. In addition, the proposed mixed use project includes a retail space that will add to the business mix of the area.

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 residents and customers 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. The proposed project will be mixed-use featuring both retail and residential uses. The proposed development will provide much needed multi-family housing and

services in this urban neighborhood and will be compatible with future planned uses along Central Avenue. The western edge of the property will have pedestrian connections from Copper Avenue to Central Avenue that will connect residents to retail and restaurant establishments and transit options along Central Avenue. 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 redevelop an underutilized 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 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 will be mixed use and appropriately buffered. Parking will be located within a screened structure and rooftop patio spaces with help reduce the mass of the upper portion 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 is mixed-use and will feature 4,000 square feet of retail space along Central Avenue. Future establishments will provide needed services to residents and employees in the area. Five stories of residential units will be located above a 2-story parking garage and will be located at the edge of the pedestrian realm along Central Avenue.

The request furthers Policy One because the proposed project will create a new mixed use development adjacent to Central Avenue that will serve the existing neighborhood, new residents, and the employee population including those at Presbyterian Hospital.

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

The project will provide infill residential construction that will improve the existing conditions of the built environment and the quality of life of residents and workers in the Sycamore neighborhood. Currently, the subject property is highly underutilized. The proposed development will provide much needed multi-family residential units and retail establishments. The form based code and the Site Development Plan assures that the development will be designed with the highest quality design and character, and will feature articulation and a variety of common façade finishes and colors that are consistent with the neighborhood.

The request furthers Policy Two because the requested form based code requires a high degree of design consideration. A Site Development Plan for Building Permit that is being reviewed

concurrently with the request for the change in zoning ensures that the proposed development is reviewed against the design standards and meets 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 development will have storefronts and glazing along Central Avenue to encourage a pedestrian scale development, specifically at ground level. This will be accomplished by an active, large, and safe pedestrian realm that encourages walkability and outdoor activities.

The request furthers Policy Three because the form based code puts a focus on the pedestrian realm and how a building relates to it and associated pedestrian improvements. The Central Avenue street frontage will have multiple entrances, storefronts with glazing, and landscaping improvements to ensure pedestrian orientation.

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 site is partially located within the designated "transition area" and will act as an appropriate transition between Central Avenue and the moderately dense Sycamore neighborhood to the north. The project will feature a commercial area along the North side of Central Avenue and all parking will be shielded under the residential units in a structured, 2-story podium parking garage. This intentional design will ensure that neighbors to the north will not be affected by pedestrian and vehicular activity from the proposed development. Also, the two large courtyards located along Copper Avenue break up the façade of the north side of the building providing relief from the taller areas of the building. Direct access units along the north end of the project will increase the on-street presence along Copper Avenue, which has been shown to decrease potential criminal activities in the neighborhood. More eyes and activity on the street provides a more safe environment for pedestrians and residents by deterring potential criminal activity, similar to the use of proper lighting as a crime deterrent.

The request furthers Policy One because the site is located partly within the transition area, and will use its building design to buffer certain uses from the existing neighborhood to the north. Parking will be screened within a structured garage and the commercial retail space 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 requested zone change and Site Development Plan generally does not change the allowed uses on the site, but addresses how the building relates to the surrounding environment. The proposed uses are allowed in the existing zone, but the MX zone does allow for more uses. The proposed development will offer an outdoor rooftop plaza, fitness room, and retail storefronts along Central Avenue. These amenities and establishments will promote the health and general welfare of the City. The intent of the form based code is to incentivize development that is pedestrian-focused, mixed-use, and designed to interact with the adjacent pedestrian realm. The proposed project includes vertical mixed uses, with storefronts that activate the pedestrian realm and create a space that promotes the quality of the health and safety of residents. Currently, the site is highly underutilized and consists of mostly vacant land, which is considered "blighted" by the Sycamore MRA plan. The development will provide needed housing for residents of nearby job centers at Presbyterian, UNM, and Downtown.

The Albuquerque Rapid Transit has proposed a stop near the intersection of Cedar Street and Central Avenue, just one block from the subject site. Residents 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 River. This will directly promote the health and general welfare of residents. Access into the parking structure for the proposed development will be via a security gate that will ensure safety for residents and guests to the community.

Nine direct access units will front Copper Avenue and Sycamore Street and will create a better urban environment by minimizing the setback and having access to the units directly onto the street. Along Central Avenue, the retail storefronts, lobby, and fitness gym will activate the street and create a thriving pedestrian realm along this important corridor. Overall, the proposed development will enhance the general welfare of the City by providing quality, dense housing and neighborhood-level retail establishments in an urban area of town. The larger "Highlands" project will provide an important link between UNM and Edo that will benefit the City as a whole.

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 proposed zoning is appropriate at this location. 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 surrounding urban context of the area validates and 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 (north) is located in the Sector Plan's transition areas. The site will provide an appropriate transition between Central Avenue and the medium density residential development to the north. The use permitted within the existing CMU zone does not change, thus ensuring the stability of the neighborhood.

The request achieves land use stability because the requested zoning is focused more on design than use. The 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.

The proposed change is not in conflict, significant or otherwise, with adopted elements of the Comprehensive Plan, any City Master Plans or any privately developed area plans as discussed in the policy analysis above. The proposed change along with the proposed project furthers numerous policies within the Comprehensive Plan and also complies with the Sunport Boulevard Design Overlay Zone and Sunport Park Master Plan.

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 adjacent to Central Avenue. The City is currently investing in the development of the A.R.T. Regional Transit project. This project is immediately adjacent to the subject

property and is be designed as a transit-oriented development (T.O.D.) The A.R.T. project represents a significantly changed condition supporting this new mixed-use, urban project in this location.

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 storefronts, and hides parking within an enclosed parking garage. The pedestrian realm will feature benches, street trees, and other landscape design that will provide a buffer from the adjacent roadway and add a street presence to the currently blighted and barren area. Direct access units will have direct access to Sycamore Street and Copper Avenue and provide a greater sidewalk presence. The current CMU zoning would not allow for the building and site design described. The Mixed Use (MX) sub-zone 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 provided a mixed-use project that will feature 228 high-density residential units and 4,000 square foot of retail space.

The site is located one block away from the new Albuquerque Rapid Transit, with a stop located at the corner of Spruce Street and Central Avenue. The 66 bus route will operate concurrently with the Albuquerque Rapid Transit 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. Future residents will have multiple transit options to connect them to various job centers and entertainment areas around the City. Providing high density housing adjacent to the transit facilities is more advantageous to the community.

The proposed zone change will allow for a development that will create quality housing for employees of Presbyterian, UNM, Downtown, and other important job centers in the area. The area is in need of multi-family options. This is proven by recent Nob Hill, University, and Downtown multi-family developments that are seeing strong leasing rates. Nearby multi-family developments such as Platinum and the Imperial Building had strong pre-leasing activity prior to the grand opening, proving that the area is in strong need of multi-family housing options. The proposed zone change will allow for an appropriately located development that will help meet this need.

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 zoning and related project is more advantageous to the community.

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

The Form Based Code – MX zone prohibits most harmful uses, including adult amusement entertainment and adult store, most heavy manufacturing, and automobile dismantling yard, to name a few. The proposed uses are allowed in the existing zone, but the MX zone does allow for more uses. The proposed development will be a mixed-use community and by nature of this use and design will not be harmful to the adjacent property, neighborhood, or community.

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 and take advantage of the City's current investment in the Central Avenue corridor and the A.R.T. project.

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.

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 and that in itself is not sole justification for this zoning request. The Mixed-Use (MX) zone will allow for a multi-use building 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 uses will serve the strong demand for quality housing and services coming from employees at nearby job centers, such as Presbyterian, UNM, and Downtown.

The proposed mixed uses are allowed under the existing zoning, and the request 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 will allow the applicant more flexibility to design the project to facilitate realization of the Comprehensive Plan, Sector Development Plan, and MRA Plan's goals and policies. This zone enhancement does not specifically change the underlying allowed use, but rather enhances the underlying zoning with a higher level of custom design which is imperative to the creation of a high-quality, urban mixed-use environment.

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 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 surrounding properties, and the request would not result in a strip of land along a street, so the request will not create strip zoning.

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 2.85 acres in size. The applicant is proposing to combine all existing lots along with vacated allies and a portion of Spruce Street to create a single tract for development of a large mixed use building. 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 2.85 acre subject site is generally an entire block in size located on the west side of Sycamore Street between Central Avenue and Copper Avenue and stretching west to the new relocated location of Spruce Street. The applicant is proposing to develop a mixed use community with 228 dwelling units in a 5-story building over a 2-story structured parking garage along with 4,000 square feet of retail space located on the ground floor at the north east corner of Central Avenue and Spruce Street. Nine of the residential units would have direct access onto Sycamore Street and Copper Avenue, creating the required direct pedestrian connections into the building from those sides.

In addition to the retail space, the apartment lobby, leasing office, and fitness center will face Central Avenue with entrances into the lobby and leasing office directly from the pedestrian realm.

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, 12,436 square feet are required. The applicant is proposing 16,135 square feet of private balconies for the residential units and 33,070 square feet in larger shared rooftop patio spaces. The total of 49,205 far exceeds the minimum requirement.

Vehicular Access, Circulation and Parking

There is one primary vehicular access point for the development at the relocated intersection of Central Avenue and Spruce Street. This location will be a shared access for this development along with future commercial development on the property to the west of the subject site. From this entrance there will be access to the retail parking and the residential parking, which will be separated. The retail parking will have four spaces outside of the garage and 28 spaces located in the parking structure. The residential parking will be gated with limited access for residents. Seven parking spots will be located in a surface parking area just beyond the gate and approximately 320 spaces within the parking garage, though the numbers on the site plan appear to be off by one or two, so a recommended condition of approval is to make sure the numbers are all correct.

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 square footages, the 4,030 square foot retail portion requires 5 spaces and the 255,073 square foot residential portion of the project requires 256 for a total of 261. The Form Based Code also utilizes a reduction for proximity to transit of 15% bringing the total requirement down to 222 spaces. Given this requirement, the site is significantly over the minimum required parking. Eight accessible spaces are provided, as required.

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 is planned just west of the subject site between Spruce Street and 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.

In addition to the sidewalks along street frontages, a pedestrian connection is proposed on the west side of the subject site from Copper Avenue to the intersection of Spruce Street and Central Avenue. This connection will allow residents from the neighborhood to the north to access the planned Albuquerque Rapid Transit station, as well as the future commercial development.

Walls/Fences

A wrought iron fence is proposed around the gated residential parking entrance area, and is permitted by the requested form based zone. No other walls or fences are proposed with the exception of a screen wall for the proposed Solid Waste dumpster. The applicant is proposing this dumpster location to cross a property line and be shared with the adjacent property. Notes have been added stating this intention and the intent to get any easements as necessary to implement this intent. Solid waste must approve of the location and sign off on the Site Development Plan prior to the applicant obtaining a building permit.

Lighting and Security

While no lighting is shown on the Site Development Plan for Building Permit, 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. A general note has been added to the Site Development Plan referencing these requirements, though staff has included a recommended condition of approval to add more specifics with regard to the applicable sections of the Zoning Code mentioned.

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. Primarily, the overall landscaping requirement is for 10% of the net lot area rather than 15%. As such, 2,994 square feet of landscaping is required. The applicant has proposed 17,686 square feet, including the landscaping on the rooftop patio spaces, which far exceeds the minimum requirement. Street trees must be provided along all street frontages with one tree per 25 feet of street frontage. 41 trees are proposed to meet this requirement. Parking lot trees are proposed in the small surface parking areas at the western edge of the building.

Grading, Drainage, Utility Plans

The subject site currently slopes from east to west, but the proposed parking structure will be built into this grade so that it is mostly buried on the eastern edge of the property. The 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 for this application is a flex building (or standard rectangular urban building form) with storefront, café, and stoop frontages. The proposed building is generally 4-stories above a two-level parking structure with 5th story penthouse units in the corners. This additional height helps the project meet the corner lot

requirements of the form based zone. At its highest point above average grade, the building is nearly 78 feet tall, which is above the maximum allowed by the SU-1 for MX form based zone. The base height allowed is 60 feet with a 20% bonus for being adjacent to designated transit corridors for a total allowed height of 72 feet. The remaining 6 feet must be approved as a modification of the dimensional standards by the Environmental Planning Commission.

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, including the changes in plane created by the proposed rooftop patio spaces.

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 Sycamore and Copper Avenue street frontages, meaning that the EPC should determine if the request to modify the requirements is appropriate for this request.

The request meets the general requirements for 20 percent upper floor glazing and 50 percent glazing on storefront frontage types on the ground floor along Central Avenue.

Signage

Basic proposed signage is shown in the plans, including two building-mounted blade type signs. A note has been added to the plans to ensure that future approvals for signs are done in accordance with the regulations of the Form Based Zones Section of the Zoning Code 14-16-3-22, which also references the C-1 zone.

Modifications

As described earlier, the request does not meet the dimensional requirements of two items including height for one portion of the building and percentage of shading elements along Sycamore and Copper. 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.”

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.

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 hotel two blocks west of the subject site. Attendees of 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 the 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.

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 2.85 acre site located on Sycamore Street between Central Avenue and Copper Avenue. The applicant is proposing to replat the subject properties with a vacated portion of Spruce Street and alleyways to create a single tract to develop with a mixed use building containing 228 dwelling units and approximately 4,000 square feet of retail.

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, and this is reiterated by Form Based Zones Section 14-16-3-22(A)(5) Development approval process. 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 two modifications based on the design differing from the minimum requirements with regard to height and shading elements. It is up to the EPC to make a determination on those modifications.

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

FINDINGS - 16EPC-40084 – 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 Lots A-1, A-2, 4 through 12, Block 6, vacated portions of Spruce Street, alleyways within Blocks 5 and 6, and a portion of Lots 1 and 12, Block 5, Brownell and Lails Highland Addition located on Sycamore Street NE between Central Avenue and Copper Avenue NE containing approximately 2.85 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 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.
6. 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 uses proposed are similar to those allowed by the existing underlying and surrounding zoning and development. The proposed zone requires approval of a Site Development Plan for Building Permit, 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, improve the pedestrian experience, and create a transition between Central Avenue and the hospital to the neighborhood to the north. 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 access on all sides, and an improved pedestrian realm.

