



**Environmental
Planning
Commission**

**Agenda Number: 4
Project #: 2019-002802
Case: RZ-2019-00056
Hearing Date: October 10, 2019**

Staff Report

Agent	Matthew Osofsky, Eagle Run Dev.
Applicant	Erica A Barreiro
Request	Zoning Map Amendment
Legal Description	Lot 16, Block 23, Huning Castle Addition
Location	1505 Escalante Ave SW, located on Escalante Ave SW between Alcalde Pl SW and Reynolds Ave SW
Size	Approximately 0.1722 Acre
Existing Zoning	R-1C
Proposed Zoning	R-T

Staff Recommendation

DENIAL of Project # 2019-002802 RZ-2019-00056 based on the Findings beginning on Page 19.

**Staff Planner
Whitney Phelan**

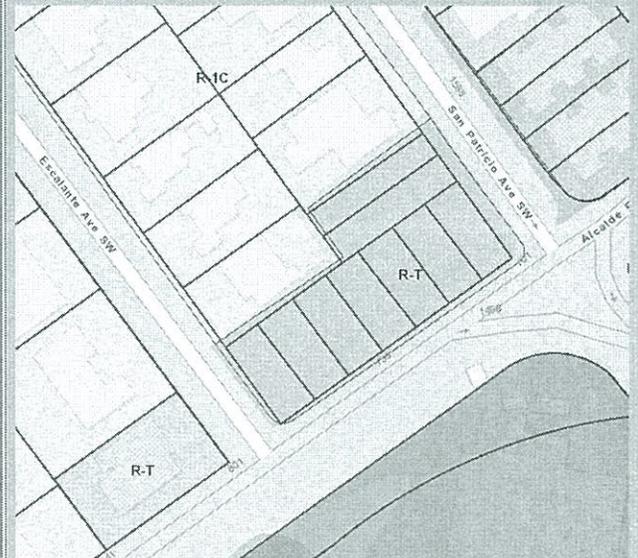
Summary of Analysis

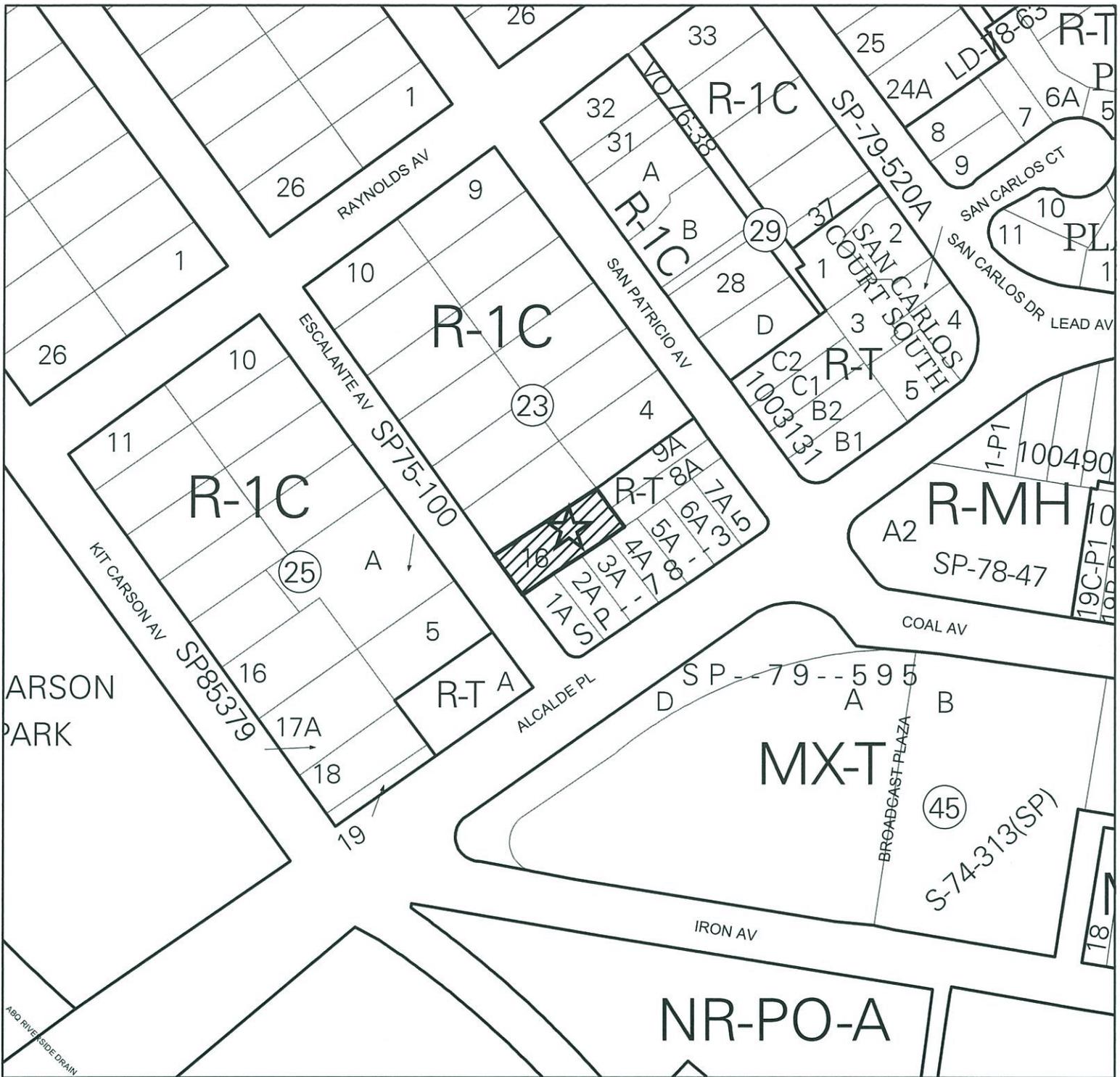
The request is for a zoning map amendment for an approximately 0.1722-acre site located at 1505 Escalante Ave SW, which contains a single-family dwelling. The subject site was zoned R-1C upon adoption of the Integrated Development Ordinance (IDO). The applicant wants to change the subject site's zoning to R-T in order to redevelop the site with a duplex. The existing R-1C zoning allows single family dwellings only, while the R-T zone allows single-family, duplex, and townhouse dwelling units.

The subject site is in an Area of Consistency, as designated in the Comprehensive Plan. The zoning map amendment has not been adequately justified pursuant to the IDO zone change criteria.

The affected neighborhood organizations include Barelas Neighborhood Association and Huning Castle Neighborhood Association. Property owners within 100 ft were notified as required. There were 2 pre-application meetings with the Huning Castle Neighborhood Association. There is strong and organized neighborhood opposition to this request. Staff recommends Denial.

Map





IDO ZONING MAP

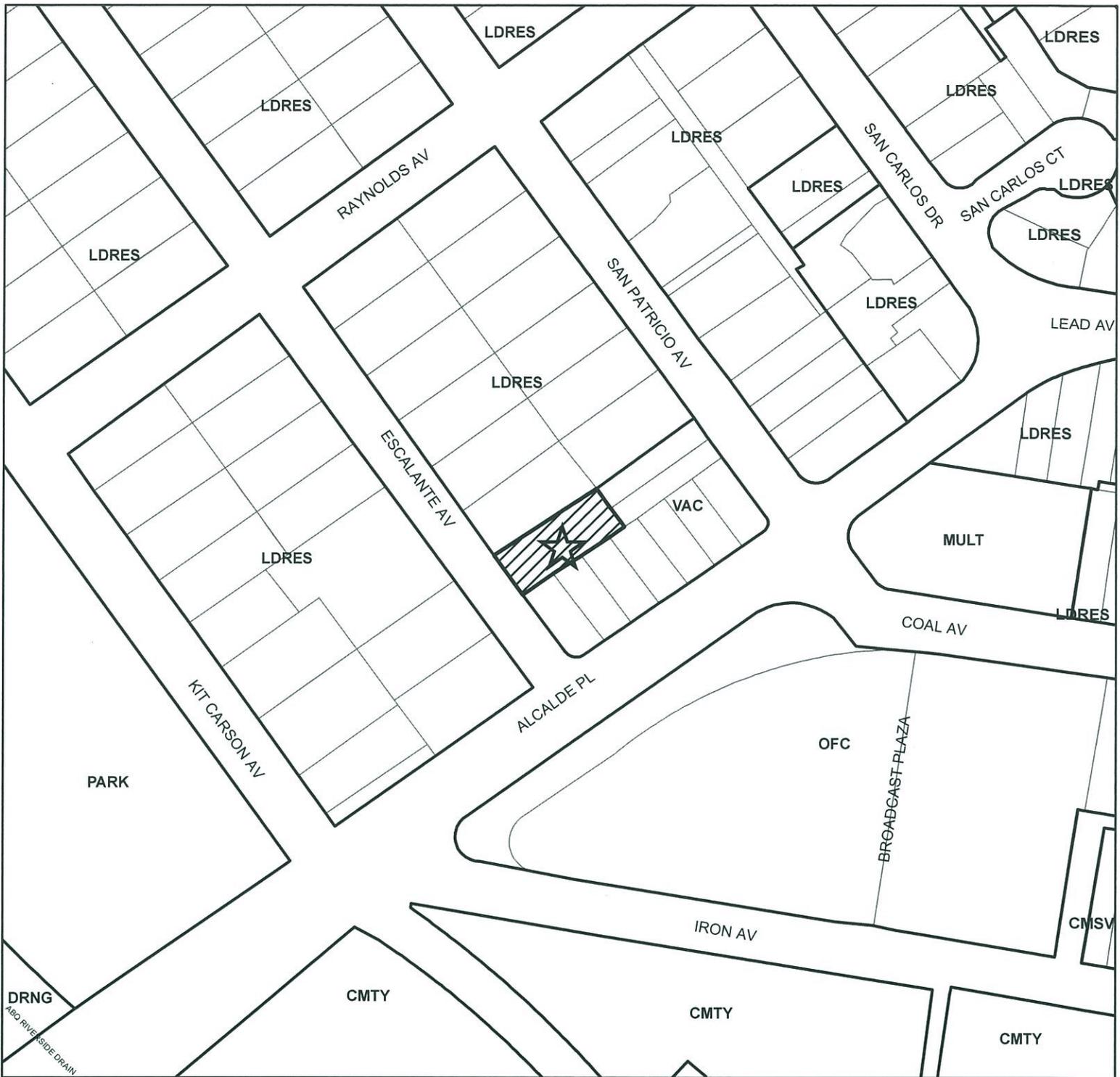
Note: Gray shading indicates County.



