

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

January 15, 2016

North I-25 Corporate
c/o Titan Development Center
6300 Riverside Plaza Lane SW, #200
Albuquerque, NM 87120

Project# 1000310
15EPC-40071 Sector Development Plan Map Amendment
(Zone Change)
15EPC-40072 Site Development Plan for Building Permit
15EPC-40073 Site Development Plan for Subdivision
Amendment

LEGAL DESCRIPTION:

The above actions for all or a portion of Tract 1, North I-25 Corporate Center, zoned SU-2 for M-1 or SU-2 C to SU-2/SU-1 for HDR, Modesto Avenue NE, between San Mateo Boulevard NE and I-25, containing approximately 55 acres. (B-18-Z)

Staff Planner: Maggie Gould

PO Box 1293

On January 14, 2016, the Environmental Planning Commission (EPC) voted to APPROVE Project #1005517/15EPC-40071, a Sector Development Plan Map Amendment (Zone Change), 15EPC-40072, a Site Development Plan for Building Permit, 15EPC-40073, a Site Development Plan for Subdivision, based on the following findings and conditions:

FINDINGS 15EPC 40071 – Sector Development Plan Map Amendment (Zone Change):

www.cabq.gov

1. This is a request for a Sector Development Plan Amendment/Zone Map Amendment for a portion of Tract 1 of the I-25 Corporate Center located on San Mateo Boulevard between Modesto and San Diego and containing approximately 9.9 acres.
2. The applicant proposes to amend the zoning from SU2- for M-1 or SU-2 C to SU-2 SU-1 for HDR. The request will amend the zoning in the North I-25 Sector Development Plan.
3. The subject site is part of a larger master planned area (Site Development Plan for Subdivision) (SPS). A request to remove this proposed tract from the SPS is heard concurrently with this request (15 EPC 40073).
4. A Site Development Plan for Building Permit is also heard with this request as required by 14-16-2-22(15 EPC 40072).

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5. The site is the location of the former Coronado Landfill. The trash has been removed from the subject site. The applicant will work with the Environmental Health Department to address any issues related to the remaining trash in the tract along San Mateo Boulevard. The developer proposes to landscape the tract along San Mateo Boulevard and is aware that a remediation plan is required.
6. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5d: The location, intensity, and design of new development shall respect ~~existing neighborhood values,~~ natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

- B. Policy II.B.5e: 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 existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The requests further Policy II.B.5e.

- C. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
 - 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 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 subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25) There is an existing pattern of mixed use and density with single family

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housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers Policy II.B5h.

D. Policy II.B5l: 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 zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further Policy II.B5l.

E. II.C.8 Developed Landscape

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

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

F. II.D.4 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.

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

G. 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 subject site is adjacent to a transit line, although not a major or enhanced transit corridor, the proposed use will still add potential ridership in the area and the added housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

H. 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 zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard.

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- I. Policy II.D.5b: 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 zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

- J. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area.

8. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.

- A. Goal 11 To locate commercial and industrial development within the I-25 corridor ...especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

B. Housing Policy

- 1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may add an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them to a home if they need to move. The request is consistent with Housing Policy 1.

- 2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is intended by the desire for a mixed use development. The request is consistent with Housing Policy 2.

9. The Subject is within the boundaries of the North I-25 Sector Development Plan.

- A. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests are consistent with the Land Use Goal.

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- B. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The request is consistent with Policy LUZ2.

- C. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employments options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

- D. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process allows provides an opportunity for input, ensures quality development and gives the community and surrounding property owners a clear picture of future development on the site. The request further the Community Design goal.

- E. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

- F. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

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

A. The proposed use will allow high density housing near employment, services and existing amenities. The proposed uses are not a threat to the surrounding area and will complement the existing development and the allowed development in the area.

B. The proposed use is allowed under one of the existing zones as part of a mixed use development. The proposed zone will allow the development of multifamily housing as a standalone use. The SU-1 zone adds an additional degree of scrutiny that ensures a quality development that is compatible and complimentary with the surrounding uses and architectural styles.

C. Refer to Applicable Ordinances, Plans and Policies section beginning on page 2 of this report for applicant's response. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds that the request is not in significant conflict with adopted elements of the ~~Comprehensive Plan, North Valley Area Plan and North I-25 SDP~~. The applicant cites:

Comprehensive Plan Policies

II.B.5. d, e: h, i, k, l,- II.C8 and II.C8c , II.D4 and II.D4c and g, II.D5b and d, II.D6 and II.D.6a. Policy II.B5k does apply because the project is not on an arterial street and po i does not apply because the project is not an employment use. Staff agrees with the inclusion of the rest of the polices.

North Valley Area Plan Housing Policy 1 and 2. Staff agrees that this policy is furthered and also cites goal 11.