Policy II.B.5.h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers.
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The request furthers Policy II.B.5.h because the subject site is located with excellent access to the major street network, specifically to Central Avenue and Interstate 25, as well as quality public transit options. The neighborhood already has a mixed density and mixed use pattern with both single-family and multi-family housing, as well as more commercial mixed use along Central Avenue including the existing zoning of the subject site.

Policy II.B.5.i: 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.i 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, balconies, and glazing to create more detailed, attractive façades. Improvements to the pedestrian realm along all street frontages including quality paving, patio seating areas, street trees, and multiple building entrances 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 housing and retail options 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 housing and retail, as well as provide an upgraded streetscape and pedestrian

connections to transit that strengthens a link with the hospital and other facilities located along Central Avenue.

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 shows substantial landscaping surrounding the development in and outside of the public rights-of-way that will improve the pedestrian realm and also function as a buffer to the existing developments to the north and east.

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.c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The request furthers Policy II.D.4.c because the proposed zoning has no density limits and the project will add 228 dwelling units immediately adjacent to a major transit corridor. The proposed form based zone and related design standards and Site Development Plan ensure that the development and number of dwelling units are appropriately sited so the adjacent neighborhoods are not destabilized by the additional dwellings.

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 western edge of the building is included to provide access from the neighborhood to the north to the relocated, signalized intersection of Spruce Street and Central Avenue. These pedestrian improvements will connect to the proposed direct access units, entrances to commercial spaces, and public transit stops thus integrating the pedestrian experience into the development itself.

Housing: The goal is to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing. Applicable policies identified by the applicant include:

Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

*The request **further**s Policy II.D.5.b because the proposed development will replace blighted property with new housing. The proposed housing will provide a variety of options for future residents in a building constructed of quality materials with proper relation to the street and pedestrian realm, and including amenities such as balconies, patios, a pool, and fitness center.*

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 **further**s Policy II.D.6.a because the proposed mixed use zoning allows for a variety of residential and commercial options that will provide for a variety of jobs utilizing different skill and salary levels including leasing managers, maintenance workers, retail employees, and construction labor to start. These jobs will be located in a convenient area in proximity to various public transit options.*

7. The request **further**s the following applicable goals and policies of the University Neighborhoods Sector Development Plan:

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

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

Goal 3: Encourage infill residential construction in appropriate places.

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 **further**s 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 retail options for the surrounding neighborhood.*

The request furthers Goal 3 because the proposed project will provide infill residential construction in an appropriate location with access to the major street network and a variety of public transit and non-motorized transportation options.

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

The request furthers Goal 5 by adding additional residents to the area who will patronize existing businesses. In addition, the proposed mixed use project includes a retail space that will add to the business mix of the area.

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 residents and customers 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.

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

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 will be mixed use and appropriately buffered. Parking will be located within a screened structure and rooftop patio spaces with help reduce the mass of the upper portion 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 create a new mixed use development adjacent to Central Avenue that will serve the existing neighborhood, new residents, and the employee population including those at Presbyterian Hospital.

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 code requires a high degree of design consideration. A Site Development Plan for Building Permit that is being reviewed concurrently with the request for the change in zoning ensures that the proposed development is reviewed against the design standards and meets 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 a building relates to it and associated pedestrian improvements. The Central Avenue street frontage will have multiple entrances, storefronts with glazing, and landscaping improvements to ensure pedestrian orientation.

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 certain uses from the existing neighborhood to the north. Parking will be screened within a structured garage and the commercial retail space 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.

9. 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 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 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 6 through 8.
- 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 policies of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan showing that the proposed zoning and related 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 proposed mixed uses are allowed under the existing zoning, and the request 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 surrounding properties, and the request would not result in a strip of land along a street, so the request will not create strip zoning.
10. 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 hotel two blocks west of the subject site.

11. According to the facilitator's report, most concerns were addressed with one outstanding related to architecture, primarily with regard to the hotel project. No written comments have been submitted with regard to this application. No known opposition to the request exists.

RECOMMENDATION - 16EPC-40084 – February 9, 2017

APPROVAL of 16EPC-40084, a request for Sector Development Plan Map Amendment from SU-2 CMU to SU-2/SU-1 for MX for Lots A-1, A-2, 4 through 12, Block 6, vacated portions of Spruce Street, alleyways within Blocks 5 and 6, and a portion of Lots 1 and 12, Block 5, Brownell and Lails Highland Addition, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL – 16EPC-40084 – 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-40083 – February 9, 2017 – Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Lots A-1, A-2, 4 through 12, Block 6, vacated portions of Spruce Street, alleyways within Blocks 5 and 6, and a portion of Lots 1 and 12, Block 5, Brownell and Lails Highland Addition located on Sycamore Street NE between Central Avenue and Copper Avenue NE containing approximately 2.85 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 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.
6. 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, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan.
7. The applicant is proposing to replat the existing lots along with vacated Spruce Street right-of-way and alleys into a single tract for the purpose of developing a mixed use development containing 228 dwelling units and approximately 4,000 square feet of retail.
8. 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.
9. There appear to be minor discrepancies between the site plan, landscape plan, and elevations with regard to the exact entrance locations of the direct access units along Sycamore Street and Copper Avenue that need clarification.
10. The applicant has requested modification to height and shading requirements of the Form Based Zones Section of the Zoning Code. 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 and zoning and Site Development Plan for Building Permit approval for a hotel two blocks west of the subject site.
12. According to the facilitator's report, most concerns were addressed with one outstanding related to architecture, primarily with regard to the hotel project. No written comments have been submitted with regard to this application. No known opposition to the request exists.

RECOMMENDATION – 16EPC-40083 – February 9, 2017

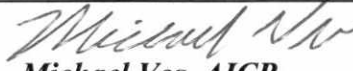
APPROVAL of 16EPC-40083, a request for Site Development Plan for Building Permit for Lots A-1, A-2, 4 through 12, Block 6, vacated portions of Spruce Street, alleyways within Blocks 5 and 6, and a portion of Lots 1 and 12, Block 5, Brownell and Lails Highland Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16EPC-40083 – 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. In the site plan legend, the parking space descriptor “NO. OF RETAIL SPACES” shall be updated to reflect what the number is actually for rather than retail spaces.
 - b. Under Development Data, Building Height, the allowed height bonus descriptor shall be updated to reflect the bonus being given for location along a “major transit corridor.”
 - c. Under Development Data, Density, the descriptor of “DUNITS” shall be changed to either “Dwelling Units” or “DUs.”
 - d. The number of parking spaces shown on the plans and the number in the parking space requirements table do not appear to match exactly and shall be updated accordingly.
 - e. On the West Elevation, a keynote (#3) shall be added for the proposed sign location at the corner of the building.
 - f. On the Pedestrian Realm Exhibits, please update the wording of the L/S Area adjacent to the building to “Frontage Zone” and the L/S Area adjacent to the roadways as “L/S and Edge Zone.”
4. General note #5 regarding lighting shall be updated to include specific references to applicable code section 14-16-3-22(C)(6) where the requirements are found.
5. A location for the site directory map shown on sheet A1.21 (3 of 13) shall be identified on the site plan.
6. The site plan, building floor plans, and landscape plan shall be updated to ensure all direct access units and entryways along Copper Avenue and Sycamore Street have a paved pedestrian connection to the adjacent sidewalk. Specifically, one entry facing Sycamore Street appears to be blocked by landscaping, which should be corrected.

7. The signage note on the building elevation sheets 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).
8. The shading requirements note on the building elevations should be updated to include reference to the request for medication similar to what was noted on the site plan for the modification to building height.
9. 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.
10. Transportation Development Conditions:
 - a. 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).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 - c. Developer shall obtain approval of Traffic Circulation Layout (TCL) for the parking areas prior to DRB.
11. 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.
12. The replat of the subject site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

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


**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. A 20% increase in building height is allowed at building permit under section 14-16-3-22(A)(6)(b)1.

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

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. Like how the site fronting Copper is very residential facing residential.
2. Like how the site fronting Sycamore is very residential facing residential and commercial.
3. Like the commercial fronting Central.

CITY ENGINEER

Transportation Development

16EPC-40083 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. Developer shall obtain approval of Traffic Circulation Layout (TCL) for the parking areas prior to DRB.

16EPC-40084 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- 40083 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. Currently, the Water Authority and the developer have been coordinating the status of the existing 16" transmission line along Spruce St. as there is discussion that this line can be abandoned/relocated as it does not serve a purpose between Spruce St. and the abandoned Yale Reservoir. Water Authority crews are to determine if valve #241 located along the 16" transmission line along Spruce St., just north of Central Ave. can be shutoff to abandon the 16" transmission line along Spruce St. and ultimately, east to the Yale Reservoir.
 - i. If crews are able to shutoff valve #241, the developer will then be responsible for a line stop along the 16" transmission line near the Spruce St./Copper Ave. intersection to abandon the segment of 16" transmission line along Spruce St.
 - ii. If crews are unable to shutoff valve #241, there could be a possibility for the Water Authority to shutoff alternative valves and/or install a line stop to essentially abandon the 16" transmission line along Spruce St.
 - iii. The above items are currently in discussions.
 - c. 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-40084 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) Drain for compactor, guide rails, stop plate, ballards min 2' below and 4' above.
- 2) If dumpster will be serviced by SWMD it must be placed on casters, or enclosure will have to be placed in a different location, due to curb blocking access to dumpster.
- 3) Need a site plan to scale to show all entrances with exits, and dimensions.

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. 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

- a. The request for development of 74 residential units in this area will have impacts to the Monte Vista Elementary School, Jefferson Middle School, and Albuquerque High School. Currently, Monte Vista Elementary School is exceeding capacity. Jefferson Middle School and Albuquerque High School have excess capacity to accommodate growth.

- Residential Units: 228
- Est. Elementary School Students: 58
- Est. Middle School Students: 25
- Est. High School Students: 25
- Est. Total # of Students from Project: 108

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

School Capacity

Loc No	School	2016-17 40th Day	Capacit y	Space Available
312	Monte Vista	494	447	<u>-47</u>
425	Jefferson MS	850	1039	189
590	Albuquerque HS	1803	1900	97

- Monte Vista Elementary is located in an established area of the City. It has a high rate of transfer student enrollment. In the future, if overcrowding is realized from the subject development, APS will modify its student transfer policy to Monte Vista to accommodate residential students.
- To address future overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools:
 1. Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
 2. Improve facility efficiency (short term solution)
 - a. Schedule Changes

- i. Double sessions
 - ii. Multi-track year-round
 - b. Other
 - i. Float teachers (flex schedule)
- 3. Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- 4. Combination of above strategies
- **All planned additions to existing educational facilities are contingent upon taxpayer approval.**

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

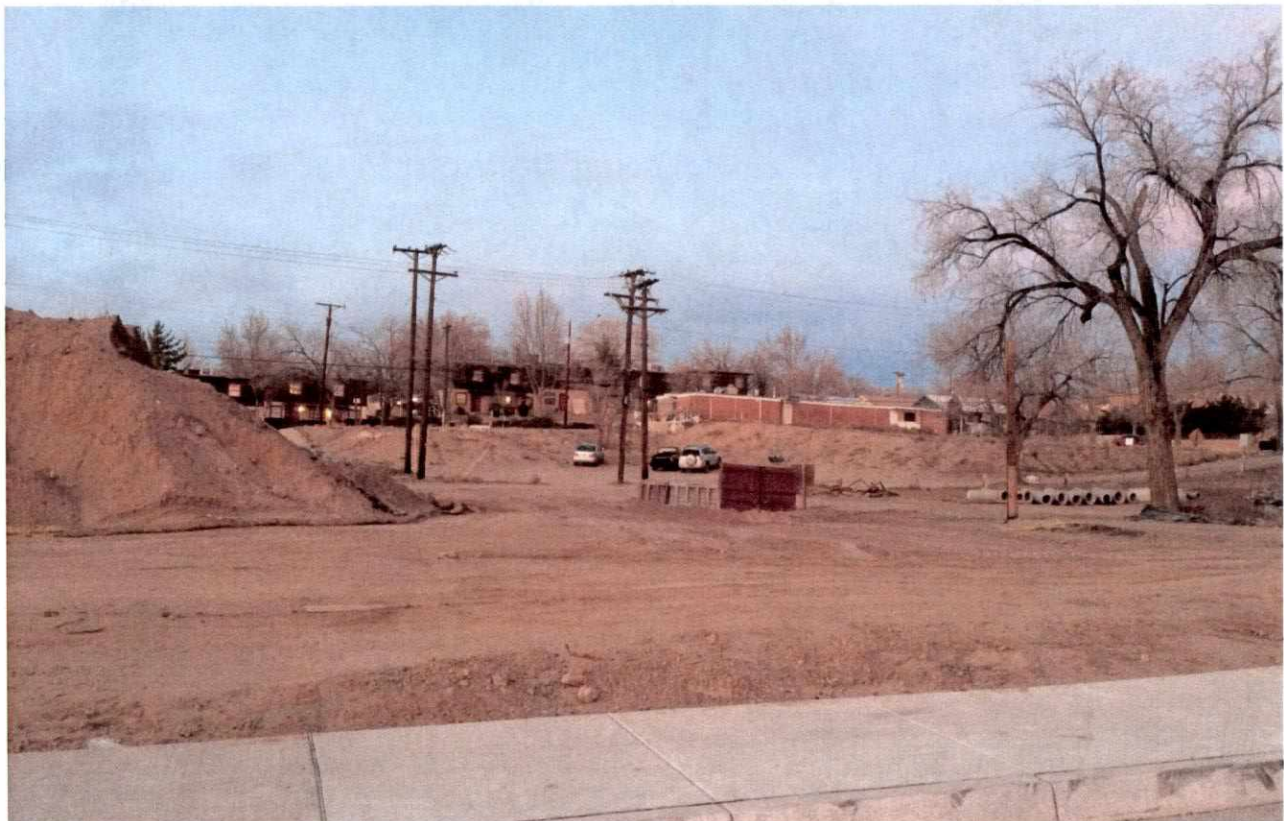
Conditions for Approval for Project #1010879 Site Development Plan for Building Permit and Sector Development Plan Map Amendment (Titan Development - Broadstone at Central Avenue between Spruce and Sycamore Streets NE) 16EPC-40083; 16EPC-40084

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 east across the subject site from the relocated intersection of Spruce Street and Central.