1 inch = 150 feet

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LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base

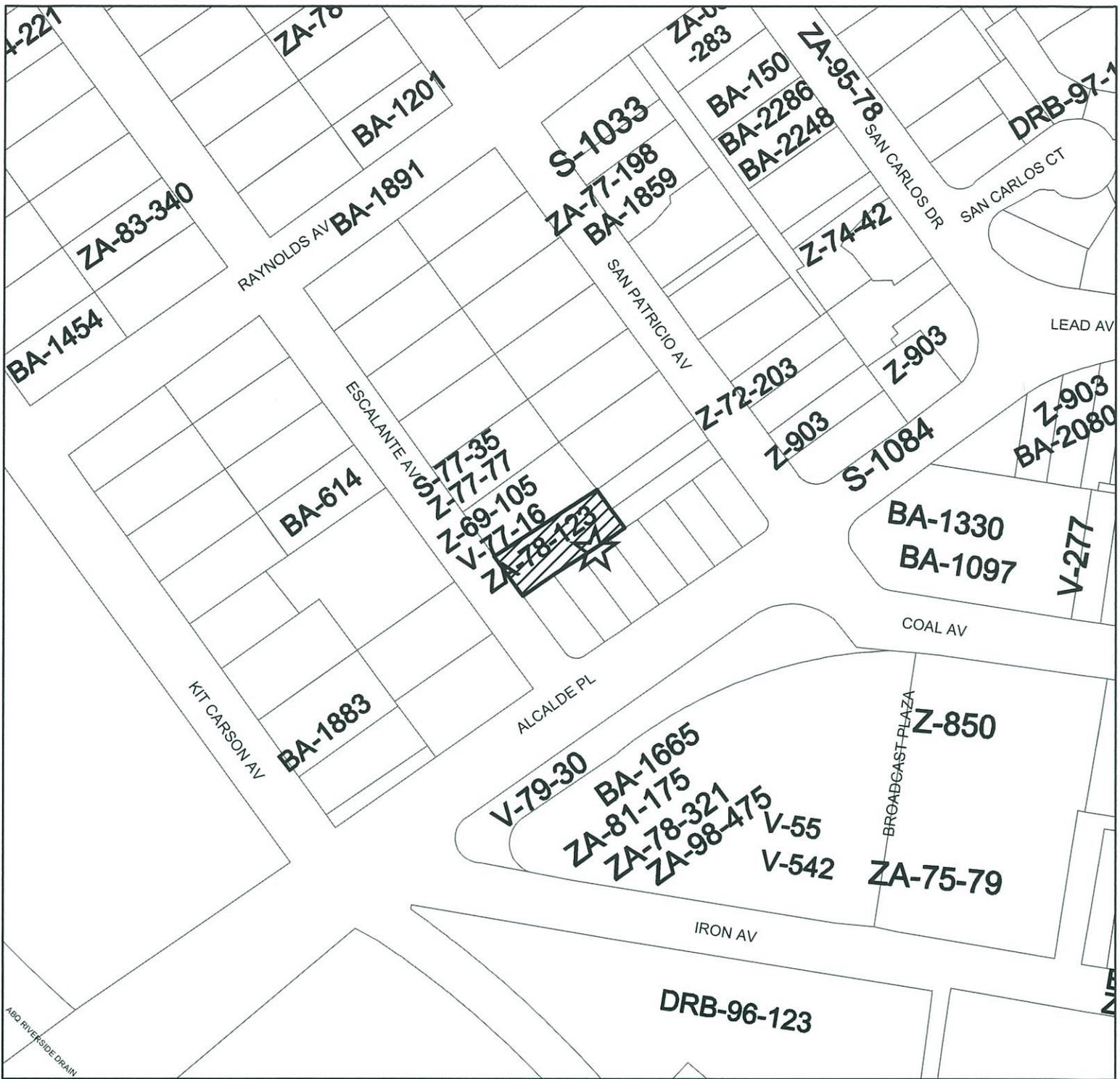


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HISTORY MAP

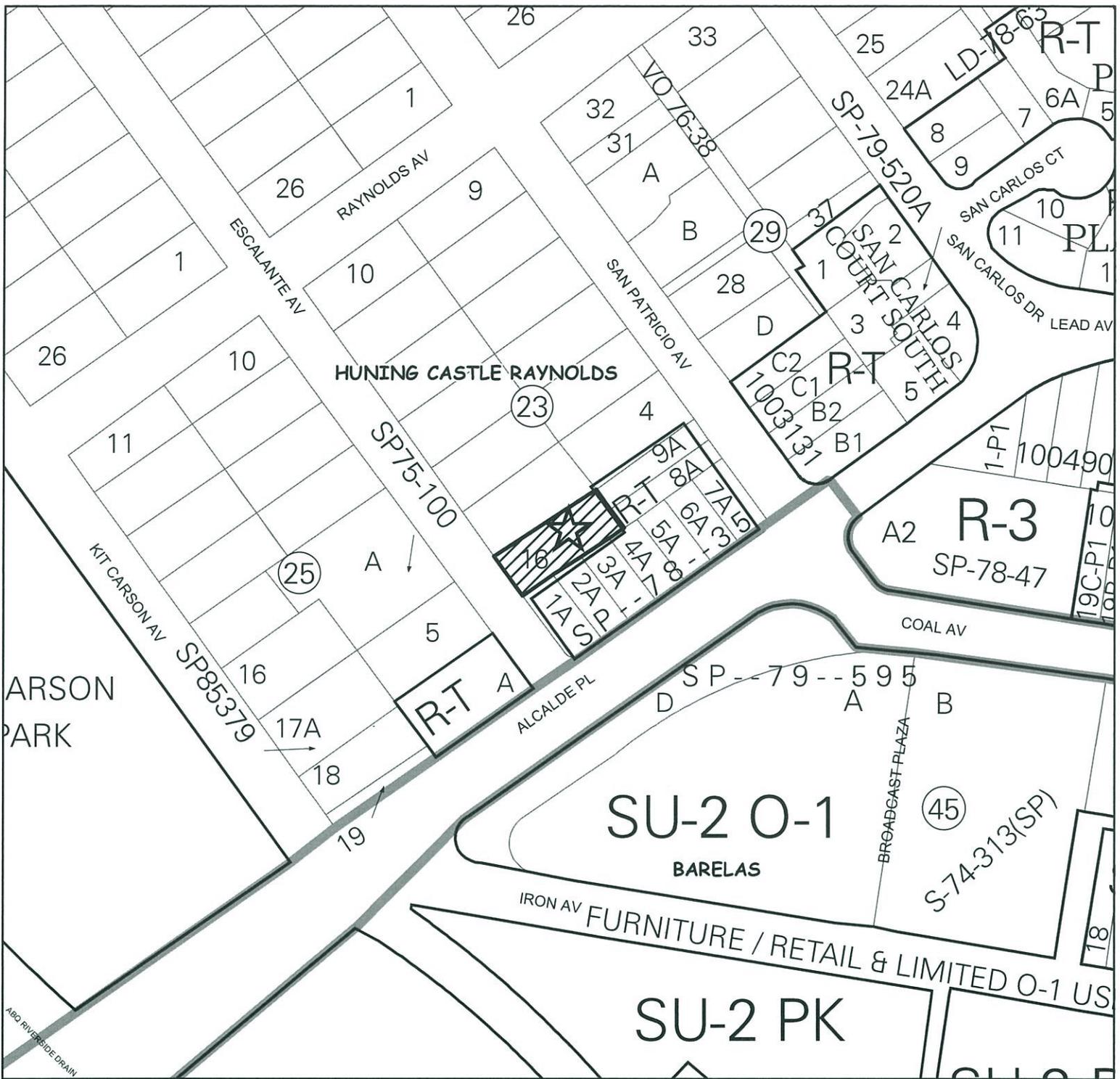
Note: Gray shading indicates County.