The North I-25 Sector Development Plan Land Use Goal and Policies LUZ 2 and 3 and the Community Design Goals and Policies CD3, CD7, CD8 and CD10. Staff agrees that the request is consistent with these goals and policies and with the intent of the plan to discourage zone changes that are not consistent with the Land Use Districts.

D. The applicant states that proposed zone is justified due to changing demographic conditions in the form of both an aging population and younger population wanting flexible housing options. The applicant also states that the proposed use is more advantageous to the community as articulated in the applicable plans and policies.

The site is an appropriate location for the use because it will add housing options in close proximity to jobs and will provide an additional housing option that is currently under represented in the Albuquerque market.

E. The proposed use will not be injurious to the existing development. Multi-family housing in this location will be a compatible and complimentary use. The required landscape buffers help to protect the apartments from any new development. Additional the multifamily use provides a transition from the commercial/industrial development to the east and the park and single family development to the west.

F. The site has access to the full range of urban services and infrastructure. The applicant or future developers will be responsible for all future development costs.

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G. The applicant has justified the request by demonstrating that it furthers many goals and policies of applicable plans. The applicant has not stated that economics are the determining factor for this request.

H. The applicant has demonstrated that the request furthers many goals and policies of the applicable plans. The location is relevant to the request because the proposed zoning will allow the development of a new housing option in close proximity to jobs, services and transit.

I. The SU-1 zone is generally a justified spot zone. The applicant has justified the change by demonstrating compliance with applicable goals and policies.

J. The request would not constitute a strip zone. The subject site will not be developed as strip commercial development.

11. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were ~~all notified of the request as were property owners within 100 feet of the site.~~ Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

CONDITIONS:

1. The zone 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.
2. A replat is required at DRB to create the proposed tracts.

FINDINGS 15 EPC 40073 – Site Development Plan for Subdivision Amendment:

1. This is a request for an amendment to a Site Development for Subdivision for Tract 1 of the I-25 Corporate Center located on San Mateo Boulevard between Modesto Avenue and San Diego Avenue containing approximately 59 acres.
2. The applicant proposes to amend the Site Development Plan for Subdivision (09 EPC 40021) to remove a 9.9 acre tract from the plan and update the SPS new calculations for the site acreage, parking, access and land use tables.

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3. The amendment also includes the creation of a .69 acre landscaping tract, Tract 13, along San Mateo Boulevard
4. The site is the location of the former Coronado Landfill. The trash has been removed from the subject site. The applicant will work with the Environmental Health Department to address any issues related to the remaining trash in the tract along San Mateo Boulevard. The developer proposes to landscape the tract along San Mateo Boulevard and is aware that a remediation plan is required.
5. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. ~~The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:~~

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

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

- B. Policy II.B5e: 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 existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The request furthers Policy II.B5e.

- C. Policy II.B5h: Higher density housing is most appropriate in the following situations:
 - 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.

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- 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 subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25) There is an existing pattern of mixed use and density with single family housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers Policy II.B5h.

- D. Policy II.B5l: 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 zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further Policy II.B5l.

E. II.C.8 Developed Landscape

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

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

F. II.D.4 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.

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

- G. 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 subject site is adjacent to a transit line, although not a major or enhanced transit corridor, the proposed use will still add potential ridership in the area and the added housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

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- H. 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 zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard. The request furthers Policy II.D.4 g

- I. Policy II.D.5b: 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 zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

- J. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area. The request furthers the Economic Development Goal.

7. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.

- C. Goal 11 To locate commercial and industrial development within the I-25 corridor ...especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

D. Housing Policy

- 1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may add an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them to a home if they need to move. The requests are consistent with Housing Policy 1.

- 2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is intended by the desire for a mixed use development. The requests are consistent with Housing Policy 2.

8. The subject site is within the boundaries of the North I-25 Sector Development Plan.

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E. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.
The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests are consistent with the Land Use Goal.

F. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.
The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The request further Policy LUZ2.

G. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.
The proposed use will add a housing option close to several employment options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

H. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process allows provides an opportunity for input, ensures quality development and gives the community and surrounding property owners a clear picture of future development on the site. The request further the Community Design goal.

I. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

J. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

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Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

9. The Albuquerque/Bernalillo County Comprehensive Plan, (Sector Plan/Master Plan, etc.) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
10. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were ~~property owners within 100 feet of the site.~~ Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

CONDITIONS 15 EPC 40073:

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. A replat is required at DRB to create the proposed 9.9 tract and amend the existing tracts within the existing subdivision to include the .69 acre landscape tract . These tracts will be created by revising the existing bulk land plat consistent with this site plan as approved by the EPC.
4. 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.