Viewing north across the subject site from Central Avenue.





Viewing east across the subject site from Sycamore Street showing the elevation change on the site.

Viewing south across the subject site from Copper 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 *[Signature]*

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.

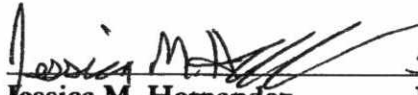
Title/ Subject of Legislation: B & L's Highland Addition Vacation , Project# 1010803 / 16DRB-70111 VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION FOR APPROVAL

Approved:



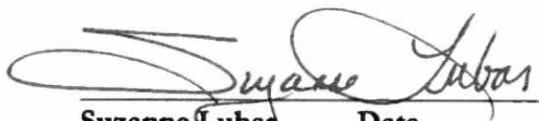
Robert J. Perry 5/20
Chief Administrative Officer Date

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, Brownell & 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



Supplemental Form (SF)

SUBDIVISION	S Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action		
<input type="checkbox"/> Vacation	V	<input checked="" type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
	P	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN		
<input type="checkbox"/> for Subdivision		
<input checked="" type="checkbox"/> for Building Permit		
<input type="checkbox"/> Administrative Amendment (AA)		
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)		
<input type="checkbox"/> IP Master Development Plan	D	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning PHONE: 505-764-9801
ADDRESS: 302 8th St NW FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cpc@consensusplanning.com
APPLICANT: TITAN DEVELOPMENT / CEDAR INVESTMENTS, LLC PHONE: 505-998-0163
ADDRESS: 6300 RIVERSTONE PLAZA LN NW #200 FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: jrogers@titandevelopment.com
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: SECTOR PLAN MAP AMENDMENT AND SITE PLAN FOR BUILDING PERMIT APPROVAL

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. SEE ATTACHMENT Block: Unit:
Subdiv/Addn/TBKA: SEE ATTACHMENT
Existing Zoning: SU-2 for CMU Proposed zoning: SU-2/SU-1 for MX MRGCD Map No.
Zone Atlas page(s): K-15 UPC Code:

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1010879

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☒ NO
No. of existing lots: 12 No. of proposed lots: 1 Total site area (acres): 2.85
LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE
Between: SPRUE ST and SILAMORE ST
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 10-25-16

SIGNATURE [Signature] DATE 12-29-2016
(Print Name) James K. Strozier, AICP Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

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

Application case numbers

16 EPC - 40083
40084

Action

SOP
ASDM
CME
ADV

S.F.

Fees

\$385.00
\$350.00
\$50.00
\$75.00
Per MV
Total 11/11/17
\$860.00

Hearing date

Feb. 9, 2017 10/11/15
12-29-16
Staff signature & Date

Project #

1010879

Revised: 11/2014

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS☐ **ANNEXATION (EPC08)**

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

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

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

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

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

☒ **AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**☐ **AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

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

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

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

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

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



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

Application case numbers
116EPC - 40084

Revised: June 2011
[Signature] 12-29-16
Staff signature & Date
Project # 1010879

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. Strozier, AICP

Applicant name (print)

12-29-2016

Applicant signature / date



Form revised November 2010

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

Application case numbers

16 - EPC - 40083

12-29-16

Planner signature / date

Project #: 1010879

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

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

CURRENT:

ZONING SU-2 for CMU
PARCEL SIZE (AC/SQ. FT.) 2.85 acres

LEGAL DESCRIPTION: SEE ATTACHMENT # 1

LOT OR TRACT # _____ BLOCK # _____
SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION []

SITE DEVELOPMENT PLAN:

ZONE CHANGE ☒: From SU-2 for CMU To SU-2/SU-1

SUBDIVISION* [] AMENDMENT []

SECTOR, AREA, FAC, COMP PLAN [] for MX

BUILDING PERMIT ☒ ACCESS PERMIT []

AMENDMENT (Map/Text) []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

OF UNITS: 228 + 4,000 sq ft of retail

NEW CONSTRUCTION ☒

BUILDING SIZE: ~80,000 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT []

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

APPLICANT OR REPRESENTATIVE Sl Perkins DATE 12/16/16

(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:

Thresholds not met and Form based code exempts TIS requirement.

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

12/16/16
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

Revised January 20, 2011

CEDAR INVESTORS, LLC

May 24, 2016

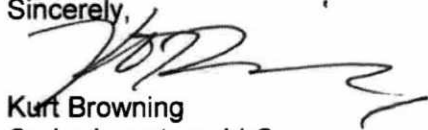
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

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

Sincerely,



Kurt Browning
Cedar Investors, LLC
c/o Titan Development



PLANNING

CONSENSUS

January 26, 2017

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

Re: Titan Presbyterian East 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 block located between Central Avenue and Copper Avenue, and Sycamore Street and the future realignment of Spruce Street. The legal description is Lots A1, A2, 4-12, and vacated portions of Spruce Street and alleyways within Block 6 and a portion of Lots 1 and 12 and vacated portions within Spruce Street and alleyways of Block 5 of the Brownell and Lails Highland Addition containing approximately 2.85 acres. 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 an appropriate place for redevelopment and investment.

SITE



PRINCIPALS

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

EXISTING CONDITIONS

Approval of this Sector Plan Map Amendment and Site Plan for Building Permit request will allow for infill development of a high density and mixed-use multi-family community with street level retail and structured parking. The proposed



CONSENSUS

PLANNING

development will serve the strong housing demand generated from nearby job centers, such as Presbyterian, the new Innovation District, Downtown, EDo, and UNM. The proposed community will replace a site that previously consisted of three vacant buildings, which are being razed.

The site has recent case history. On June 20th, 2016, the City Council approved a Vacation of Public Right-of-Way for the alleys and Spruce Street (between Central Avenue and Copper Avenue) within the subject site (See EC-16-126). These R.O.W. vacations were coordinated with the A.R.T. design, specifically Spruce Street and the relocated signal at Central. The proposed development of this block is the second phase of a 5-block masterplanned re-development across Central Avenue from Presbyterian Hospital that will be made up of two multi-family communities, a hotel, and multiple retail and restaurant establishments.

The proposed development emphasizes the relationship between the building and the public street. The pedestrian realm bounding the building on all sides focuses on the pedestrian experience with enhancements to the wide sidewalks, lush landscaping, and overall beautification to the Sycamore Neighborhood. The Central Avenue street frontage will feature street level retail, lobby, fitness center, leasing office space, and a wide pedestrian realm complete with street furniture, unique hardscapes, and urban amenities. There will also be direct access units along Copper Avenue and Sycamore Street, four floors of residential units with two-story penthouse units, two levels of structured parking, and three large, outdoor, private amenity areas. Central Avenue is a principal arterial and is defined as a major transit corridor by the Comprehensive Plan that carries over 30,000 vehicles per day.

This project is being developed simultaneously with the Albuquerque Rapid Transit and we have worked closely with the A.R.T. project team. The site is directly adjacent to the Albuquerque Rapid Transit (A.R.T.) proposed station near the intersection of Spruce Street and Central Avenue. This nearby station will allow for easy access to this new transit line allowing future tenants to leave their vehicles behind for a modern-day transportation system.

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 to review the conceptual and more detailed plans for the project. They have provided feedback regarding the use, general layout, and pedestrian connections through the site. The proposed development has been positively received.

PROPOSED DEVELOPMENT

The proposed development will contain 228 units, which will be comprised of studios, and one, two, and three bedroom units. The project is proposed to include penthouse units that will be located at each corner of the building. The property will be accessed from the new private realignment of Spruce Street via Central Avenue. Residents and guests will park in a covered, 2-story parking garage that will be accessed from the west side of the building. Retail and guest parking will be public, while parking for residents will be accessed via a security gate. On-street parking is available along Spruce Street to the west, Sycamore Street to the east,



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and Copper Avenue to the north. The multi-family portion of the building will generally sit above the parking structure and is planned to be 4-stories tall with the additional penthouse units. Nine direct access units will be located along the north and east sides of the building and will have direct access onto Copper Avenue and Sycamore Street. All other units will be accessed via an interior hallway. The building will feature an extensive rooftop plaza and courtyard space above the parking structure, which will include a pool, landscaping, and amenity areas. The patio space will be visible from the interior units. Each of the interior and exterior facing units will have a small balcony to allow for views onto the street or rooftop plaza areas. Along Central Avenue, approximately 4,000 square feet of retail space with an expansive patio area, a lobby, and leasing office will have direct access onto the sidewalk. A private fitness center will also be located along Central Avenue, but will be accessed internally. These storefronts will create an inviting pedestrian environment by attracting people and promoting a walkable atmosphere. The retail storefronts will have outdoor patio areas for customers to enjoy the beautiful Albuquerque weather next to this modern, urban development.

The form of the proposed building is designed to interact with the adjacent street and sidewalks. This is accomplished through architectural design elements, such as a variety of building finishes, glazing, entryways, colors, and articulation. The larger building is designed to feel like a mixture of smaller buildings to the pedestrian, similar to how a typical urban residential street would feel. Various materials are used on portions of the building façade to provide visual interest while walking along Central Avenue. Awnings and other shading elements will also be used to give the building a pedestrian-centered design.

<u>Surrounding Zoning and Land Use</u>		
North	SU-2 MD-1	Single-Family, Multi-Family Residential
South	SU-2/SU-1	Hospital parking, commercial
East	SU-2 CMU & PR	Retail, restaurants, multi-family residential, single-family residential
West	SU-2 CMU	Vacant, to be developed with Retail/Restaurant



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Site Plan for Building Permit. The SU-1 Mixed Use Zone is specifically defined in the Form Based Zone of the Zoning Code (14-16-3-22).

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 and this will be the first form based zone in the City of Albuquerque. 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 housing to residents and visitors of Albuquerque, New Mexico.

Additionally, we are requesting a Modification to the allowed height within the Form Based Code – Mixed Use zone. The Form Based Code – Mixed Use zone allows a height of 60' with an additional 20% increase if the site is along a transit corridor, resulting in an allowed height of 72'. The proposed building will include penthouse units that will exceed this 72' height maximum, and per the Form Based Code we are required to get this modification approved through the Environmental Planning Commission. The building height will be a maximum of 74' from average grade at the southwest corner. As previously mentioned, the neighborhood associations have been involved in the planning process. During the summer of 2016, the developer positioned balloons on strings at the four corners of the proposed building and released them to their respective heights to show the Sycamore Neighborhood Association the proposed heights of the building. The neighborhood at the time was comfortable with the building heights and was appreciative of the exercise undertaken by the developer.

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 requested zone change and Site Development Plan generally does not change the allowed uses on the site, but addresses how the building relates to the surrounding environment. The proposed uses are allowed in the existing zone, but the MX zone does allow for more uses. The proposed development will offer an outdoor rooftop plaza, fitness room, and retail storefronts along Central Avenue. These amenities and establishments will promote the health and general welfare of the City. The intent of the form based code is to incentivize development that is pedestrian-focused, mixed-use, and designed to interact with the adjacent pedestrian realm. The proposed project includes vertical mixed uses, with storefronts that activate the pedestrian realm and create a space that promotes the quality of the health and safety of residents. Currently, the site is highly underutilized and consists of mostly vacant land, which is considered "blighted" by the Sycamore MRA plan. The development will provide needed housing for residents of nearby job centers at Presbyterian, UNM, and Downtown.*

The Albuquerque Rapid Transit has proposed a stop near the intersection of Cedar Street and Central Avenue, just one block from the subject site. Residents 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 River. This will directly promote the health and general welfare of residents. Access into the parking structure for the proposed development will be via a security gate that will ensure safety for residents and guests to the community.

Nine direct access units will front Copper Avenue and Sycamore Street and will create a better urban environment by minimizing the setback and having access to the units directly onto the street. Along Central Avenue, the retail storefronts, lobby, and fitness gym will activate the street and create a thriving pedestrian realm along this important corridor. Overall, the proposed development will enhance the general welfare of the City by providing quality, dense housing and neighborhood-level retail establishments in an urban area of town. The larger "Highlands" project will provide an important link between UNM and EDo that will benefit the City as a whole.

- 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 proximity to Central Avenue, Downtown, and UNM justify a greater height, density, and design standards that promote a greater urban design. The zone change to a Form Based Zone will not change the allowed use at the site, but will allow for a more creative and urban configuration.*

The proposed zoning is appropriate at this location. 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 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 (north) is located in the Sector Plan's transition areas. The site will provide an appropriate transition between Central Avenue and the medium density residential development to the north. The use permitted within the existing CMU zone does not change, thus ensuring stability of the neighborhood.

- 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.



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 neighborhood values, surrounding development, and Central Avenue. Located within the designated Central Urban Area of the City, the subject site is a suitable location for this dense, mixed-use development. The proposed development will create an appropriate transition from Central Avenue to the medium-density Sycamore neighborhood to the north. Additionally, the proposed development will respect existing neighborhood values by developing an underutilized property into a mixed-use development that directly furthers the goals of associated neighborhood level plans, such as the University Neighborhoods Sector Plan and Sycamore Metropolitan Redevelopment Plan.*

Since the underlying permissive use are not affected by the zone map amendment, the intensity of the land use is unchanged. This ensures that the project respects the neighborhood values and carrying capacity. The location of the proposed development is integral to the design and will offer quality housing and services to employees of nearby job centers, such as Presbyterian, UNM, the new Innovation District, and Downtown.

The architectural design and mass of the building will relate to the Presbyterian Hospital buildings across Central Avenue through the use of similar architectural materials along portions of the proposed building. A strong pedestrian realm along the south side of the building (north side of Central Avenue) will feature storefronts that activate the street front, include sitting areas for visitors, and buffering from moving vehicles on the adjacent Central Avenue. This design will enhance the resources of social and recreational concern. 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 has been recently upgraded to become more bicycle friendly.