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OLD ZONING MAP

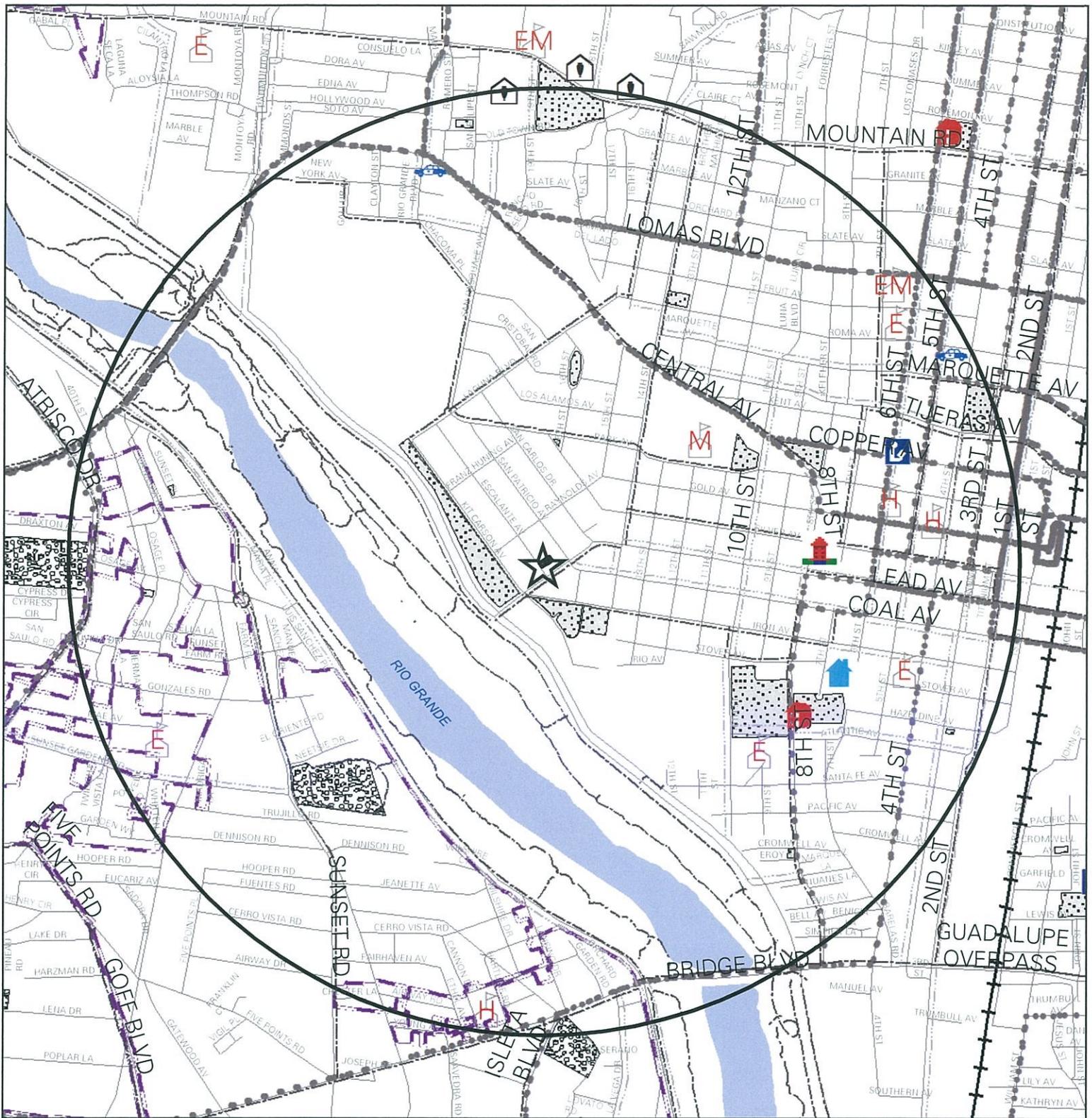
Note: Gray shading indicates County.



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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public Schools | Landfill Buffer (1000-feet) |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill 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 |



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I. Introduction

	<i>IDO Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-1C	Area of Consistency	1-Story Single Family Dwelling
<i>North</i>	R-T	Area of Consistency	Under Construction, Duplex
<i>East</i>	R-T	Area of Consistency	Vacant
<i>South</i>	R-T	Area of Consistency	Duplex (Under Construction)
<i>West</i>	R-1C	Area of Consistency	Single Family Dwellings

Proposal

The request is for a zoning map amendment (zone change) for an approximately 0.1722-acre (7500 SF) site known as Lot 16 Block 23, Huning Castle Addition. The subject site is located on the on the northeast side of Escalante Ave SW, between Reynolds Ave SW and Alcalde Pl SW. The site currently contains a single-family dwelling built in 1949.

The subject site is zoned R-1C (Single-Family Zone District, 7000 SF minimum lot size). The applicant is requesting a zone change to R-T (Townhouse Zone District) in order to demolish the existing home and build a duplex. The sale of the property from the property owner to Eagle Run Development, LLC (the agent) is contingent upon a zone change from R-1C to R-T. The agent also owns the R-T lots to the East (currently vacant) of the property as well as the R-T property to the north that has a duplex under construction on the site.

This request would allow the property owner to redevelop the property as desired.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless its decision is appealed. If so, the Land Use Hearing Office (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

History/Background

The site was previously zoned R-1 and has had a single-family dwelling on it since 1949 when it was built by John Keychsk. The site is at the very edge of the Huning Castle neighborhood on Escalante Ave SW, which was largely developed between 1940 and 1955. The homes along Escalante Ave SW represent Territorial, Pueblo, and Mediterranean styles of architecture. Although this neighborhood is not within a historic district, there is distinct character in terms of scale, massing, and design throughout the neighborhood. The properties extending from the subject site west to the Country Club, are all zoned R-1 and primarily consist of Single-family dwellings. The properties on the eastern edge of the neighborhood are zoned R-T creating a buffer between the single-family residential neighborhood and the mixed-use and higher density residential zones to the east of Alcalde Pl SW. The R-T zoned properties step down and taper in intensity to 1 single R-T lot on the south side of Escalante Ave SW. In 1977, the abutting R-T zoned lots were granted via a zone change (Z-77-77) from R-1. The applicant at the time, William O'Sofsky, requested that those parcels undergo a zone change to R-T in order to create a transition buffer between the SU-2 and R-3 uses to the east of Alcalde Pl SW and to fulfill goals in the comprehensive plan for infill development.

Context

The subject site currently contains a single-family dwelling. The site is located within an Area of Consistency as designated by the Comprehensive Plan, as amended. The properties (6 individual lots) immediately to the east are zoned R-T. These R-T zoned lots are currently vacant, although the agent has indicated that they would like to develop these lots with townhomes. Properties further to the east are zoned MX-T and R-MH. The site to the west is zoned R-1C and currently contains a single-family dwelling. There is another R-T zoned lot to the SW of the subject site, but is developed as a single-family dwelling. Properties to the north are zoned R-T and R-1C and contain single-family homes. The lot abutting the property to the north is zoned R-T and has a duplex currently under construction. The subject site is currently only accessible from Escalante (local street) through the single-family neighborhood. Escalante Ave SW egresses onto Alcalde Pl SW (Minor Collector), but does not allow for ingress onto Escalante. Properties to the east of Alcalde are zoned MX-T, R-MH, and R-ML.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The LRRS designates Escalante Ave SW as a local street.

Comprehensive Plan Corridor Designation

The site is not located within any Comprehensive Plan Corridors.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. Analysis of City Plans and Ordinances

Integrated Development Ordinance (IDO)

Pre-IDO Zoning

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was R-1.

Existing Post-IDO Zoning

Current Zoning for the project site is R-1C

Proposed Zoning

The proposed zoning for the site is R-T. The current use of single-family dwelling is allowed in both R-1C and R-T. R-T also allows duplex and townhouse dwelling units.

Character Protection Overlay

There are no applicable historic or character protection overlays on the site.

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

Infill Development: An area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings.

Corridor Area: Major Transit (MT) Area: Lots within 660 feet of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

Low-density Residential Development: Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-

family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO.

Dwelling, Multi-Family: A building, located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of townhouse dwelling.

Dwelling, Single-family Detached: A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points.

Dwelling, Townhouse: A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not.

Dwelling, Two-family Detached (Duplex): A residential building containing 2 dwelling units, each of which is designed for or occupied by 1 family only, with kitchens for each. Each unit in a two-family dwelling is completely separated from the other by an unpierced wall dividing the 2 units side-to-side or back-to-front or by an unpierced ceiling and floor extending from exterior wall to exterior wall (over-under), except for a stairwell exterior to 2 of the dwelling units.

Dwelling Unit, Accessory: A dwelling unit that is subordinate to a primary single-family or two-family dwelling, contained within the primary dwelling, or built as a detached building. When accessory to a non-residential use, an accessory dwelling unit serves as quarters for a caretaker. This IDO distinguishes between accessory dwelling units with and without a kitchen.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

Note: Applicant's justification language is in italics.

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces. Revitalization and developments that do occur should be at a scale and density (or intensity) similar to immediately surrounding development in order to reinforce the existing character of established neighborhoods. The Goals and policies listed below are cited by the applicant in the zone change justification letter. Applicable goals and policies include:

Chapter 4: Community Identity

GOAL 4.1- Character: Enhance, protect, and preserve distinct communities.

POLICY 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed change in zoning from R1-C to R-T for the subject site furthers the goal of enhancing, protecting, and preserving distinct communities. The proposed change in zoning from R1-C to R-T for the subject site will bring the subject site into conformity with the majority of neighboring parcels. The subject property is abutted by six lot zoned R-T and one lot zoned R1-C. The requested change in zoning will allow a "Duplex" to be constructed on the subject site (or single family home as present zoning allows) but no other structure is feasible based on the width of the subject site and the restrictions of the IDO. The proposed change in zoning will enhance the community by (1) allowing for a more uniform "end of block" development; (2) Limiting the instances where zone changes abut (if the application is approved, only one R-T lot will abut an R-1C property where presently six R-T lots abut R-1C) (3) Creating a gradual density transition from single-family homes to a Duplex, and then to seven connected townhomes; (4) improving the visual integration in the view down San Patricio from the northwest. Currently, the homes along the block would have a view toward the rear of six two-story townhomes above the existing single-story home on the Property. If the application is approved, the view will be toward the side of a single unit.

The subject site is not located within a historic overlay zone, but there is significant history within the Huning Castle neighborhood that could justify it to be defined as a distinct community. While the applicant uses potential development on neighboring lots to justify how the request furthers Goal 4.1, the transition from R-1C to R-T does not allow development types that are severely out of character or scale for this edge of the Huning Castle neighborhood. Policy 4.1.2 Identity and Design refers to cohesiveness of neighborhoods and not cohesiveness of individual blocks or "block ends". The scale and location of the proposed project could be appropriate depending on the character of the building design. However, there is no site plan review requirement nor an overlay zone for the site or area to ensure a contextually appropriate design that fits in with the already established low-density character of the neighborhood. This request partially furthers Goal 4.1- Character, but does not further Policy 4.1.2 Identity and Design.

Chapter 5- Land Use

POLICY 5.2.1- Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods by encouraging development that offers a choice of lifestyles between single family home living and less maintenance

intensive townhome style living, following the long established development pattern in the neighborhood of transitioning from low density to higher density residential with R-T zoned properties in the transition areas. The proposed change on the subject site broadens housing options, increasing density in an area with good street connectivity and convenient access to transit. The increase in density is in an area where a mixed density pattern is already established by zoning, and where adequate infrastructure is or will be available. The proposed change in zoning from R1-C to R-T for the subject site is complementary to the immediately surrounding development. The proposed change does not seek to change from residential use, and will encourage more productive use of an under-utilized lot.