FINDINGS 15 EPC 40072:

1. This is a request for a Site Development Plan for Building Permit for a portion of Tract 1 of the I-25 Corporate Center located San Mateo Boulevard between Modesto Avenue and San Diego Avenue containing approximately and containing approximately 9.9 acres.

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2. The applicant proposes to develop a 224 unit apartment complex with associated amenities.
3. An amendment to a Site Development Plan for Subdivision (15 EPC 40073) and a Sector Plan Amendment /Zone Map Amendment (15 EPC 40071) are heard concurrently with this request.
4. The site is the location of the former Coronado Landfill. The trash has been removed from the subject site. The applicant will work with the Environmental Health Department to address any issues related to the remaining trash in the tract along San Mateo Boulevard. The developer proposes to landscape the tract along San Mateo Boulevard and is aware that a remediation plan is required.

~~5. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.~~

6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

A. Policy II.B5e: 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 existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The requests furthers Policy II.B5e.

B. Policy II.B5h: Higher density housing is most appropriate in the following situations:

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- 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 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 subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25) There is an existing pattern of mixed use and density with single family housing, commercial, office and industrial use nearby. Additionally the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers Policy II.B5h.

- C. Policy II.B5l: 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 zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further Policy II.B5l.

- D. II.C.8 Developed Landscape

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

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

- E. II.D.4 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.

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

- F. 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 subject site is adjacent to a transit line, although not a major or enhanced transit corridor, the proposed use will still add potential ridership in the area and the added

housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

G. 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 zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard. The request furthers Policy II.D.4 g.

H. Policy II.D.5b: 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 zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests furthers Policy II.D.5b.

I. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area. The request furthers the Economic Development goal.

11. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.

A. Goal 11 To locate commercial and industrial development within the I-25 corridor ...especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

B. Housing Policy

1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may add an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them to a home if they need to move. The requests are consistent with Housing Policy1.

2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is

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intended by the desire for a mixed use development. The requests are consistent with Housing Policy 2.

12. The subject site is within the boundaries of the North I-25 Sector Development Plan.

A. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The request is consistent with the Land Use Goal.

B. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The request further Policy LUZ2.

~~C. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.~~

The proposed use will add a housing option close to several employments options and ne services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

D. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process allows provides an opportunity for input, ensures quality development and gives the community and surrounding property owners a clear picture of future development on the site. The request is consistent with the Community Design goal.

E. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

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F. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

13. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site. Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff ~~has not received any comments from the~~ ~~recognized neighborhoods~~

FINDINGS 15 EPC 40072:

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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner and a representative from City Environmental Health to get an update regarding mitigation measures for the .69 acre landscaping tract.
4. Prior to issuance of a building permit the City Environmental Health Department will approve the mitigation plan for the remaining trash in the .69 acre landscape tract. No permit shall be issued if the plan does not address the concerns of Environmental Health.

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5. If required for the trash migration plan, the landscaping plan may be altered as long as the landscaping plan still complies with the zoning code and sector plan requirements.
6. All structures, devices or other equipment needed for trash migration shall be designed so as to be architecturally integrated into the site.
7. The signage shall comply with standards of the North I-25 Sector Development Plan.
8. The Ocotillo shown on the Landscape Plan sheet L1.30 shall be replaced with a similar xeric plant, shrub or tree.
9. The Site Development Plan shall be updated to add the sidewalk exhibit and updated the sidewalk/handicap parking details as presented at the hearing and as reviewed and approved by City Transportation.
10. A replat is required at DRB to create the proposed tract and amend the existing tracts within the existing subdivision.
11. 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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 29, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning

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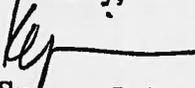
Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan; within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. ~~Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit~~ submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


for Suzanne Lubar
Planning Director

SL/MG

cc: North I-25 Corporate, c/o Titan Develop. Center, 6300 Riverside Plaza Lane SW, #200, ABQ, NM 87120
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
Larry T. Caudill, Wildflower Area NA, 4915 Watercress NE, ABQ, NM 87113
Kyle Silfer, North Valley Coalition, P.O. Box 70232, ABQ, NM 87197
Tony Perry, Wildflower Area NA, 4909 Watercress NE, ABQ, NM 87113
Doyle Kimbrough, North Valley Coalition, 2327 Campbell Rd NW, ABQ, NM 87104
Michael Pridham, Dist. 4 Coalition, 6413 Northland Ave NE, ABQ, NM 87109
Robert Stetson, Dist. 4 Coalition, 7112-154 Pan American Freeway NE, ABQ, NM 87109
Sue Flint, 8516 Brook St NE, ABQ, NM 87113
Jotham Michnovicz, 10408 Cedar Spring Pl. NW, ABQ, NM 87114