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 site currently has three vacant structures, which are in the process of being demolished and will result in a vacant block. The alleys within the site were previously vacated by the City Council. The site will be adjacent to either already developed urban facilities, such as the Route 66 Diner and Presbyterian Hospital, or urban facilities that will be developed in the near future, such as the Highlands Broadstone multi-family project and planned Springhill Suites Hotel to the west.

The proposed development will keep with the character of the Sycamore Neighborhood and will be infill development in an area that was formerly underutilized. The site is also within a designated Metropolitan Redevelopment Area. The project will have storefronts along Central Avenue and nine direct access units, with street access along the north and east sides, to ensure the integrity of the existing neighborhood. These units will maintain the neighborhood feel and pedestrian focus for the area. The request maintains the integrity of the neighborhood by providing quality housing and needed services.

The Albuquerque Rapid Transit will offer service along Central Avenue with a stop one block south of the proposed development. Residents 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 h: Higher density housing is most appropriate in the following situations:

- In areas with excellent access to the major street network.

Applicant's Response: At 80 DU's per acre, the proposed development is located along Central Avenue, a designated major transit corridor, and three blocks from Interstate 25, this dense, urban project is more than appropriate at the site. The site not only has excellent access to the major street network, but is also located within one block of the new Albuquerque Rapid Transit project that will provide consistent transit service to residents and visitors at the site.

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 to complement the characteristics of the existing neighborhood. A large pedestrian realm is promoted through the Form Based Code and appropriate along Central Avenue. It will feature store fronts, sitting areas, and buffering from moving vehicles and will enhance the Central Avenue corridor. Building articulation, balconies, overhangs, railings, and glazing will eliminate large expanses of blank walls to give the building character. Structured parking will be completely shielded by storefronts and lobby areas, direct access units, and by way of grade. The plaza area above the structured parking will feature landscaping, common sitting areas, and entertainment for residents and visitors.



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. 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 mixed use redevelopment project that will strengthen the quality of the building stock in the community and help to replace blighted conditions found in the neighborhood.*

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 project will upgrade the existing housing stock in this older neighborhood. Located on Central Avenue, the project will help bridge the gap between Nob Hill and UNM with EDo and Downtown by providing quality residential and commercial services. The Albuquerque Rapid Transit will be located adjacent to the site with a stop at Cedar Avenue. The A.R.T. will connect residents to entertainment centers such as Nob Hill, Downtown, EDO, the new district on 1st and Central, and Old Town, and recreation opportunities in the foothills and at the Rio Grande. This subject development is part of a larger 5-block, mixed-use development that will feature two multi-family projects, a hotel, retail, and restaurants.*

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 to create an inviting pedestrian environment and act as a natural barrier between pedestrians and Central Avenue. The rooftop patio will feature trees, shrubs, and grasses that will help enrich this private space that will serve as a recreation, social, and entertainment space. 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 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

Applicant's Response: *The proposed development will have 80 dwelling units per acre, and is considered high residential density. The site is within one block of the new Albuquerque Rapid Transit and density is justified at this site due to the proximity of this transit line, as well as the 66 and 12 bus lines. Residents of this project will be encouraged to ride transit to reach major job and entertainment centers such as UNM, Nob Hill, Downtown, and Old Town.*

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

Applicant's Response: *The proposed site is part of a larger master planned re-development that will contain a network of public pedestrian connections, plazas, and traffic calming techniques, such as street trees, on-street parking, and wide sidewalks that will accommodate the pedestrian and cyclist. Specifically, a public pedestrian connection will connect the adjacent neighborhood to Central Avenue near the proposed entrance into the development aligned with Spruce Avenue. This important connection will provide residents to the north with direct access to Central Avenue, the A.R.T. stations, and services along the corridor. The Albuquerque Rapid Transit 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 connects 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.*

II-D-5 Housing

The Goal is to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

Policy b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

Applicant's Response: *The proposed multi-family community will feature 228 multi-family units that will provide housing for workers at nearby job centers. Nine of the 228 units are direct access units, which are accessed from the street level on the east and north side of the project. These units will provide a variety of urban housing options for future residents. The building will feature a variety of common finished materials, colors, and articulation to give the large structure the appearance of smaller, and more neighborhood scale buildings. First floor storefronts and direct access units*



that will provide a greater street level presence and activate the pedestrian realm.

The proposed development will not provide any affordable housing, but rather quality market rate units that will promote urban living conditions for employees of nearby job centers.

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 project will feature 4,000 square feet of retail space that will provide both jobs and services for residents along the Central Avenue corridor. Additionally, the multi-family community will hire leasing agents and maintenance workers to handle day-to-day activities at the property. These jobs will require a wide variety of occupational skills. Local construction labor and project managers will be prioritized in hiring for construction of the building. Between the retail and multi-family community, the project will employ approximately 47 Full Time Equivalent (FTE's) employees, with an additional 390 construction-related jobs on the front end.*

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 infill residential construction in appropriate places.
- 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 residential construction that will improve the existing conditions of the built environment and the quality of life of residents and workers in the Sycamore neighborhood. Currently, the subject property is highly underutilized. The proposed development will provide much needed multi-family residential units. 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, and nine direct access units that will have direct access onto Sycamore Street and Copper Avenue. The safety conditions of the area will be improved by an increased presence on the street level.*



The site will be mixed-use and include 4,000 square feet of retail space that will enhance the current minimal neighborhood-level business climate. The site is completely surrounded by existing and future development and is a part of a larger project aimed at redeveloping 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 a large hotel, retail and restaurants, and two multi-family communities. Residents and workers at the subject proposed multi-use community will have excellent access to the Albuquerque Rapid Transit stop which will connect them to employment, entertainment, and recreation centers.

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. The proposed project will be mixed-use featuring both retail and residential uses. The proposed development will provide much needed multi-family housing and services in this urban neighborhood and will be compatible with future planned uses along Central Avenue. The western edge of the property will have pedestrian connections from Copper Avenue to Central Avenue that will connect residents to retail and restaurant establishments and transit options along Central Avenue. 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 redevelop an underutilized 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.

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 is mixed-use and will feature 4,000 square feet of retail space along Central Avenue. Future establishments will provide needed services to residents and employees in the area. Five stories of residential units will be located above a 2-story parking garage and will be located at the edge of the pedestrian realm along Central Avenue.

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

Applicant's Response: The project will provide infill residential construction that will improve the existing conditions of the built environment and the quality of life of residents and workers in the Sycamore neighborhood. Currently, the subject property is highly underutilized. The proposed development will provide much needed multi-family residential units and retail establishments. The form based code and the Site Development Plan assures the development will be designed with the highest quality design and character, and will feature articulation and a variety of common façade finishes and colors that are consistent with the neighborhood.

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

Applicant's Response: The development will have storefronts and glazing along Central Avenue to encourage a pedestrian scale development, specifically at ground level. This will be accomplished by an active, large, and safe pedestrian realm that encourages walkability and outdoor activities.

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 site is partially located within the designated "transition area" and will act as an appropriate transition between Central Avenue and the moderately dense Sycamore neighborhood to the north. The project will feature a commercial area along the North side of Central Avenue and all parking will be shielded under the residential units in a structured, 2-story podium parking garage. This intentional design will ensure that neighbors to the north will not be effected by pedestrian and vehicular activity from the proposed development. Also, the two large courtyards located along Copper Avenue break up the façade of the north side of the building providing relief from the taller areas of the building. Direct access units along the north end of the project will increase the on-street presence along Copper Avenue, which has been shown to decrease potential criminal activities in the neighborhood. More eyes and activity on the street provides a more safe environment for pedestrians and residents by deterring potential criminal activity, similar to the use of proper lighting as a crime deterrent.

- 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 adjacent to Central Avenue. The City is currently investing in the development of the A.R.T. Regional Transit project. This project is immediately adjacent to the subject property and is be designed as a transit-oriented development (T.O.D.). The A.R.T. project represents a significantly changed condition supporting this new mixed-use, urban project in this location.

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 storefronts, and hides parking within an enclosed parking garage. The pedestrian realm will feature benches, street trees, and other landscape design that will provide a buffer from the adjacent roadway and add a street presence to the currently blighted and barren area. Direct access units will have direct access to Sycamore Street and Copper Avenue and provide a greater sidewalk presence. The current CMU zoning would not allow for the building and site design described. The Mixed Use (MX) sub-zone 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 provided a mixed-use project that will feature 228 high-density residential units and 4,000 square foot of retail space.

The site is located one block away from the new Albuquerque Rapid Transit, with a stop located at the corner of Spruce Street and Central Avenue. The 66 bus route will operate concurrently with the Albuquerque Rapid Transit 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. Future residents will have multiple transit options to connect them to various job centers and entertainment areas around the City. Providing high density housing adjacent to these transit facilities is more advantageous to the community.

The proposed zone change will allow for a development that will create quality housing for employees of Presbyterian, UNM, Downtown, and other important job centers in the area. The area is in need of multi-family options. This is proven by recent Nob Hill, University, and Downtown multi-family developments that are seeing strong leasing rates. Nearby multi-family developments such as Platinum and the Imperial Building had strong preleasing activity prior to the grand opening, proving that the area is in strong need of multi-family housing options. The proposed zone change will allow for an appropriately located development that will help meet this need.

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

Applicant's Response: *The Form Based Code – MX zone prohibits most harmful uses, including adult amusement entertainment and adult store, most heavy manufacturing, and automobile dismantling yard, to name a few. The proposed uses are allowed in the existing zone, but the MX zone does allow for more uses. The proposed development will be a mixed-use community and by nature of this use and design will not be harmful to the adjacent property, neighborhood, or 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.

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 and take advantage of the City's current investment in the Central Avenue corridor and the A.R.T. project.*

- 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.*

- 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 and that in itself is not sole justification for this zoning request. The Mixed-Use (MX) zone will allow for a multi-use building 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*



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than use. The proposed uses will serve the strong demand for quality housing and services coming from employees at nearby job centers, such as Presbyterian, UNM, and Downtown.

- I. A zone change request which would give a different zoning 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.

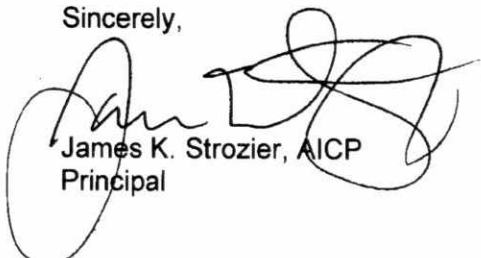
Applicant's Response: *The SU-1 for MX zone change will allow the applicant more flexibility to design the project to facilitate realization of the Comprehensive Plan, Sector Development Plan, and MRA Plan's goals and policies. This zone enhancement does not specifically change the underlying allowed use, but rather enhances the underlying zoning with a higher level of custom design which is imperative to the creation of a high-quality, urban mixed-use environment.*

- 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 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.*

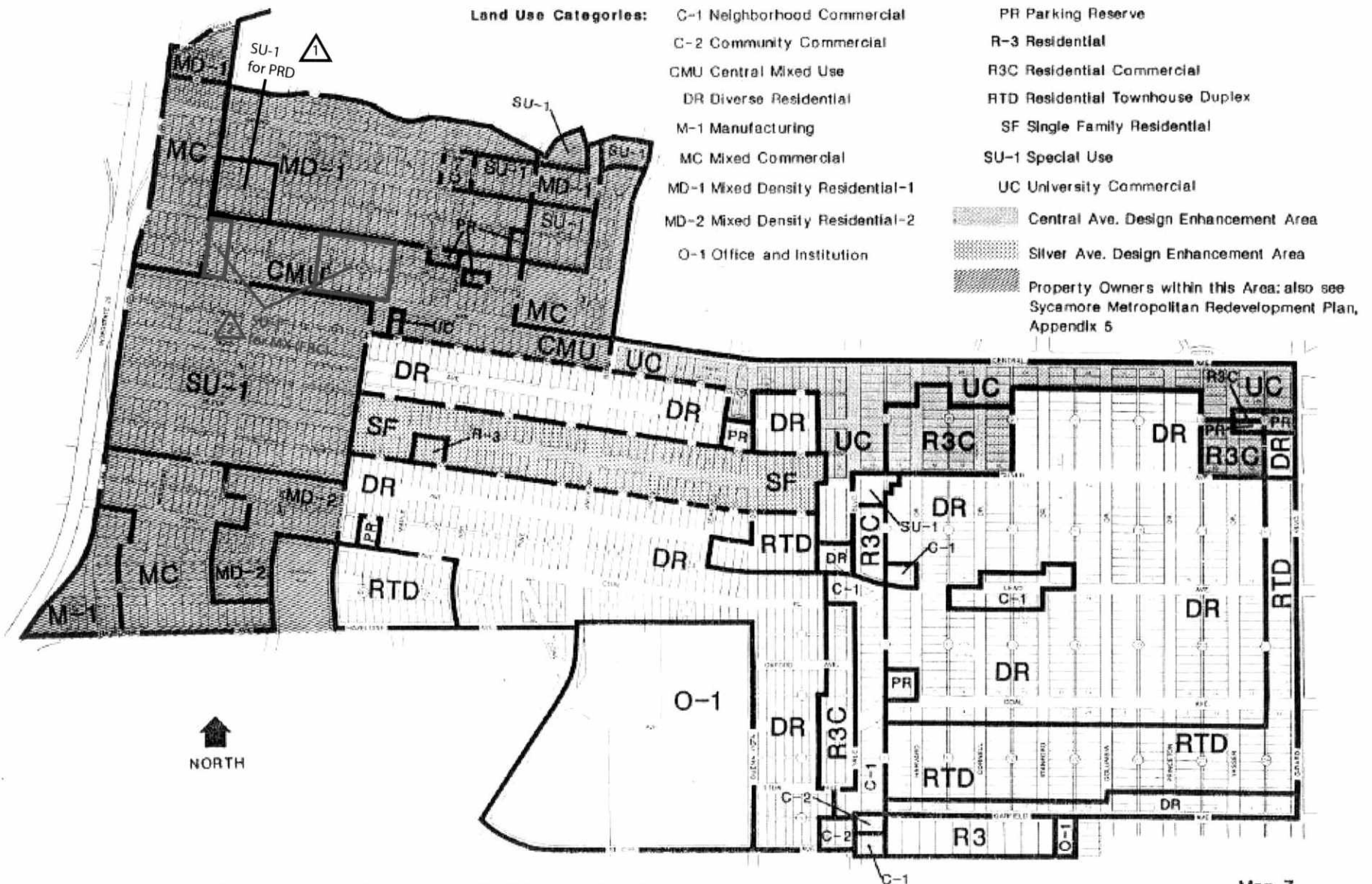
Based upon the facts presented, we respectfully request your review and approval of this Sector Plan Map Amendment and Site Development Plan for Building Permit.