As the applicant states, there is a history of R-T and R-1 zoned lots making up the eastern edge of the Huning Castle neighborhood, but there have not been additional zone changes in over 50 years to the R-1C properties abutting the R-T zoned lots. R-T also allows single-family dwellings as a use, so the argument that this change will encourage productive use of an under-utilized lot is incorrect. The requested zone could encourage development that broadens housing options to meet a range of incomes and lifestyles as described in Subpolicy d). Subpolicy f) encourages higher density housing as an appropriate use when the following situations occur iii. 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; iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development. The subject site is abutting both R-T and R-1C zoned lots, but it does not face R-T on Escalante. There is an R-T zoned lot to the southwest of the property, but it is currently developed with a single-family dwelling. This request would not facilitate a complete block face on Escalante. This request partially furthers Goal 5.2- Complete Communities.

GOAL 5.3- Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The proposed change in zoning from R1-C to R-T for the subject site furthers the Goal of promoting development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good by bringing additional housing to Central Albuquerque infrastructure rather than bring new infrastructure to remote locales.

This request would allow development patterns that could maximize the utility of existing infrastructure and public facilities. Central Ave. and access to transit are still over ½ mile from the site, but it is close enough to the Downtown area, Tingley Beach, and Kit Carson park, that this request generally furthers Goal 5.3- Efficient Development.

POLICY 5.3.1- Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of infill development by creating an addition housing unit into the proximity of the Downtown, Central Ave., Kit Carson Park, Tingley Beach and all of the facilities around the ABQ BioPark area.

The request would facilitate redevelopment of the subject site, which is located in an area already served by existing infrastructure and public facilities. The six lots to the east of the site, while proposed to develop with Townhomes, are currently vacant. This request could further this policy by adding additional density to an already well development neighborhood. This request generally furthers Policy 5.3.1- Infill Development.

POLICY 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas, outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of protecting and enhancing the character of the existing single-family neighborhood of Hunning Castle by improving the transition between the single family home on Escalante Ave. and the existing R-T zoned lots at the end of the block that are already under development. If the proposed zone change for the subject site is not approved, the view to the Southeast along Escalante Ave. will be towards the back of six townhome units. If the change is approved, the view will be toward the side of a duplex that is limited in footprint to essentially the same dimensions as allowed for a single family home permissible under the current zoning.

The subject site is located in an Area of Consistency, where the Comprehensive Plan intends and encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. It seeks to ensure that development will reinforce the scale, intensity, and setbacks of the immediately surrounding context. This policy mentions that higher-density housing and mixed-use development should be located in areas within ¼ mile of transit stations or within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods. Contextual Standards as defined in the IDO will require that any development in R-T imitate the setbacks of the current single-family neighborhood. The subject site is located more than ½ mile from transit and is just as far to any arterial. However, even though duplexes are considered low density residential development the requested R-T zoning also allows townhouse development, which would not be consistent with the established single-family dwelling unit development pattern along Escalante. This request does not further Policy 5.6.3- Areas of Consistency.

Chapter 7-Urban Design

POLICY 7.3.5 -Development Quality: Encourage innovative and high-quality design in all development.

The proposed change in zoning from R1-C to R-T for the subject site furthers the policy encourage innovative and high quality design in all development because the R-T zoning allows for development of a Duplex, which allows for the inclusion of an “accessory unit” appropriate for multi-generational living.

The request is for a zone change, which does not include building design or site planning. There is no way to evaluate future design at this stage, though the applicable IDO design standards (see 4.1.2-Identity and Design) would ensure higher quality design than what exists today. Therefore, the request only partially furthers Policy 7.3.5- Development Quality.

Chapter 9- Housing

GOAL 9.1- Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

POLICY 9.1.1- Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The proposed change in zoning from R1-C to R-T for the subject site Support the development, improvement and conservation of housing for a variety of income levels and types of residents and households by facilitating multi-generational living on the subject site. The permissive uses of a Duplex under the IDO include the allowance for a “accessory unit” to promote multi-generational living. R-T allows for a broader range of options for housing types than R1-C.

The requested change would allow more diversity in residential uses that could provide for the development of quality housing for elderly residents. It could also help facilitate an increase in housing supply that is affordable for all income levels. While the zone change could facilitate the sub policies addressing affordable housing and protecting the quality of existing housing stock through rehabilitation programs and training, the applicant has stated that the proposed uses will be for upper end market-rate two-family dwellings and would require demolition of an existing dwelling. The request partially furthers Goal 9.1- Supply, but does not further Policy 9.1.1- Housing Options.

III. Zoning Map Amendment (Zone Change)

Pursuant to section 14-16-6-7(F)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".

There are several criteria 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: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone change justification letter analyzed here, received on September 24th, 2019, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned R-1C (Residential- Single-Family Zone). The requested zoning is R-T (Residential- Townhome Zone). The reason for the request is to allow for demolition of an existing single-family dwelling and redevelop the site to accommodate a Duplex with potential for an Accessory Dwelling. The applicant believes that the proposed zoning map amendment (zone change) meets the IDO's zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. Citations are from the IDO.

Note: Applicant's Justification is in indented *italics*, Staff's Analysis indented regular text.

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

See Goals and Policies from the Albuquerque/Bernalillo County Comprehensive Plan in the above section.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The Goals and policies listed here as applicable are relevant to the request; note that relevancy does not automatically mean that the Goal or policy is furthered. In several instances, the request presents significant conflict or only partially furthers an applicable Goal and/or Policy.

Applicable Citations: Goal 4.1-Character; Policy 4.1.2-Identity & Design;

Policy 4.1.4-Neighborhoods; Policy 5.2.1-Land Uses; Goal 5.3-Efficient Development Patterns; Policy 5.3.1-Infill Development; Goal 5.6-City Development Areas; Policy 5.6.3-Areas of Consistency; Policy 7.3.5-Development Quality; Policy 8.1.1-Diverse Places; Goal 9.1-Supply; Policy 9.1.1; Policy 9.2.1-Compatibility.

Non-applicable Citations: Policy 4.1.1-Distinct Communities; Policy 4.1.3-Placemaking; Policy 4.1.5-Natural Resources; Policy 5.1.4-Urban Centers; Policy 5.1.5-Employment Centers; Policy 5.1.6-Activity Centers; Policy 5.1.8-Premium Transit Corridors; Policy 5.1.9-Main Streets; Policy 5.1.10-Major Transit Corridors; Policy 5.1.11-Multi-Modal Corridors; Policy 5.2.2-Planned Communities; Policy 5.3.2-Leapfrog Development; Policy 5.3.4-Conservation Development; Policy 5.3.7-Locally Unwanted Uses; Policy 5.3.8-Solar Protections; Goal 5.4-Jobs-Housing Balance; Policy 5.4.1-Housing Near Jobs; Goal 6.1-Land Use-Transportation Integration; Policy 6.1.2-Transit-Oriented Development; Policy 6.1.3-Auto Demand; Goal 6.2-Multi-Modal System; Policy 6.2.1-Pedestrian & Bicycle Connectivity; Policy 6.2.5-Bicycle Network; Goal 6.4-Public Health; Policy 6.4.1-Active Transportation; Policy 6.4.2-Air Quality; Goal 6.6-Economy; Policy 6.6.1-Accessing Jobs; Goal 6.7-System Effectiveness; Goal 7.2-Pedestrian-Accessible Design; 7.2.1-Walkability; Policy 7.2.2-Walkable Places; Goal 7.3-Sense of Place; Policy 7.3.4-Infill; Goal 8.1-Placemaking; Policy 8.1.2-Resilient Economy; Goal 9.2-Sustainable Design; Policy 9.2.2-High Quality.

Relevant Goals and Policies Not Cited: Policy 7.3.; Policy 7.3.3; Policy 11.2.3-Distinct Built Environments.

Staff: The applicant has provided the required policy-based response, but has not adequately demonstrated that the request would further a preponderance of applicable Goals and policies and not be in significant conflict with them.

Staff finds that the request conflicts with Policy 4.1.4 subpolicy d) which encourages transformative change in neighborhoods expressing the desire for revitalization and subpolicy i) which seeks to preserve heritage conservation by minimizing the negative impacts of gentrification on communities. The applicant uses the argument for several Goals and policies (i.e. Policy 4.1.1 and 4.1.2) that the change to R-T zoning will allow for development that will match existing land uses and development of neighboring townhomes. The six R-T zoned lots to the east of the subject site have not been developed and are currently vacant. Several policies in Chapter 4, and Chapter 5 recommend that development reinforce existing neighborhood character and scale.

The current development pattern is single-family dwellings to the west and south of the subject site. Several Policy arguments by the applicant refer to the proposed development on the site and neighboring sites, which is an inappropriate justification due to the fact that this request is for a Zone Change and potential uses are all entitled until development

occurs. The existing six R-T lots to the west could all be developed as single-family dwellings in the future or the lots could be reconfigured to establish a larger townhouse development that includes the subject site. In Policy 5.6.3-Areas of Consistency, the applicant argues that the change to R-T would allow a transition between the existing R-T zoning to the west and the R-1C zoning to the east. The existing R-T already serves as a buffer between the adjacent MX-T zone district to the east of the R-T lots, which are currently vacant. Therefore, no additional buffer is necessary. A more appropriate transition zone district between the R-1C zone district and the R-T zone district would be R-1A. R-1A allows the use of Duplex, when the existing R-1A lot is 7000 SF or larger and the duplex straddles a lot line. This zone allows what the applicant would like to propose for development on the site in the future while creating a more logical transition, better maintaining the character of the neighborhood, and creating more housing options near Downtown.

B) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The proposed amendment is located wholly or partially in an Area of Consistency. The new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The established character of the surrounding area is an end-of-the block buffer zone between the Hunning Castle neighborhood, higher density in North Barelvas neighborhood, and the commercial property and ten-story apartment building across Alcade Ave. As described above, the subject lot is bordered by six lots zoned R-T and one lot zoned R1-C. Bringing the zone of the subject property into line with the majority of its neighbors would clearly reinforce the ability to gradually transition from single-family homes into the higher density and mixed-use neighbors. The existing zoning is inappropriate because a different zone district is

more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s), as shown in the discussion of the Goals and Policies above.