Sincerely,


James K. Strozier, AICP
Principal

UNIVERSITY NEIGHBORHOODS

SU-2 ZONING



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 ALBUQUERQUE, NM 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 ATTACHMENT #1

Located On CENTRAL AVENUE
street name (ex. - 123 Main St. NW) or other identifying landmark
Between SYCAMORE STREET and
street name or other identifying landmark
COPPER AVENUE
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 19, 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 A1, A2, 4-12, AND VACATED PORTIONS OF SPRUCE STREET AND ALLEYWAYS WITHIN BLOCK 6 AND A PORTION OF LOTS 1 AND 12 AND VACATED PORTIONS WITHIN SPRUCE STREET AND ALLEYWAYS OF BLOCK 5 OF THE BROWNELL AND LAIS HIGHLAND ADDITION, LOCATED ON CENTRAL AVE BETWEEN SYCAMORE ST 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: sricdon@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. Zuevedo

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: _____ ONC Staff Initials: _____

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 2.85 acre site that is legally described as Lots A1, A2, 4-12, and vacated portions of Spruce Street and alleyways within Block 6 and a portion of Lots 1 and 12 and vacated portions within Spruce Street and alleyways of Block 5 of the Brownell and Lails Highland Addition. 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 (C-2) 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 mixed-use, urban multi-family community that will consist of studio, one- and two-bedroom, and brownstone units. The building will include approximately 4,000 square feet of retail space at the southwest corner of the building.

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, mixed-use 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, please contact me at (505) 764-9801.

Sincerely,

PRINCIPALS

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

James K. Strozier, AICP
Principal

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

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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.

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- 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?

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- 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

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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 that 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?

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- 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.

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- 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 **1011115**

Zone Atlas Page: K-15

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Central Ave. between Spruce St. & Sycamore St.

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:



1011115



Legend

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

Notes

Buffer: 193 ft.
row: Central Ave. 93 ft.

1:3,845

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
1/10/2017 © City of Albuquerque

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PINO CHRIS
8300 CARMEL AVE NE SUITE 201
ALBUQUERQUE NM 87122-3147

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

SPRINGER STEVEN G & TRICIA R
1213 COPPER AVE NE
ALBUQUERQUE NM 87106

HARRIS DALE E & WILLIS TOM M & CHRISTINE
M
1415 CENTRAL AVE NE
ALBUQUERQUE NM 87106

PRESBYTERIAN HEALTH PLAN INC
PO BOX 26666
ALBUQUERQUE NM 87125-6666

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

AHGHA MASSOUD & KATHLEEN
10804 FLORENCE AVE NE
ALBUQUERQUE NM 87122

DESACHY-GODOY ELVIRA
110 SYCAMORE NE
ALBUQUERQUE NM 87106

MCHENBURK PARTNERSHIP % BERGER BRIGGS
REAL ESTATE
DRAWER K
ALBUQUERQUE NM 87103

HAAS MARK
6801 JEFFERSON ST NE SUITE 100
ALBUQUERQUE NM 87107

KALAR BRENT
1207 COPPER AVE NE
ALBUQUERQUE NM 87106

KNADJIAN WILLIAM & ZABELLA CO TRUSTEES
KNADJIAN TRUST
1827 RITA DR NE
ALBUQUERQUE NM 87106

THEISEN HENRY L & CHRISTENSEN KRISTEN M
1209 COPPER AVE NE
ALBUQUERQUE NM 87106

MENDOZA JESSE G
P O BOX 40753
ALBUQUERQUE NM 87196

VIGLIANO RICHARD R
1205 COPPER AVE NE
ALBUQUERQUE NM 87106

SAMORA MANUEL & CECLIA
212 SYCAMORE ST NE
ALBUQUERQUE NM 87106

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

CENTRAL VENTURE PARTNERSHIP
1415 CENTRAL AVE NE
ALBUQUERQUE NM 87106

SYC LLC
1400 CENTRAL AVE SE
ALBUQUERQUE NM 87106

FREY JOHN R & KELLY B
6014 ASPEN AVE NE
ALBUQUERQUE NM 87110

PRESBYTERIAN HEALTH PLAN INC
PO BOX 26666
ALBUQUERQUE NM 87125-6666

HARPER SUSAN
44 PINON LN
PLACITAS NM 87043

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

Titian Development/Cedar Investors, LLC
6300 Riverside Plaza Ln. NW Ste 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
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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

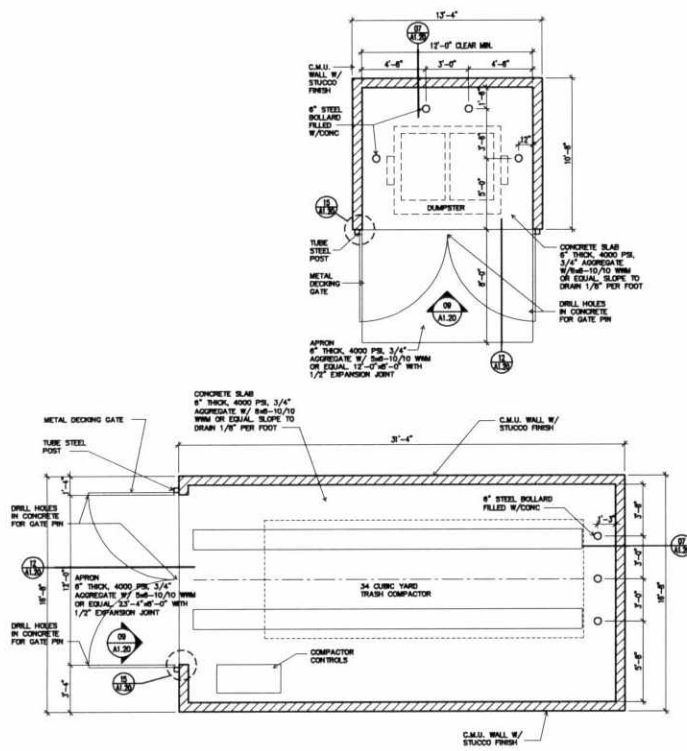
District 6 Coalition of N.A.'S
Gina Dennis
1816 Buena Vista Dr. NE Apt. 2
Albuquerque, New Mexico 87106

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

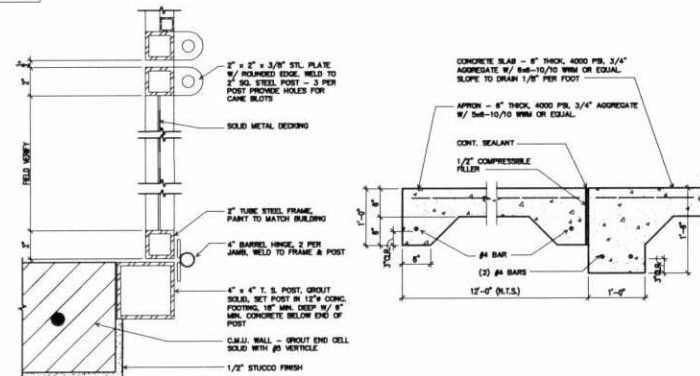


SITE PLAN REDUCTIONS

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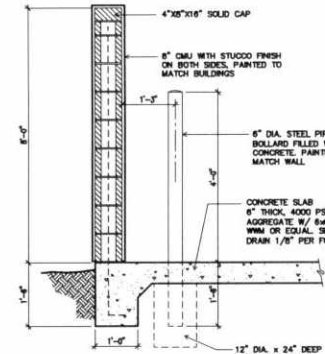


14 DOUBLE TRASH ENCLOSURE PLAN

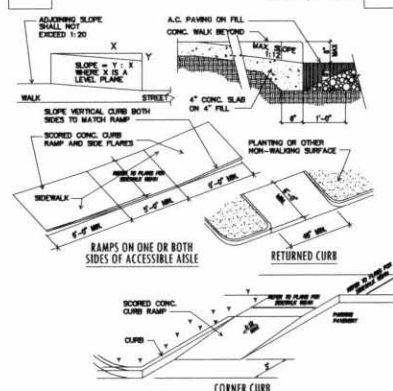


15 TRASH ENCLOSURE GATE

12 REFUSE ENCLOSURE SLAB JOINT



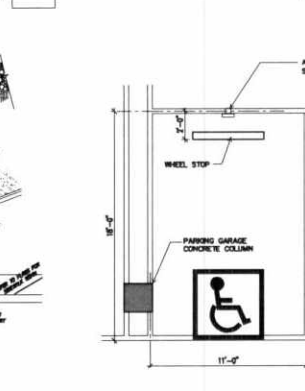
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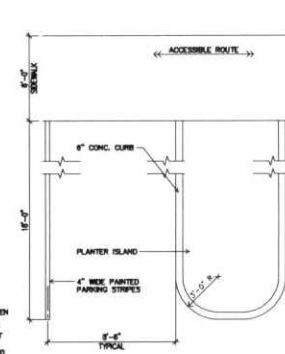
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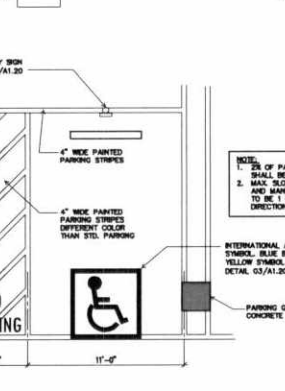
04 ACCESSIBLE PARKING SIGN



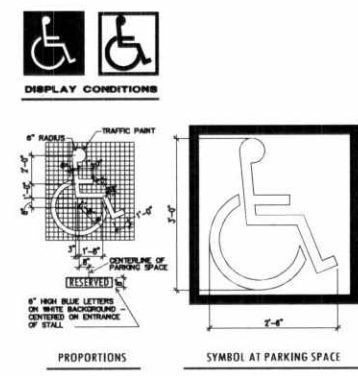
05 TYPICAL ACCESSIBLE PARKING STALL



01 TYPICAL PARKING STALL WITH ISLAND



05 TYPICAL ACCESSIBLE PARKING STALL



03 INTERNATIONAL SYMBOL OF ACCESSIBILITY

BROADSTONE
EAST-BLOCK

N.E. EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
ORB
Architecture, Inc.

WorldHQ@ORBArch.com



TITAN
DEVELOPMENT

ALLIANCE
RESIDENTIAL COMPANY

NOTES:

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2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SPECIFIC MATERIALS AND MANUFACTURERS.

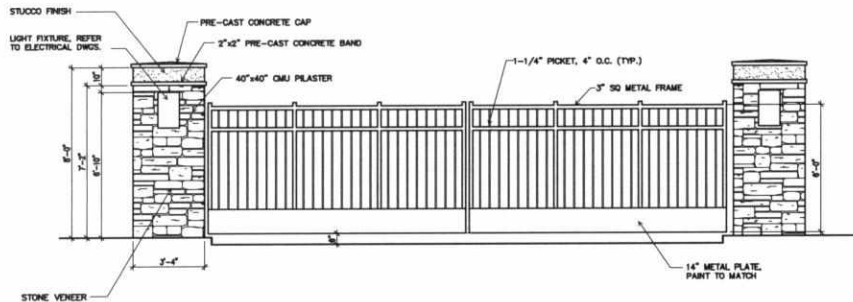
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SITE DETAILS
01 - 15

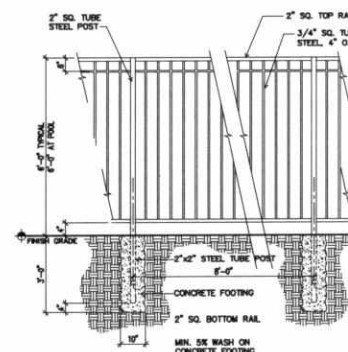
SHEET 2 OF 13

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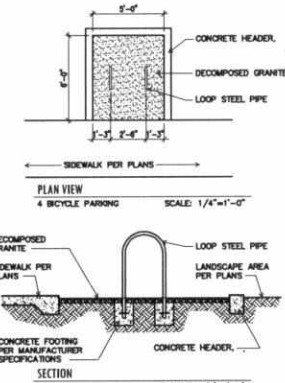
VEHICULAR ENTRY GATE

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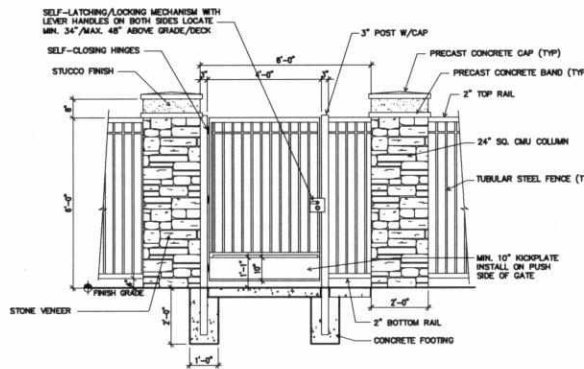
TUBULAR STEEL FENCE

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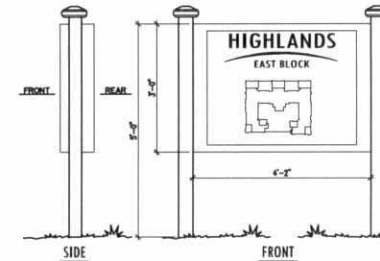
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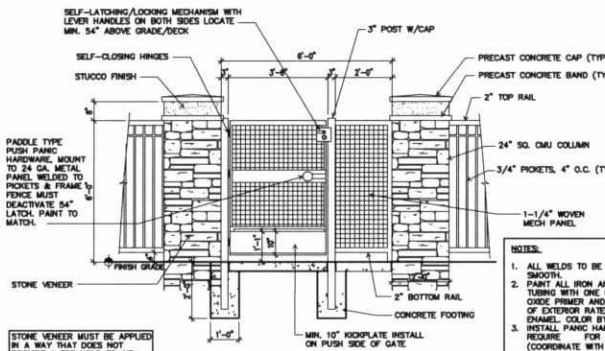
PEDESTRIAN ENTRY GATE

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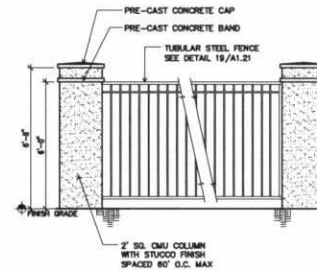
SITE DIRECTORY MAP

17



PEDESTRIAN ENTRY GATE AT POOL FENCE

24



PILASTER AT PERIMETER TUBULAR STEEL FENCE

18

**BROADSTONE
EAST-BLOCK**
NEE EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO

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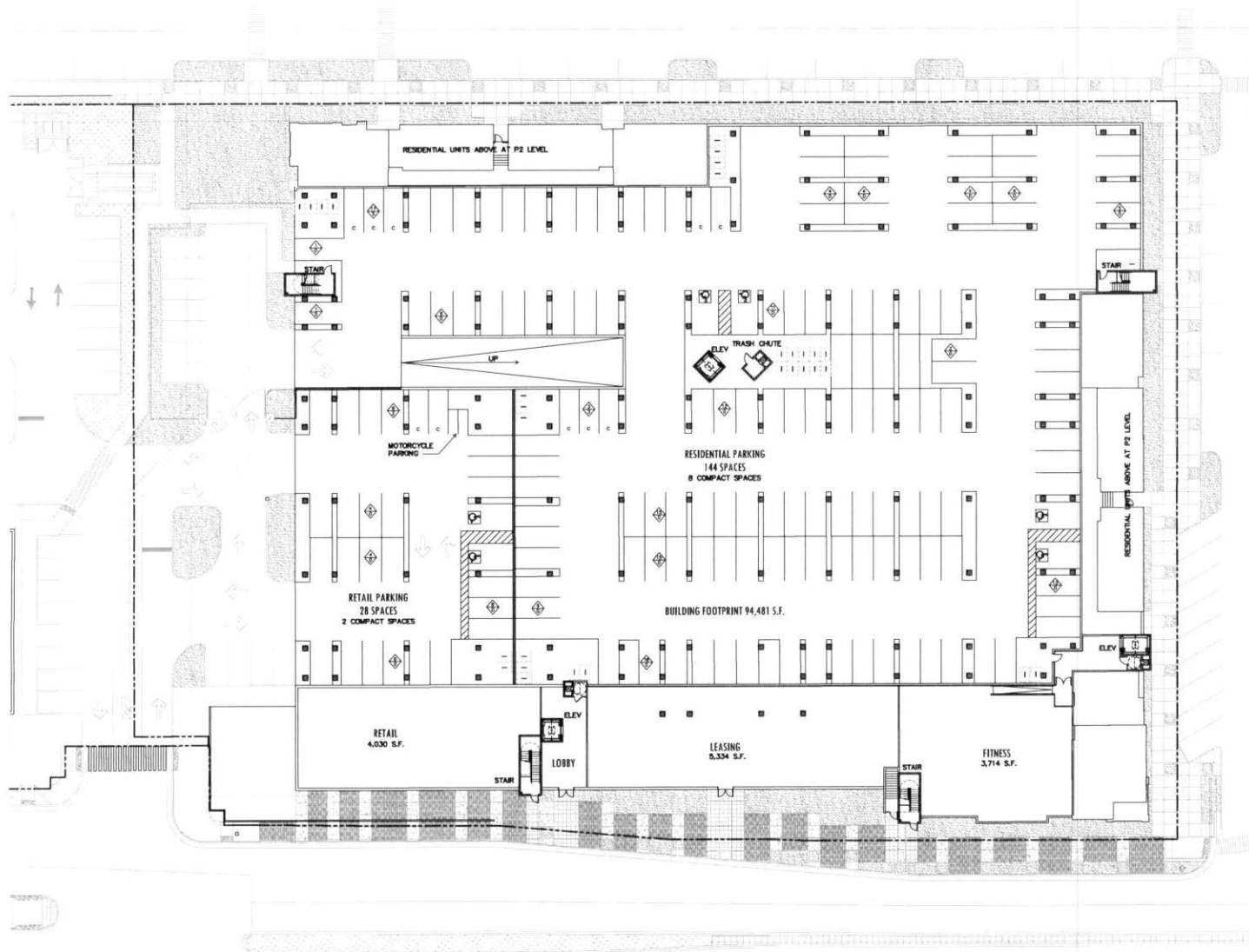
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SITE DETAILS
16 - 30

SHEET 3 OF 13

FILE: \\Orb\Orb_Arch\Plans\A3.10_Building_Floor_Plan_P1.dwg USER: jss DATE: Jan. 25 2017 TIME: 01:41 pm



BUILDING FLOOR PLAN - LEVEL P1

1" = 20'-0"



BROADSTONE EAST-BLOCK

NEC EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO

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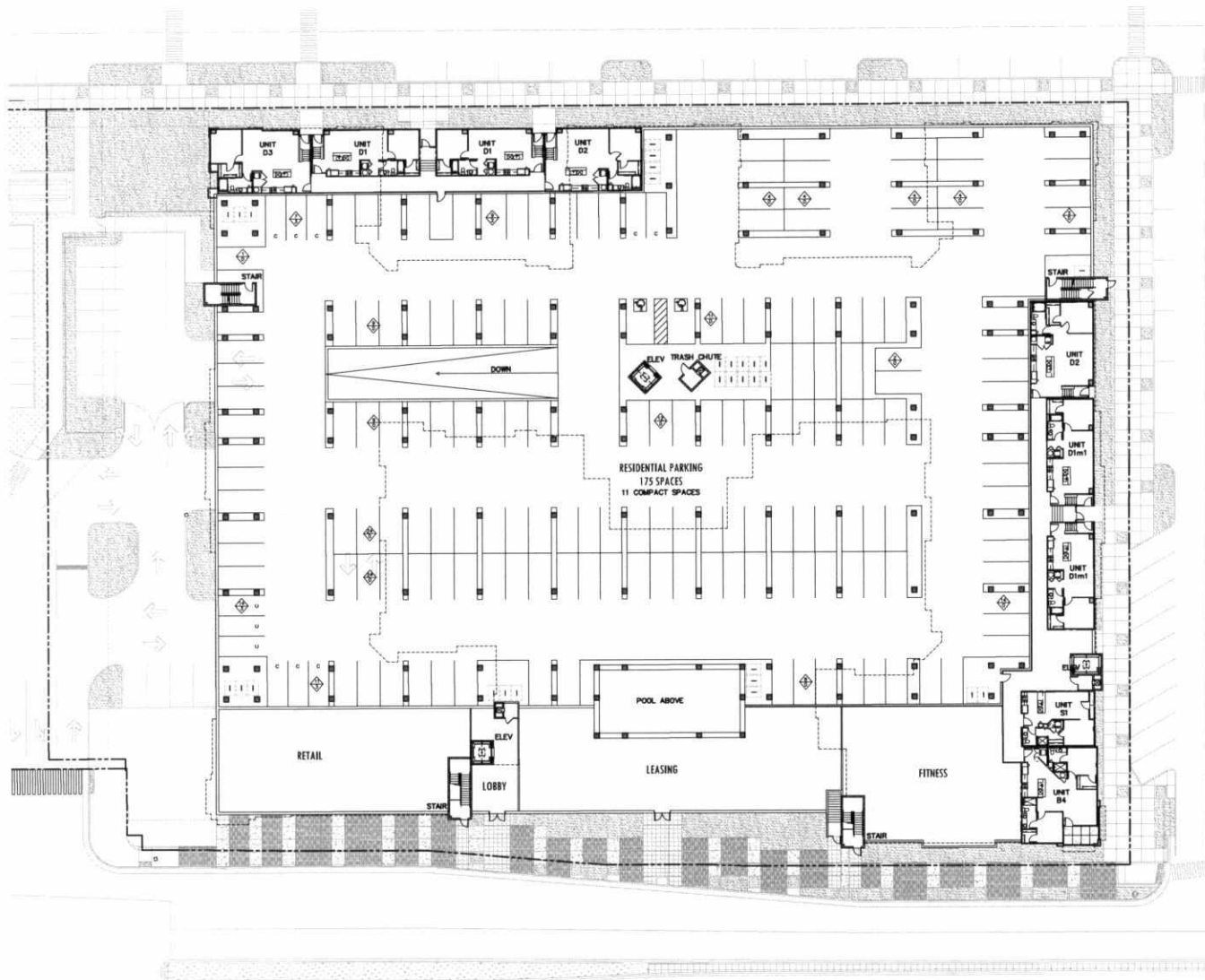
DATE: JANUARY 25, 2017 ORB # 16-213

A3.10

BUILDING FLOOR PLAN
LEVEL P1

SHEET 4 OF 13

FILE: C:\Users\jbarber\OneDrive\Projects\A3.11_Bldg_Plan_P2.dwg USER: jbar DATE: Jan, 25 2017 TIME: 09:42 pm



BUILDING FLOOR PLAN - LEVEL P2

0' 10' 20' 40'
SCALE: 1" = 20'-0"



BROADSTONE EAST-BLOCK

NEC EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO

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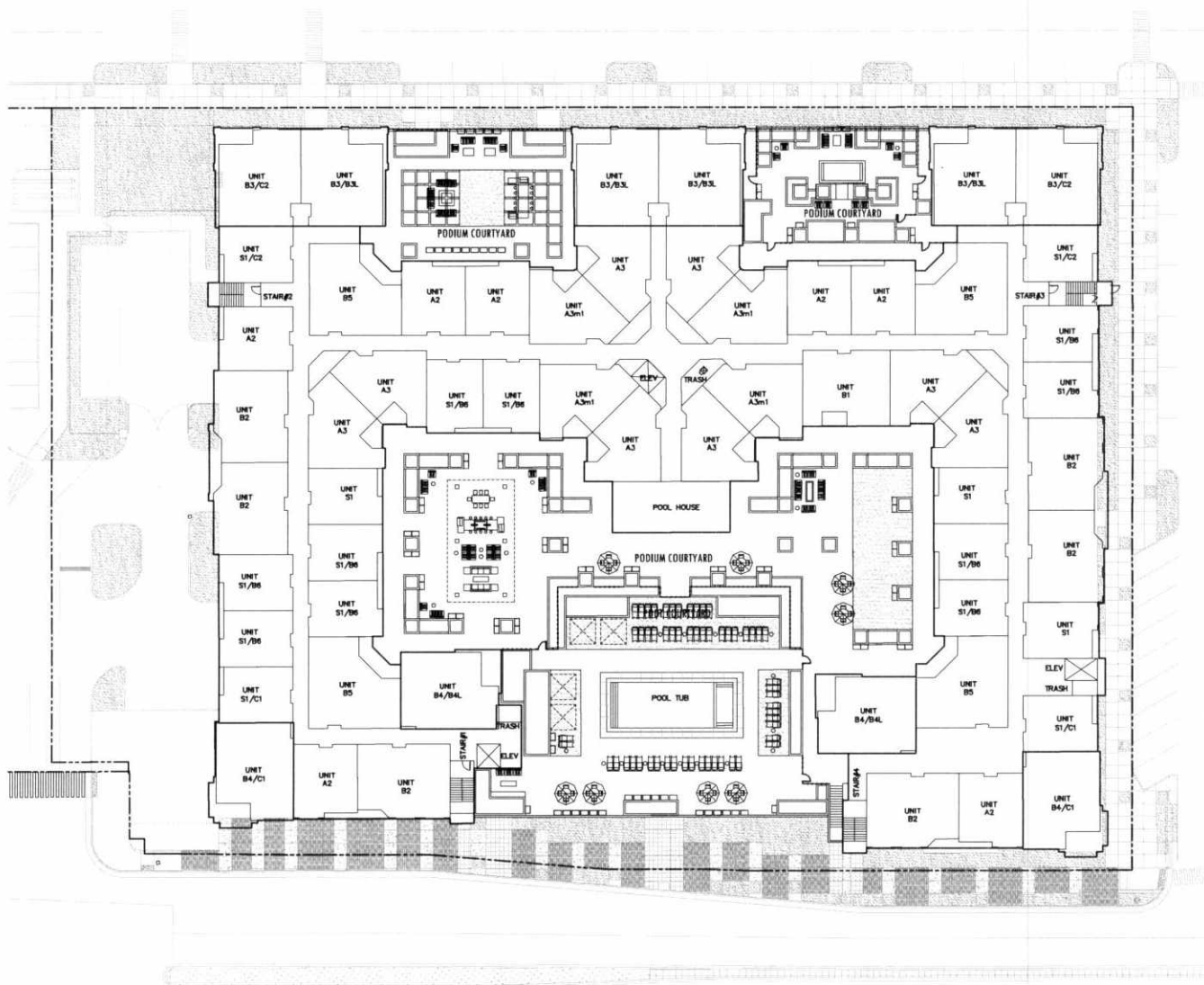
DATE: JANUARY 25, 2017 ORB # 16-213

A3.11

BUILDING FLOOR PLAN
LEVEL P2

SHEET 5 OF 13

FILE: \\V:\V088 Job Plans\16-213_16r_Eastblock\CAD Plans\16r\16r13 A3.21 Bldg Plan L1.dwg USER: jps DATE: Jan 25 2017 TIME: 01:41 pm



BUILDING FLOOR PLAN - LEVEL L1

0' 10' 20' 40'
SCALE: 1" = 20'-0"