Staff: The applicant's justification is not sufficient. The subject site is located wholly in an Area of Consistency. A zone change from R-1C to R-T would permit development that is significantly of higher density than surrounding parcels. The applicant has not sufficiently shown that the current zoning of R-1C is inappropriate because R-T is more advantageous to the community. The adjacent R-1C lots have been developed with Single-family dwellings since the 1940s and 1950s. The lots abutting the subject site on the east side is zoned R-T but is currently vacant and has been since they received a zone change in 1977.

Specific policies in the Comprehensive Plan support increased density and intensity in Areas of Change, Centers and Corridors, as well as transitions between commercial and residential development in Areas of Consistency. The properties located to the north and east already create a transition between the largely single-family dwelling neighborhood to the west and the mixed use and higher density residential properties to the east and north of the subject site, additional buffering into the neighborhood is not advantageous to the community.

- C) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The proposed zoning map amendment for the subject site is not in an Area of Change.

Staff: The subject site is not located within an Area of Change; the applicant's justification of Criterion C is sufficient.

- D) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Zone District >>	Residential	
	R-1	R-T
Land Uses		
Dwelling, single-family detached	P	P
Dwelling, cluster development	P	P
Dwelling, cottage development	P	P
Dwelling, two-family detached (duplex)	P	P
Dwelling, townhouse		P
Dwelling, live-work		C
Dwelling, multi-family		
Assisted living facility or nursing home		C
Community residential facility, small	P	P
Adult or child day care facility		C
Community center or library	P	P
Elementary or middle school	C	C
High school	C	C
Museum or art gallery		CV
Parks and open space	P	P
Religious institution	P	P
Community garden	P	P
Residential community amenity	P	P
Bed and breakfast	CA	A
Residential community amenity	P	P
Other outdoor entertainment	CA	CA
Farmers' market		T
Geothermal energy generation	A	A
Solar energy generation	P	P
Utility, electric	P	P
Utility, other major	P	P
Agriculture sales stand	A	A
Animal keeping	A	A
Dwelling unit, accessory	A	A
Dwelling unit, accessory without kitchen	CA	CA
Family care facility	A	A
Family home daycare	CA	CA
Garden	A	A
Hobby breeder	A	A
Home occupation	A	A
Mobile food truck	A	A
Parking of non-commercial vehicle	A	A
Parking of recreational vehicle, boat, and/or recreational trailer	A	A
Second kitchen in a dwelling	A	A
Other use accessory to residential primary use	A	A

The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. The permissive use remains residential.

The only change in permissive use is the allowance for a bed & breakfast on the subject site and the increase in density from a single family to a two-family dwelling on the subject Property. The increase in traffic associated with a duplex

as opposed to a single family home is not significant within the overall scope of the neighborhood. The option for a bed & breakfast is restricted by the practical constraints of the site making the use unlikely, but any issue associated with traffic would be mitigated in permitting by increased on-site parking requirements.

Staff: The applicant's justification is sufficient. The uses that become permissive in a zone change from R-1C to R-T are minimal. Duplex and Townhomes are still considered low density residential development. However, the applicant does own the surrounding 8 lots, which could be altered to allow a larger townhome or garden apartment development.

- E) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by the change of zone. The development is in an ideal location from the perspective of diminishing traffic, integration with public transit and support for pedestrian or bike travel as discussed in the section on Goals and Policies above. The surrounding bike and pedestrian facilities are shown in the Map from the City of Albuquerque below.



Furthermore, redevelopment will mitigate the Properties impact on storm sewer capacity. Based on hydrology requirements for the San Patricio Duplex,

redevelopment will include elements to store over 1000 cubic feet of water on site which is being shed from the Property as currently constructed into the storm sewer system.

Staff: The applicant's justification is sufficient and shows that the City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the site is already currently developed for low density residential development, which is what can currently be developed on the site.

- F) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The requested zone change is not based on the property's location on a major street. However, the fact that the Property is one lot in from Alcalde, a minor arterial, does support the overall position of the application that this is a buffer zone appropriate for rezoning from R1-C to R-T.

Staff: The applicant's response partially address this criterion. The subject site is located on Escalante Ave SW, which is a local street intended for low density residential development. Escalante Ave SW only allows egress onto Alcalde Ave SW. Alcalde is a Minor Collector. Therefore, the justification is not based solely on the property's location on a major street.

- G) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The justification is not based completely or predominantly on the cost of land or economic considerations. Eagle Run does not need to acquire this Property to complete the Townhome project on the existing nine R-T lots. While Eagle Run does intend to profit from the redevelopment of the Property, the predominant consideration is the overall cohesiveness of the project and its integration with the surrounding area.

Staff: The applicant's response does not sufficiently address this criterion. The applicant states that while economic considerations are a factor, the cohesiveness of the agent's proposed project is the predominant consideration. There are no applicable Comprehensive Plan Goals and policies that reference cohesiveness of projects, but cohesiveness with existing and historical neighborhoods. This edge of the neighborhood already has an R-T buffer to separate the single-family dwellings to the west of Alcalde and the mixed-use and multi-family uses to the east of Alcalde. Economic considerations seem to be the predominant basis for the request.

H) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone"). The change would bring the Property into the same zoning as the majority of its neighbors.

Staff: The applicant has sufficiently justified this criterion. The request would not result in a spot zone because it would not apply a different zone to one small area or one premises. The properties located to the north and east are zoned R-T.

IV. Neighborhood Concerns

Neighborhood/Public

The Applicant notified the Barelás Neighborhood Association and the Huning Castle Neighborhood Association as required. Property owners within 100 feet of the subject site were also notified, as required (see attachments).

The affected neighborhood associations were offered a Neighborhood Meeting June 28th, 2019. The Huning Castle Neighborhood Association requested a meeting and the first of two meetings was held July 11, 2019 and a second follow up meeting to address neighborhood concerns was held on July 18, 2019. The results of that meeting included a vote to oppose the requested zoning map amendment from R-1C to R-T. The applicant also met with the immediate neighbors on July 13, 2019 where they discussed specific concerns to properties abutting and adjacent to the subject site.

As of this writing, Staff has received 105 petition signatures in opposition to the request by neighborhood community members. Staff also received 21 letters of opposition from nearby residents or their family members. The Huning Castle Neighborhood Association submitted their own meeting minutes from the July 18th meeting expressing their concerns and a record of the official vote by the board. The neighborhood group, created in opposition to the request, Friends of Escalante, submitted a policy analysis of that supports a denial of the request. (see attachments)

Petition

The petition states that they object to the rezoning of 1505 Escalante Ave SW from R-1, a single-family dwelling, to R-T, a townhouse development. It also states that this zone change will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The petition urges the EPC to deny this rezoning application. Signed by 105 members of the community.

Letters of Opposition

Among the 21 letters of opposition from nearby residents and their family members, the reasons ranged from not wanting the current single-family dwelling to be demolished, preservation of existing cottonwood trees, issues with scale, massing, and height, and concerns that the request seems to be purely for economic gain. Many letters cited other townhomes/duplexes already built or underway to the north of the subject site and concerns with setbacks, landscaping, and generally being out of character with the existing neighborhood. The letters also state concern that the applicant's justification of creating a buffer will begin to encroach and allow other developers to change the zoning of the lots along the edge of the neighborhood.

Friends of Escalante Policy Analysis

In the letter dated September 15th, 2019, the Friends of Escalante neighborhood group outlined community opposition to the requested zone change at 1505 Escalante Ave SW. The letter cites several Goals and policies related to Identity and Character from the Albuquerque/Bernalillo County Comprehensive Plan including the following:

Goal 4.1 Community Identity; Policy 4.1.1 Distinct Communities; Goal 5.6 Land Use; Policy 5.6.3 Areas of Consistency; Goal 11.2 Heritage Conservation; Policy 11.2.3 Distinct Built Environments; Policy 11.2.3(a).

Staff agrees that the Goals and policies cited generally support the argument that the proposed zone change and development of a duplex could alter the identity and character of the neighborhood by beginning to chip away into the existing neighborhood beyond the existing R-T buffer. While not located within a Historic Overlay Zone or registered as an official historic district, there is a rich history and identity to this neighborhood.

The following Goals and policies are in regards to specific development, which is not a main factor when deciding a Zoning Map Amendment, but they express the neighborhoods concern with Scale, Mass, Pattern and Setbacks.

Goal 4.1 Community Identity; Policy 4.1.2 Identity and Design; Goal 5.2 Land Use; Policy 5.2.1(c); Policy 5.2.1(f); Goal 5.6 Land Use; Goal 9.2 Housing; Policy 9.2.1 Compatibility; Goal 11.2 Historic Assets; Policy 11.2.3(c).

While the proposed development is not on the table for decision-making, the additional uses of duplex and townhomes, while not considered multi-family are not in keeping with the single-family neighborhood to the east of the site. In consideration of Goals and policies for Areas of Consistency, the neighborhood feels that the applicant has not adequately justified the request.

V. Conclusion

The request is for a zoning map amendment (zone change) for an approximately .1722-acre site located at 1505 Escalante Ave SW.

The subject site is zoned R-1C. The applicant is requesting the R-T (Residential Townhome) zone district in order to demolish the existing single-family dwelling and redevelop the property with a duplex and potentially an accessory dwelling.

The zoning map amendment has not been adequately justified pursuant to the IDO Review and Decision criteria in 6-7(F)(3) based on Criterion A, B, and G. The request does not further a preponderance of Comprehensive Plan Goals and policies, the current zone of R-1C is not inappropriate for this neighborhood located in an Area of Consistency, and the request is predominantly based on economic considerations.

The affected neighborhood organizations are the Huning Castle Neighborhood Association and the Barelás Neighborhood Association, who were notified as required. Property owners within 100 feet of the subject site were also notified as required. No pre-application neighborhood meetings were held, although one was offered as required.

Staff have received 105 petition signatures in opposition to the request by neighborhood community members. Staff also received 21 letters of opposition from nearby residents or their family members. The Huning Castle Neighborhood Association submitted their own meeting minutes from the July 18th meeting expressing their concerns and a record of the official vote by the board. The neighborhood group, created in opposition to the request, Friends of Escalante, submitted a policy analysis of that supports a denial of the request. (see attachments)

Staff recommends denial.