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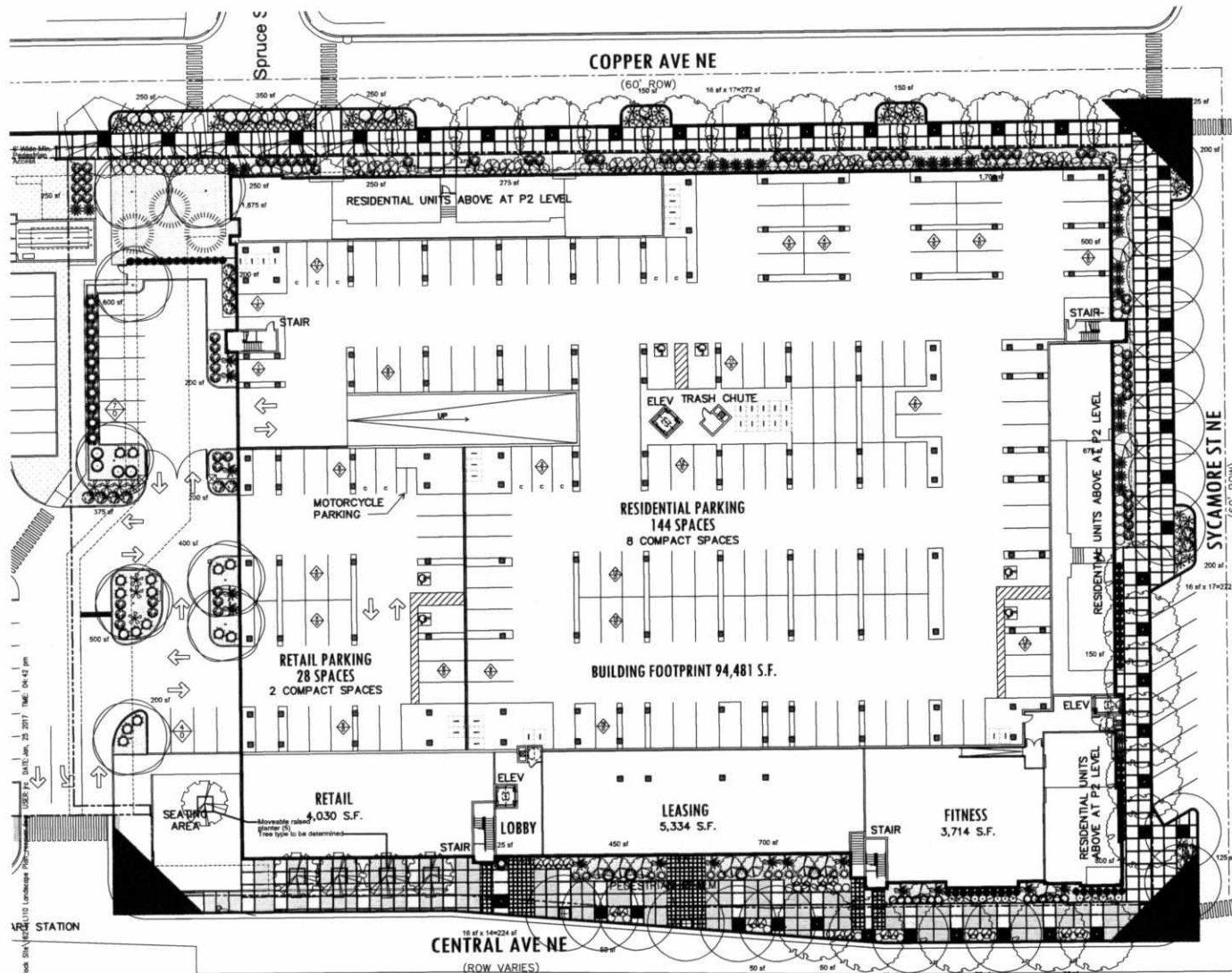
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DATE: JANUARY 25, 2017 ORR # 16-213

A3.21

BUILDING FLOOR PLAN
LEVEL L1

SHEET 6 OF 13



NOTE

MAINTENANCE OF LANDSCAPE (ON-SITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 8-1-1, PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 70% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-10-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH

PROPOSED ART LANES

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 8-1-1.

NO PARKING SPACE SHALL BE MORE THAN 50' FROM A TREE

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 8-4-2

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING 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 ALLOWED IN THIS AREA.

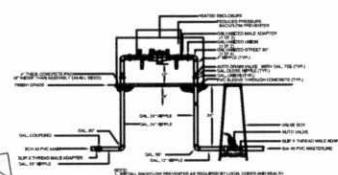
IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY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

LANDSCAPE: IN C.O.A. R.O.W. TO BE IRRIGATED WITH A BURLER 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.

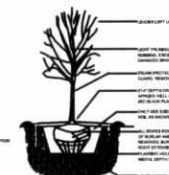
TREES: IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'-0"



RP BACKFLOW MASTER VALVE DETAIL



TREE PLANTING DETAIL

PLANT LEGEND

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height	Spread	Water	Drip
8		<i>Gleditsia triacanthos</i> Inermis	Honeylocust	2" B&B	80' H	50' W	400' H	Medium 6-2 gph
23		<i>Fraxinus</i>	Raywood Ash	2" B&B	50' H	50' W	1150' H	Medium 4-2 gph
15		<i>Platanus</i>	Bursera	2" B&B	50' H	50' W	900' H	Medium 6-2 gph
5		<i>Quercus buckleyi</i>	Texas Red Oak	2" B&B	40' H	50' W	225' H	Medium 6-2 gph
2		<i>Juniperus</i>	Styriac Juniper	15-Gal	20' H	50' W	100' H	Medium 6-2 gph
2		<i>Acer</i>	Japanese Maple	15-Gal	10' H	50' W	100' H	Medium 6-2 gph
3		<i>Pinus rigida</i>	Austrian Pine	6" HT	30' H	50' W	150' H	Medium 6-2 gph

Shrubs/Grasses

16		<i>Caryophyllus</i> <i>clandonensis</i>	Blue Moll	1-Gal	3' H	25' W	400' H	Medium 2-2 gph
14		<i>Rhus</i> <i>aromatica</i>	Grey Low Sumac	5-Gal	2' H	36' W	504' H	Low 2-2 gph
19		<i>Elaeagnus</i> <i>argentea</i> 'Argentea'	Turpentine Bush	5-Gal	3' H	25' W	475' H	Low 2-1 gph
64		<i>Ilex</i>	Dwarf Burford Holly	5-Gal	4' H	16' W	1024' H	Medium 2-1 gph
15		<i>Sorbus</i> <i>gracilis</i>	Cherry Sage	1-Gal	3' H	15' W	420' H	Medium 2-1 gph
14		<i>Hebe</i> <i>parviflora</i>	Red Yucca	5-Gal	3' H	30' W	420' H	Low 2-2 gph
16		<i>Juniperus</i> <i>sabina</i> 'Buffalo'	Buffalo Juniper (retained)	5-Gal	2' H	36' W	575' H	Low 2-2 gph
33		<i>Larix</i>	Larix	1-Gal	3' H	12' W	396' H	Medium 2-2 gph
70		<i>Potamogeton</i> <i>hudsonius</i>	Shrubby Cineraria	5-Gal	3' H	10' W	700' H	Medium 2-2 gph
15		<i>Rosa</i> <i>officinalis</i>	Rosemary	5-Gal	6' H	36' W	540' H	Low 2-2 gph
11		<i>Rosa</i> <i>knockout</i>	Knockout Rose	5-Gal	3' H	15' W	165' H	Medium 2-2 gph
9		<i>Ligustrum</i> <i>lucidum</i>	Crape Myrtle	5-Gal	15' H	100' W	400' H	Medium 2-2 gph
9		<i>Nepeta</i>	Catmint	1-Gal	1' H	10' W	41' H	Medium 2-2 gph
13		<i>Salix</i>	Dwarf Red Sedges	5-Gal	3' H	20' W	250' H	Medium 2-2 gph
20		<i>Phosphoric</i>	Indigo Hawthorn	5-Gal	3' H	15' W	300' H	Medium 2-2 gph
15		<i>Viburnum</i>	Burford Holly	5-Gal	6' H	36' W	540' H	Medium 2-2 gph
8		<i>Pinus</i> <i>resinosa</i>	Pinus	5-Gal	4' H	30' W	240' H	Medium 2-2 gph
28		<i>Nandina</i>	Heavenly Bamboo	5-Gal	3' H	20' W	550' H	Medium 2-2 gph

Grasses

30		<i>Muhlenbergia</i>	Deer Grass	1-Gal	4' H	20' W	400' H	Low 2-2 gph
180		<i>Pennisetum</i>	Handmade Fountain Grass	1-Gal	3' H	9' W	1820' H	Medium 2-2 gph
11		<i>Panicum</i>	Switch Grass	1-Gal	8' H	36' W	396' H	Medium 2-2 gph
55		<i>Calamagrostis</i>	Kentucky Bluegrass	5-Gal	3' H	10' W	550' H	Medium 2-2 gph

MATERIALS LEGEND

	BROWN CRUSHER FINES		SMOOTH GRAY CONCRETE
	PAVERS		CONCRETE COLOR 1
			CONCRETE COLOR 2

SITE DATA

GROSS LOT AREA	104,128 SF	IRRIGATION NOTE	DRIP SYSTEM RUN CYCLES:
LESS BUILDING(S)	56,250 SF		ESTABLISHMENT AND MAINTENANCE:
NET LOT AREA	47,878 SF		1 HOUR/4 DAYS A WEEK
REQUIRED LANDSCAPE	2,384 SF		SPRING:
10% OF NET LOT AREA	4,788 SF		1 HOUR/2 DAYS A WEEK
PROPOSED STREET LEVEL LANDSCAPE	10,522 SF		FALL:
PROPOSED STREET R.O.W. LANDSCAPE	2,384 SF		1 HOUR/2 DAYS A WEEK
PROPOSED PAVEMENT LANDSCAPE	6,868 SF		WINTER:
TOTAL PROPOSED LANDSCAPE	17,782 SF		1 HOUR/2 DAYS PER MONTH
PERCENT OF NET LOT AREA	37.1%		
REQUIRED USABLE OPEN SPACE	69,226 SF		
PROPOSED USABLE OPEN SPACE	7,381 SF		
10% OF USABLE OPEN SPACE	6,923 SF		
PERCENT OF NET LOT AREA	14.4%		
HIGH WATER USE TURF	2 SF		
MAX. 20% OF LANDSCAPE AREA	3 SF		
PROPOSED HIGH WATER USE TURF	0 SF		
PERCENT OF LANDSCAPE AREA	0%		

REQUIRED STREET TREES	1 PER 25' L.F. OF STREET FRONTAGE	41
PROVIDED STREET TREES		41
REQUIRED PARKING LOT TREES	1 PER 8 SPACES	2
PROVIDED PARKING LOT TREES		2
REQUIRED DWELLING UNIT TREES	ONE PER FIRST FLOOR UNIT	9
PROVIDED DWELLING UNIT TREES		57
REQUIRED LANDSCAPE COVERAGE	70% LIVE VEGETATIVE MATERIAL	13,266 SF MIN.
PROVIDED LANDSCAPE COVERAGE		13,266 SF
REQUIRED GROUND COVER COVERAGE	70% LIVE VEGETATIVE MATERIAL	10,896 SF
PROVIDED GROUND COVER COVERAGE		10,896 SF
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS		143%

BROADSTONE EAST-BLOCK

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www.huliclandscape.com

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:	
ESTABLISHMENT AND MAINTENANCE:	
1 HOUR/4 DAYS A WEEK	
SPRING:	
1 HOUR/2 DAYS A WEEK	
FALL:	
1 HOUR/2 DAYS A WEEK	
WINTER:	
1 HOUR/2 DAYS PER MONTH	

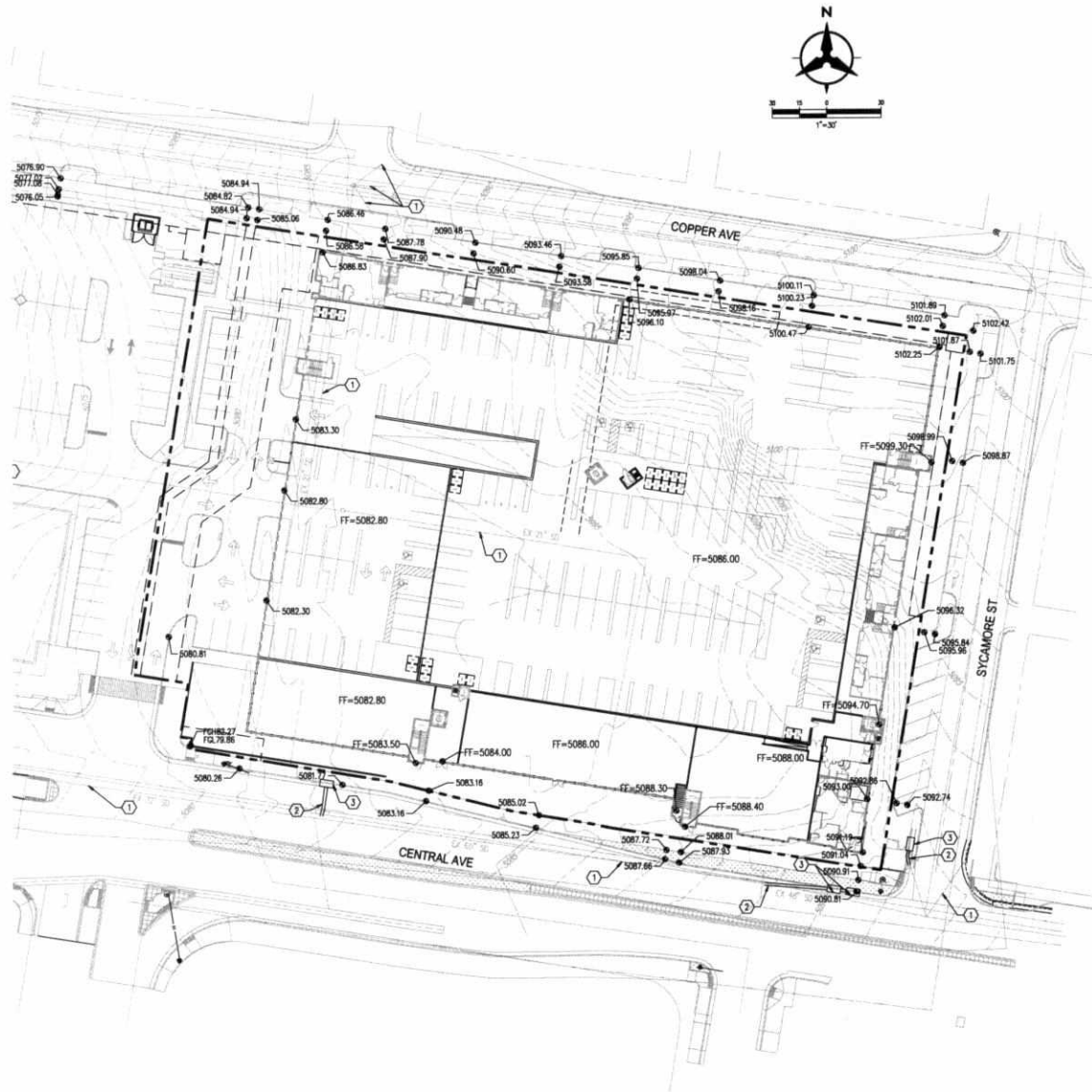
DATE: JANUARY 23, 2017 DRP # 16-713

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LANDSCAPE PLAN FOR BUILDING PERMIT

LS-02

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VICINITY MAP

ZONE MAP K-15-Z



FEMA FIRM

MAP #: 35001C0334G

GRADING KEYNOTES

1. EXISTING STORM DRAIN.
2. PROPOSED STORM DRAIN BY ART PROJECT.
3. PROPOSED STORM DRAIN INLETS BY ART PROJECT.

DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT THE NORTHWEST CORNER OF SYCAMORE ST NE AND CENTRAL AVE NE. IT IS CURRENTLY DEVELOPED AND SLOPES GENERALLY FROM NORTHEAST TO SOUTHWEST. FINISHED FLOOR ELEVATIONS HAVE BEEN SET TO GENERALLY ADHERE TO EXISTING ELEVATIONS AND PROMOTE POSITIVE DRAINAGE AWAY FROM BUILDINGS. THE SITE IS NOT LOCATED IN A DESIGNATED FLOOD FLOOD ZONE (FEMA FIRM #35001C0334G).

OUR SITE WILL REMAIN DEVELOPED, ALLOWING FLOW OF THE PROPOSED FLOW TO REMAIN GENERALLY UNCHANGED FROM THE CURRENT DEVELOPED FLOW. THE FLOW WILL SHEET FLOW INTO CENTRAL AVE AS WELL AS CAPTURED ON-SITE AND DRAIN INTO THE EXISTING STORM DRAIN INFRASTRUCTURE IN CENTRAL AVE. THE SHEET FLOW WILL THEN BE CAPTURED BY THE DOWNSTREAM OFF-SITE INFRASTRUCTURE IN CENTRAL AVE AND ON-SITE CAPTURED FLOW TO ULTIMATELY DRAIN TO THE EXISTING INFRASTRUCTURE IN CENTRAL AVE, RESPECTIVELY.

GRADING LEGEND

---	PROPERTY LINE	---	PROPOSED CURB & GUTTER
---	PROJECT LIMITS OF GRADING	---	DIRECTION OF FLOW
---	EXISTING INDEX CONTOUR	---	WATER BLOCK/GRADE BREAK
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED STORM DRAIN LINE
●	EXISTING GROUND SPOT ELEVATION	●	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED INDEX CONTOUR	---	PROPOSED STORM DRAIN INLET
---	PROPOSED INTERMEDIATE CONTOUR	---	PROPOSED RETAINING WALL
●	PROPOSED FINISHED GRADE SPOT ELEVATION	---	EASEMENT
---	10'-TOP OF CURB		
---	15'-TOP OF SIDEWALK		
---	15'-TOP OF DRIVE		
---	15'-FINISH GROUND WEL		
---	15'-FINISH GROUND LOW		

Bohannon & Huston
www.bhinc.com 800.877.5332

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EAST-BLOCK**
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Contractor must verify all dimensions of project before proceeding with this work. We do not warrant these drawings and specifications. The drawings are preliminary and are for informational purposes only. The drawings are not to be used for construction without the approval of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

REVISIONS

1	
2	
3	
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DATE: NOVEMBER 09, 2016 ORB # 16-213

C1.00
CONCEPTUAL
GRADING & DRAINAGE PLAN

BROADSTONE EAST-BLOCK

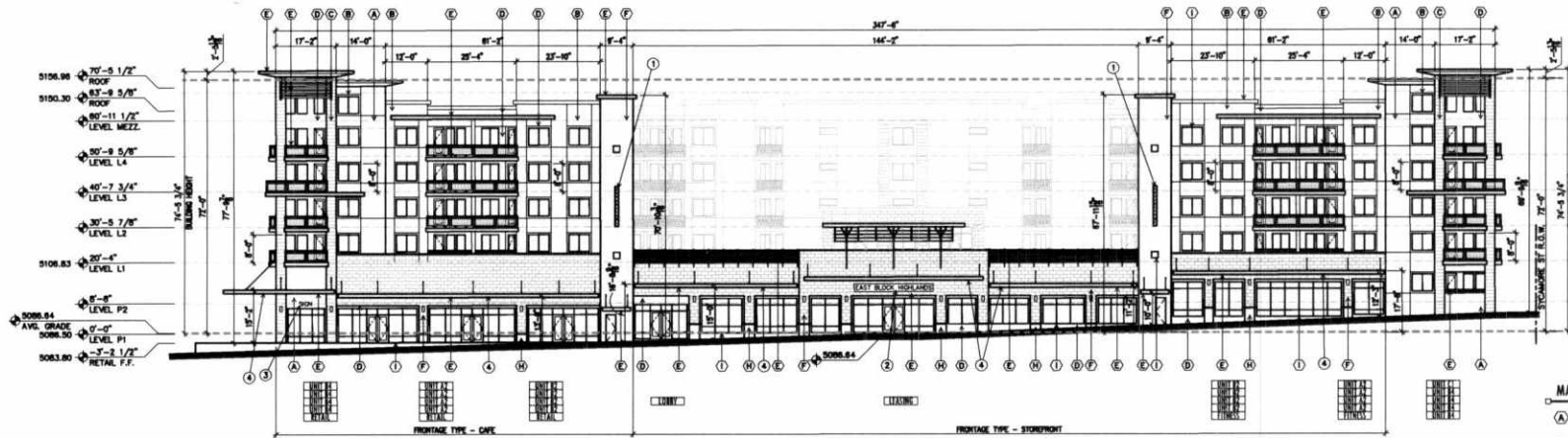
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3 SOUTH ELEVATION
CENTRAL AVENUE

SCALE: 1/16" = 1'-0"

MATERIAL/COLOR KEY NOTES:

- (A) STUCCO FINISH: LIGHT BEIGE
- (B) STUCCO FINISH: DARK BEIGE
- (C) STUCCO FINISH: LIGHT GRAY
- (D) STUCCO FINISH: DARK GRAY
- (E) FASCIA, RAILINGS, METAL: DARK BRONZE
- (F) STONE VENEER
- (G) CAST IN PLACE CONCRETE
- (H) SANDSTONE
- (I) ANODIZED ALUMINUM FRAME WINDOWS & STOREFRONT SYSTEM

KEYNOTES ①

1. PROJECT BLADE SIGN, 2' X 11'
2. APARTMENTS REAR SIGN
3. RETAIL REAR SIGN
4. METAL SHACK CANOPY

NOTES:

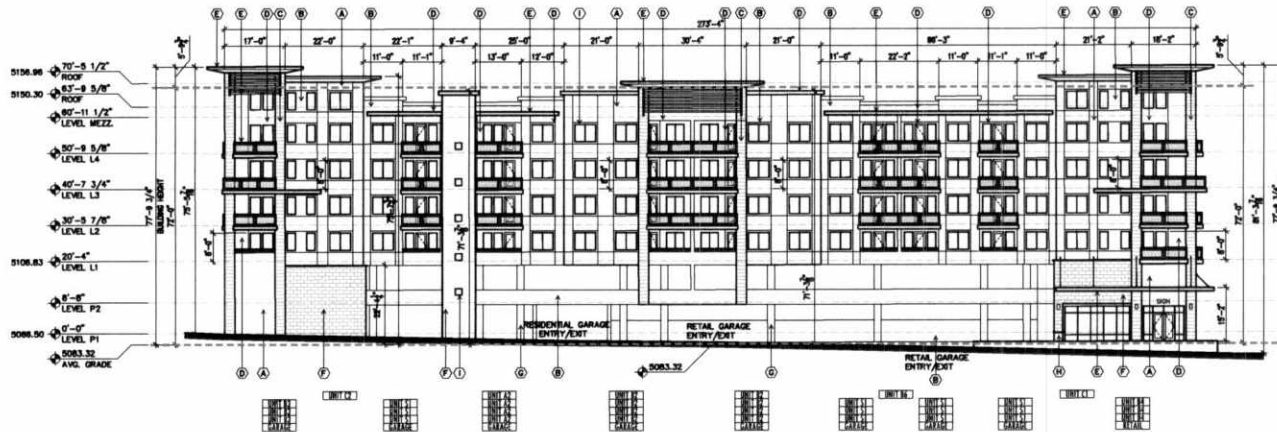
1. SIGNAGE PER MIX-CODE. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY.

SHADING CANOPY CALCULATIONS

- REQUIRED: 75% OF THE LENGTH OF THE GROUND FLOOR FACADE
- PROVIDED: SOUTH (CENTRAL AVE) 88%
EAST (SPRINGMONT ST) 31%
NORTH (COPPER AVE) 0%

GLAZING CALCULATIONS

- REQUIRED: STOREFRONT FRONTAGE: 50%
UPPER FLOORS: 20%
- PROVIDED: SOUTH (CENTRAL AVE) 88%
STOREFRONT: 22%
UPPER FLOOR: 22%
EAST (SPRINGMONT ST) 31%
UPPER FLOOR: 23%
NORTH (COPPER AVE) 0%
UPPER FLOOR: 22%



4 WEST ELEVATION

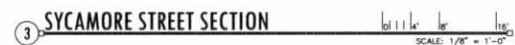
SCALE: 1/16" = 1'-0"

DATE: JANUARY 25, 2017 ORB # 16-213

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EXTERIOR ELEVATIONS

SHEET 12 OF 13



BROADSTONE EAST-BLOCK

NEE EAST CENTRAL AVE AND SPRUCE ST NE
ALBUQUERQUE, NEW MEXICO

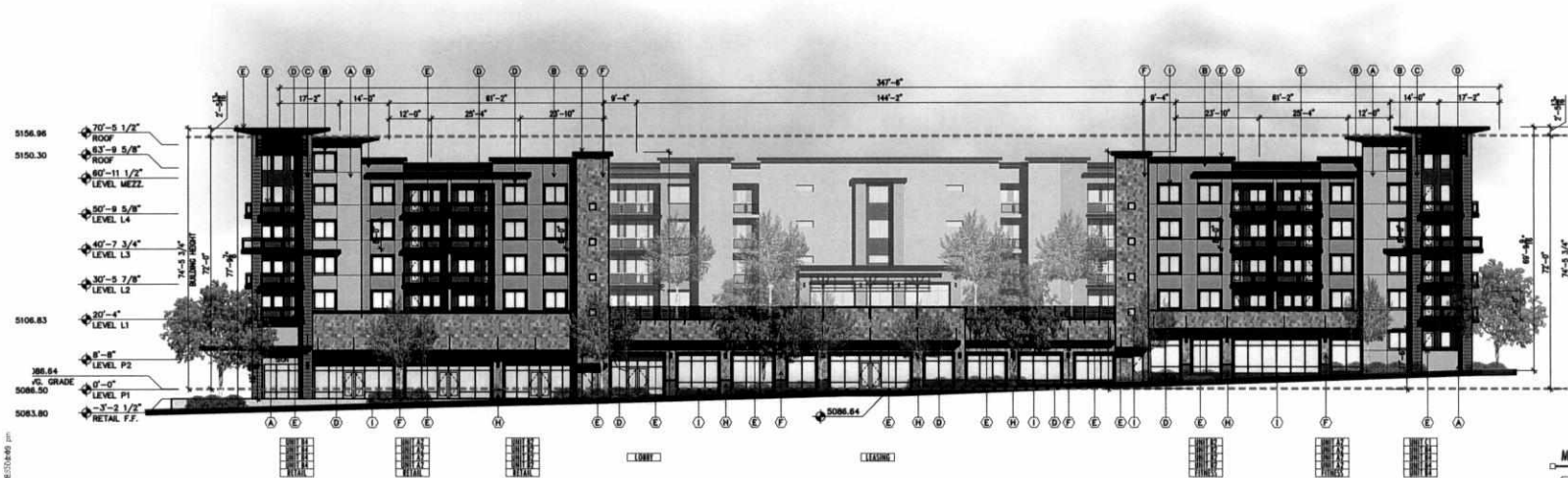
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① SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

MATERIAL/COLOR KEY NOTES:

- (A) STUCCO FINISH: LIGHT BEIGE
- (B) STUCCO FINISH: DARK BEIGE
- (C) STUCCO FINISH: LIGHT GRAY
- (D) STUCCO FINISH: DARK GRAY
- (E) FASCIA, RAILINGS, METAL DARK BRONZE
- (F) STONE VENEER
- (G) CAST IN PLACE CONCRETE
- (H) SANDSTONE
- (I) ANODIZED ALUMINUM FRAME WINDOWS & STOREFRONT SYSTEM



② WEST ELEVATION

SCALE: 1/16" = 1'-0"

DATE: DECEMBER 20, 2016 ORB OF 14-213

A3.41
EXTERIOR ELEVATIONS