Findings, Zoning Map Amendment (Zone Change)

Project #: 2019-002802, RZ: 2019-00056

1. This is a request for a Zoning Map Amendment (Zone Change) for 1505 Escalante Ave SW containing approximately 0.1722-acres (7500 SF) legally described as Lot 16, Block 23, Huning Castle Addition, located on Escalante Ave SW between Alcalde Pl SW and Reynolds Ave SW
2. The Environmental Planning Commission (EPC) is hearing this case as a recommending body. Pursuant to Section 6-7(F)(1) of the Integrated Development Ordinance because the subject site is less than 10 gross acres and is located wholly or partially in an Area of Consistency as shown in the Comprehensive Plan, as amended.
3. The subject site is zoned R-1C (Residential- Single-Family); primary land uses include a detached single-family dwelling. The applicant is requesting a zone change to R-T (Residential Townhouse) in order to demolish the existing single-family dwelling and redevelop the site with a duplex. The purpose of the R-T zone is to accommodate a mix of single-family, two-family, and townhouse residential developments, as well as limited civic and institutional uses to serve the surrounding residential area.
4. The subject site is not located within a Center or Corridor as designated in the Comprehensive Plan nor is it located within a Protection Overlay Zone.
5. There is existing R-T zoning to the north, east, and south of the site intended to create a buffer between the single-family neighborhood to the west and the mixed-use and higher density multi-family zoning to the east of Alcalde Pl SW. The R-T zoned properties to the east are currently vacant and the R-T zoned property to the south contains a single-family dwelling. In 1977, these lots were converted from R-1 to R-T through a zone change process by the EPC. In the findings for Z-77-77, Finding #2, that the zone change is appropriate to serve as a transition between the single-family neighborhood to the west and the SU-2 and R-3 zoned properties to the east of Alcalde. (See Attachment)
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request does not further the following, applicable Comprehensive Plan Goals and policies:
 - (a) POLICY 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The subject site is not located within a historic overlay zone, but there is significant history within the Huning Castle neighborhood to give it distinct character, scale and location of development. While the applicant uses cohesiveness the “block end” as proof that the request furthers this policy, the intention of the policy is that protection of the cohesiveness of

the neighborhood is paramount. Removing the existing single-family dwelling and replacing it with a duplex or townhome development is not appropriate. This request does not further this policy and undermines neighborhood identity and character.

- (b) POLICY 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas, outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency, where the Comprehensive Plan intends and encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. It seeks to ensure that development will reinforce the scale, intensity, and setbacks of the immediately surrounding context. This policy indicates that higher-density housing and mixed-use development should be located in areas within ¼ mile of transit stations or within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods. Contextual Standards as defined in the IDO will require that any development in R-T imitate the setbacks of the current single-family neighborhood. The subject site is located more than ½ mile from transit and is just as far to any arterial. However, even though duplexes are considered low density residential development the requested R-T zoning also allows townhouse development, which would not be consistent with the established single-family dwelling unit development pattern along Escalante.

- (c) POLICY 9.1.1: Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

While the zone change could facilitate the policies and subpolicies under Goal 9.1 by addressing affordable housing and protecting the quality of existing housing stock through rehabilitation programs and training, the applicant has stated that the proposed uses will be for upper end market-rate two-family dwellings and would require demolition of an existing dwelling. This request is partially in conflict with this policy, even though it could potentially add one additional dwelling unit to the community.

8. The request only partially furthers the following, applicable Comprehensive Plan Goals and policies:

- (a) GOAL 4.1: Character: Enhance, protect, and preserve distinct communities.

Although the applicant uses proposed development to justify this Goal, the R-T zone district does not allow development that is not considered low

density residential development, which in general maintains the character of this community. However, the neighborhood is not located within a historic protection overlay zone and there would be no oversight to ensure a contextually appropriate development.

- (b) POLICY 5.2.1: Land Uses: Create healthy, sustainable and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

There is a history of R-T and R-1 zoned lots making up the eastern edge of the Huning Castle neighborhood, but there have not been additional zone changes in over 50 years to the R-1C properties abutting the R-T zoned lots. R-T also allows single-family dwellings as a use, so the argument that this change will encourage productive use of an under-utilized lot is incorrect. The requested zone could encourage development that broadens housing options to meet a range of incomes and lifestyles as described in Subpolicy d). Subpolicy f) encourages higher density housing as an appropriate use when the following situations occur iii. 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; iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development. The subject site is abutting both R-T and R-1C zoned lots, but it does not face R-T on Escalante.

- (c) POLICY 7.3.5: Development Quality: Encourage innovative and high-quality design in all development.

The request is for a zone change, which does not include building design or site planning. There is no way to evaluate future design at this stage, though the applicable IDO design standards (see 4.1.2-Identity and Design) would ensure higher quality design than what exists today

9. The applicant has not adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has not adequately demonstrated, in his policy-based response, that the request would be consistent with the City's health, safety, morals and general welfare.

The request conflicts with Policy 4.1.4 subpolicy d) which encourages transformative change in neighborhoods expressing the desire for revitalization and subpolicy i) which

seeks to preserve heritage conservation by minimizing the negative impacts of gentrification on communities. The applicant uses the argument for several Goals and policies (i.e. Policy 4.1.1 and 4.1.2) that the change to R-T zoning will allow for development that will match existing land uses and development of neighboring townhomes. The six R-T zoned lots to the east of the subject site have not been developed and are currently vacant. Several policies in Chapter 4, and Chapter 5 recommend that development reinforce existing neighborhood character and scale.

The current development pattern is single-family dwellings to the west and south of the subject site. Several Policy arguments by the applicant refer to the proposed development on the site and neighboring sites, which is an inappropriate justification due to the fact that this request is for a Zone Change and potential uses are all entitled until development occurs. The existing six R-T lots to the west could all be developed as single-family dwellings in the future or the lots could be reconfigured to establish a larger townhouse development that includes the subject site. In Policy 5.6.3-Areas of Consistency, the applicant argues that the change to R-T would allow a transition between the existing R-T zoning to the west and the R-1C zoning to the west. The existing R-T already serves as a buffer between the adjacent MX-T zone district to the east of the R-T lots, which are currently vacant. Therefore, no additional buffer is necessary. A more appropriate transition zone district between the R-1C zone district and the R-T zone district would be R-1A. R-1A allows the use of Duplex, when the existing R-1A lot is 7000 SF or larger and the duplex straddles a lot line. This zone allows what the applicant would like to propose for development on the site in the future while creating a more logical transition, better maintaining the character of the neighborhood, and creating more housing options near Downtown.

- B. Criterion B: The subject site is located wholly in an Area of Consistency. A zone change from R-1C to R-T would permit development that is significantly of higher density than surrounding parcels. The applicant has not sufficiently shown that the current zoning of R-1C is inappropriate because R-T is more advantageous to the community. The adjacent R-1C lots have been developed with Single-family dwellings since the 1940s and 1950s. The lots abutting the subject site on the east side is zoned R-T but is currently vacant and has been since they received a zone change in 1977.

Specific policies in the Comprehensive Plan support increased density and intensity in Areas of Change, Centers and Corridors, as well as transitions between commercial and residential development in Areas of Consistency. The properties located to the north and east already create a transition between the largely single-family dwelling neighborhood to the west and the mixed use and higher density residential properties to the east and north of the subject site, additional buffering into the neighborhood is not advantageous to the community.

- C. Criterion C: The subject site is located wholly in an Area of Consistency, so this criterion does not apply.

- D. Criterion D: The uses that become permissive in a zone change from R-1C to R-T are minimal. Duplex and Townhomes are still considered low density residential development. However, the applicant does own the surrounding 8 lots, which could be altered to allow a larger townhome or garden apartment development.
- E. Criterion E: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the site is already currently developed for low density residential development, which is what can currently be developed on the site.
- F. Criterion F: The subject site is located on Escalante Ave SW, which is a local street intended for low density residential development. Escalante Ave SW only allows egress onto Alcalde Ave SW. Alcalde is a Minor Collector. Therefore, the justification is not based solely on the property's location on a major street.
- G. Criterion G: The applicant's response does not sufficiently address this criterion. The applicant states that while economic considerations are a factor, the cohesiveness of the agent's proposed project is the predominant consideration. There are no applicable Comprehensive Plan Goals and policies that reference cohesiveness of projects, but cohesiveness with existing and historical neighborhoods. This edge of the neighborhood already has an R-T buffer to separate the single-family dwellings to the west of Alcalde and the mixed-use and multi-family uses to the east of Alcalde. Economic considerations seem to be the predominant basis for the request.
- H. Criterion H: The request would not result in a spot zone because it would not apply a different zone to one small area or one premises. The properties located to the north and east are zoned R-T.
13. The applicant's policy analysis does not adequately demonstrate that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would not be more advantageous to the community than the current zoning.
14. The affected neighborhood organizations are the Barelás Neighborhood Association, and the Huning Castle Neighborhood Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
15. As of this writing, Staff has received 105 petition signatures in opposition to the request by neighborhood community members. Staff also received 21 letters of opposition from nearby residents or their family members. The Huning Castle Neighborhood Association submitted their own meeting minutes from the July 18th meeting expressing their concerns and a record of the official vote by the board. The neighborhood group, created in opposition to the request, Friends of Escalante, submitted a policy analysis of that supports a denial of the request. (See Attachments)

Recommendation – RZ-2019-00056, October 10, 2019

DENIAL of Project #: 2019-002802, RZ-2019-00056, a request for Zoning Map Amendment from R-1C to R-T for Lot 16, Block 23, Huning Castle Addition, an approximately 0.1772-acre (7500 SF) site based on the preceding Findings.



***Whitney Phelan
Staff Planner***

Notice of Decision cc list:

(List to be compiled after final decision)

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

PR-2019-002802/RZ-2019-00056

Address: 1505 Escalante Ave. SW

IDO Zoning: R-1C

Request: Zone Map Amendment

Requested IDO Zoning: R-T

Comments for Zone Map Amendment:

The Comprehensive Plan generally encourages providing housing options. The requested zone would allow the proposed duplex use in a desirable and walkable area, and the requested zone generally follows the pattern of R-T zoning along Alcalde Pl., transitioning to R-1C zoning on the interior of the block. Duplexes are generally compatible with single-family developments, particularly on the outer edges of the block.

Hydrology

Project #2019-002802

RZ-2019-00056 – Zone Map Amendment (Zone Change)

No objections.

Transportation Development Services

No Comment

Zoning / Code Enforcement

#2019-002802 (Zone Change) No Comment

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

Project #2019-002802

RZ-2019-00056 – Zone Map Amendment (Zone Change)

Transportation Section: No Comments

TRANSIT DEPARTMENT

Project #2019-002802 RZ-2019-00058

Zone Map Amendment from R-1C to R-T for 0.1722 acres at 1505 Escalante Avenue SW

Not on a corridor

Not on a route

While it is a bit beyond a ½ mile walking distance to Central Ave. (about 3000 feet) transit service on Central is the best and most frequent in the City. Routes include the fixed route 66, snf the 766 and 777 (soon to be ART) routes. No comments.

ABC WATER UTILITY AUTHORITY (ABCWUA)

RZ-2019-00056 - Zone Map Amendment (Zone Change)

- Identification: UPC – 101305724535820413
 - a. No adverse comment to the proposed zone change
 - b. Site is currently receiving service.

ALBUQUERQUE PUBLIC SCHOOLS

Project #2019-002802 (1007393)

- a. EPC Description: RZ-2019-00056 – Zone Map Amendment (Zone Change).
- b. Site Information: Lot 16, Block 23, Huning Castle Addition, MRGCD Map No. 40.
- c. Site Location: 1505 Escalante Ave. SW, between Raynolds Ave., SW and Alcalde Pl., SW.
- d. Request Description: This is an application for a zone change, from R1-C (residential single-family) to R-T (residential townhouse) on one lot of approximately 0.1722 acres, in order to construct two townhomes on the property, as part of a larger development project consisting of nine additional townhomes.
- e. APS Case Comments: Potential residential development will have impacts to Lew Wallace Elementary School, Washington Middle School, and Albuquerque High School. Lew Wallace Elementary School is approaching capacity and the development will be a strain on this school.
 - i. **Residential Units: 2**
 - ii. Est. Elementary School Students: **1**
 - iii. Est. Middle School Students: **1**
 - iv. Est. High School Students: **1**
 - v. **Est. Total # of Students from Project: 3**

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

School Capacity and Enrollment

School	2018-2019 40 th Day Enrollment	Facility Capacity	Space Available
Lew Wallace Elementary School	208	234	26
Washington Middle School	485	650	165
Albuquerque High School	1819	1950	131

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- 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
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

Project #2019-002802 Lot 16, Block 23, Huning Castle Addition,
MRGCD Map No. 40
K-13

RZ-2019-00056 – Zone Map
Amendment (Zone Change) No objections.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

Project #2019-002802

MRMPO has no adverse comments.

For informational purposes:

- Alcalde Rd is functionally classified as a Minor Collector currently and in the LRRS.
- The LRBS identifies Alcalde Rd to be a proposed Bicycle Route in the project area.

PUBLIC SERVICE COMPANY OF NEW MEXICO



Looking towards the subject site from Escalante on the SE edge of property.



Looking southwest from subject site

HISTORY

OFFICIAL NOTICE

K-13

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Box 1293, Albuquerque, NM 87103

Date: June 13, 1977

CERTIFICATION OF ZONING

File Z- 77-77

Date of Final Action: 5-19-77

Location: Lots 1, 2, 3, 17 & 18, Block 23
Hunting Castle Addition

R.J.W. Development Co.
P.O. Box 7353
Albuquerque, N.M. 87104

Attention: William Osofsky

The Environmental Planning Commission/ruled favorably on your request to amend the zone map as it applies to the above cited property. Land Controls Board

- The possible appeal period having expired, the zoning on the above cited property is now changed to R-T, subject to compliance with the conditions imposed by the EPC Land Controls Board.
- The possible appeal period has expired, but the zoning on the above cited property is NOT CHANGED to _____ until the following requirements are met, as specified in the decision of the Commission:

If such requirements are not met within six months after the date final City approval is voted, the approval is void; however, the Planning Director or his designated representative may extend this time limit up to an additional six months.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

cc: Graphics
Zoning

Sincerely,



Phil Garcia
Principal Planner
For the Planning Director

Z CERTIFICATION

V-77-17 (Cont'd)

Discussion ensued among the Board.

Commissioner Burns stated that he is opposed to utilizing a City procedure to solve a problem that was self-inflicted. The only way he could support this request is with assurance that the Property Management Division will obtain full price for the property to be vacated.

Phil Garcia, Planning Department, was asked if the applicant complies with the Special Use plan as it relates to open space and parking. Mr. Garcia replied that he does not have the information available at this time as this was strictly a vacation request.

Commissioners Jeffers and Bicknell stated that they would favor granting the vacation since it is excess right of way, with the condition that the applicant would negotiate with the Property Management Division. However, they would like to be sure that the applicant is complying with the approved Special Use plan.

Chairman Fritz stated that he is not prepared to solve a self-inflicted problem by vacating this right of way.

Commissioner Burns suggested the possibility of requiring the property to comply with the approved development plan without the right of way prior to granting the vacation.

Mr. Garcia then stated that after talking with the Zoning Hearing Examiner, he has discovered that the applicant is in compliance with the development plan in every way except the parking. Further, he feels there could be some legal problems with a condition as stipulated by Commissioner Burns.

The following motion was then made:

BE IT RESOLVED THAT V-77-17 be denied.

Moved by Commissioner Burns
Seconded by Chairman Fritz

Motion Carried Unanimously

12. ~~V-77-16~~
Z-77-17 William Osofsky, agent for RJW Development Co., requests a change of zone from R-1 to R-T for Lots 1, 2, 3, 17 & 18, Block 23, Huning Castle Addition, located on the north side of Alcalde Place, S.W., between Escalante and San Patricio Avenues, containing approximately .66 acre; also, the vacation (closing) of excess right of way of Escalante Avenue adjacent to Lots 17 and 18; and of San Patricio Avenue adjacent to Lots 1, 2 and 3, Block 23, Huning Castle Addition.

Person Speaking For The Request: Bill Osofsky, agent, stated that the requested R-T zoning would be a proper transitional zone between the SU-2 and R-3 uses and the adjacent R-1. Also, the proposed townhouses development complies with the infill policy of the Comprehensive Plan.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

EPC LAND CONTROLS BOARD
May 19, 1977
V-77-16, Z-77-77

V-77-16
Z-77-77

William Osofsky, agent for RJW Development Co., requests a change of zone from R-1 to R-T for Lots 1, 2, 3, 17 & 18, Block 23, Huning Castle Addition, located on the north side of Alcalde Place, S.W. between Escalante and San Patricio Avenues, containing approximately .66 acre; also, the vacation (closing) of excess right of way of Escalante Avenue adjacent to Lots 17 and 18; and of San Patricio Avenue adjacent to Lots 1, 2 and 3, Block 23, Huning Castle Addition.

Pl. Map No.: K-13

Material: Report, Sketch, Aerial Photo, Application

COMMENTS FROM OTHER DEPARTMENTS:

Water Engineer:
Traffic Engineer:

"No objection though water service extension may be necessary."
"Access should be from San Patricio & Escalante. Both streets have a 32' roadway in 60' R.O.W. 50' R.O.W. is adequate."

City Engineer:
Liquid Waste Engineer:
Dept. of Transportation:
CDG:

"Require drainage report prior to approval of development plans."
"No objection."

Environmental Health:

"No comment."
"No transportation objection."

ANAFC:
Parks & Recreation:

"If a compressor-type heating/cooling unit is to be installed, it must be positioned so as not to disturb existing residents."
"No objection."

Albuquerque Public Schools:
Mt. Bell:
Public Service Co. of N.M.:
Gas. Co. of N.M.:

"No objection to zone change. The developer, under Ordinance 7-1976, is required to pay \$468.00 (6 units x \$78)."
"No objection."

No reply received.

PLANNING DEPARTMENT COMMENTS TO EPC LAND CONTROLS BOARD 5-19-77:

Request is here made to rezone a 28,750 sq. ft. parcel located on Alcalde Place between San Patricio and Escalante Avenues from R-1 to R-T. In addition, a request for the vacation of 10 ft. of excess right of way off of San Patricio and Escalante Avenues is also under review.

Area Land Use and Zoning Pattern:

The subject lots along with the vacant lots in Block 29 to the northeast form a buffer between the high density apartment development across Alcalde Place on Lot A, the radio and television studios south of Coal Avenue and the R-1-zoned lots farther west. Single-family residential zoning and development is predominant in the Huning Castle Addition; whereas, east of Alcalde Place, a mixed zoning pattern prevails on land which is mainly developed in apartments.

Zoning History:

In 1972, the Environmental Planning Commission approved Special Use zoning for townhouses on three lots fronting on San Patricio Avenues (Lots B, C and D), although no final plan was prepared for City Commission approval. Two years later, in Z-74-42, the same applicant received approval from the EPC Land Controls Board for a clustered development on the corresponding lots plus Lot E directly across the alley. The density as approved is 10 DU/A (5 units on 1/2 acre). The staff was strongly in favor of that request by commenting that townhouses are to be encouraged on by-passed lots and lots where buffering is required in the Established Area of the City.

The most recent area rezoning occurred in 1976 (Z-76-27) when R-T zoning was granted in Block 24 on a 1.71 acre parcel fronting on two streets, Silver Avenue and San Carlos Drive, the Environmental Planning Commission believed the loss were eminently suitable for townhouse development and that such development could provide an excellent development opportunity on by-passed lots. Such zoning, it was noted, is entirely consistent with Policies 2.d and 2.g of the Policies Plan. One of the recommendations of the EPC Land Controls Board was to vacate the alley in Block 24, which was subsequently requested and is under review again at this meeting.

Applicable Plans and Policies:

In this request as in prior area cases, the Planning Department points to Policies 2.d, 2.g, and 2.k of the Policies Plan, which refer to infill and encouragement of mixed residential uses where such a mixture is evident.

The staff believes a change to R-T for these parcels is appropriate and consistent with Policy D of Resolution 217-1975. Policy D refers to, in part, changed neighborhood conditions which can justify a zone change and a more advantageous use category than the current one. Policy B concerning stability of land use in a change of zone applies in this request in view of the recent rezonings on nearby properties for townhouse development.

The excess right of way situation has been clarified by the Traffic Engineer. Both San Patricio and Escalante Avenues have 60 ft. rights of way, where only 50 ft. is required in view of their residential status.

The staff believes that nine dwelling units on the property are reasonable and in consonance with prior approvals in the area.

STUDY AREA

ZONE CHANGE
APPROX. .66 ACRES

VACATION



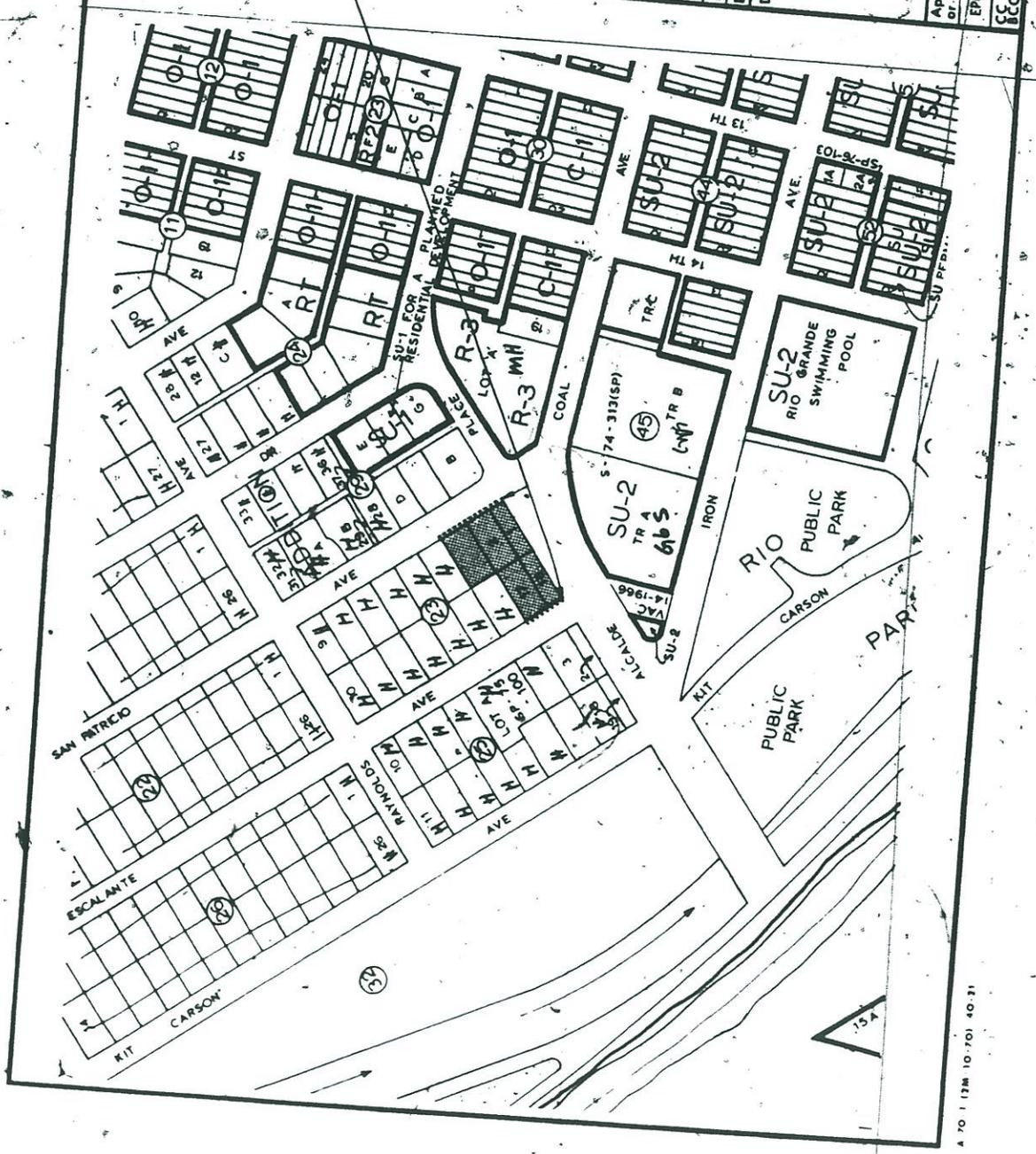
Albuquerque-Bernalillo County PLANNING DEPARTMENT

By	Date	Checked	Scale:
AJ	5-2-77	2	1"=300'
Zoning:	"	"	Air Photo: K-13
Land Use:	"	"	Source: K-13
Description:			MROCD: M/A

ZONE CHANGE: R-1 TO R-T FOR
LOTS 1, 2, 3, 17 & 18, BLOCK 23,
HUNTING CASTLE ADDITION

VACATION: (CLOSING) OF EXCESS RIGHT-OF-
WAY OF ESCALANTE AVENUE ADJACENT TO
LOTS 17 & 18; AND OF SAN PATRICIO AVENUE
ADJACENT TO LOTS 1, 2 & 3, BLOCK
23, HUNTING CASTLE ADDITION

Applicant: WILLIAM OSOFSKY
or Agent: WILLIAM OSOFSKY
File Number: V-77-16
EPC Hearing: 6-19-77
7-77-77
BCC Hearing:



ZONING

Please refer to the Integrated Development Ordinance (IDO)
for specifics regarding the R-1C and R-T zones

APPLICATION INFORMATION



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

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

APPLICATION INFORMATION

Applicant: Erica A Barreiro		Phone:
Address: 1505 Escalante Avenue SW		Email:
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): Matthew B. Osofsky		Phone:
Address: PO Box 7095		Email: mosofsky@live.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Buyer on Purchase Contract		List all owners:

BRIEF DESCRIPTION OF REQUEST

Zoning change from R-1 to R-T.

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

Lot or Tract No.: 16	Block: 23	Unit:
Subdivision/Addition: Hunning Castle Add	MRGCD Map No.: 40	UPC Code:
Zone Atlas Page(s): K-13-Z	Existing Zoning: R1-C	Proposed Zoning: R-T
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): .1722

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1505 Escalante Ave SW	Between: Raynolds	and: Alcalde
---	--------------------------	---------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

~~1007393~~ **1007393**

Signature:	Date: 7-25-19
Printed Name: Matthew Osofsky	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
R2-2019-00056	ZMA	\$475.00			

Meeting/Hearing Date: October 10, 2019	Fee Total: \$475.00
Staff Signature:	Date: 8-29-19 Project # PR-2019-002802

Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

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

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

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

AMENDMENT TO IDO TEXT

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

ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL

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

ANNEXATION OF LAND

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

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

Signature: Matthew B. Osofsky Date: 7-25-19
 Printed Name: **Matthew B. Osofsky** Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
<u>PR-2019-002802</u>	<u>RZ-2019-00056</u>
	-
	-
Staff Signature: <u>[Signature]</u>	
Date: <u>8-29-19</u>	



Eagle Run Development

P.O. Box 7095
Albuquerque, NM 87194
(505) 242-1799
wosofsky@msn.com

LETTER OF AUTHORIZATION

City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

To Representatives of the City of Albuquerque, Department of Zoning,

Please let this letter serve as notice that Matthew Osofsky and/or William Osofsky are authorized to act as my agents with respect to an application to re-zone my property located at 1505 Escalante Ave. SW, Albuquerque, N.M.

This authority shall continue until revoked.

Sincerely,

By: Erica A. Barreiro
Erica A. Barreiro
8/29/2019 3:24:40 PM MDT
Erica A. Barreiro

CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Erica A Barreiro DATE OF REQUEST: 6/27/19 ZONE ATLAS PAGE(S): K-13

CURRENT:
ZONING R-1
PARCEL SIZE (AC/SQ. FT.) 7800

LEGAL DESCRIPTION:
LOT OR TRACT # 16 BLOCK # 23
SUBDIVISION NAME Huning Castle Division

REQUESTED CITY ACTION(S):
ANNEXATION []
ZONE CHANGE [X.]: From R-1 To R-T
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:
~~SUBDIVISION~~ [X] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []
*includes platting actions

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:
OF UNITS: 2
BUILDING SIZE: 6000 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 6-27-19
(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 [X] BORDERLINE []

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

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

[Signature]
TRAFFIC ENGINEER

6/27/19
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 _____

APPLICATION for ZONING MAP AMENDMENT – EPC

Applicant: Erica Barreiro
 By and through her Agents Matthew Osofsky & William Osofsky
 Property: 1505 Escalante Ave. SW, Albuquerque

Zone Change: Change from R1-C to R-T

APPLICATION NARRATIVE

I. General Description of Project and Neighborhood

	Zoning	Area	Land Use
Site	R1-C	Area of Consistency	
North	R1-C	Area of Consistency	
South	MX-T	Area of Consistency	KOA Television offices
East	R-T, R-MH, R-ML	Area of Change	Multi-Story apartment, Townhomes, multilevel residences
West	R1-C, R-T, NR-C	Area of Consistency	Residential and Kit Carson Park

The property at 1505 Escalante Ave. SW currently includes a single-family home built in 1950.

REQUEST: The homeowner is seeking to change the zoning on the subject property from R1-C (current designation) to R-T (requested designation).

The Property is under contract for sale to the owner of the neighboring R-T lots (Eagle Run Development, Inc., hereinafter “Eagle Run”), contingent upon approval of this application. Eagle Run Development and its Manager, Matthew Osofsky, are the agents for the owner Erica Barriero with respect to this application.

CONTEXT: The subject site is located in an established area characterized by a variety of land uses. The Property is in a transition zone between the Hunning Castle neighborhood to the north and northwest, mixed use to the east and south, and public parks to the southwest.



Mixed use on the south side of Alcalde Ave. includes a commercial property (KOA-TV), a ten-story apartment complex, and townhomes.

The property is directly bordered by six lots zoned R-T (northeast and southeast) and one lot zoned R1-C (northwest).



HISTORY: Eagle Run has already started construction of a Duplex on the two R-T zoned lots to the northeast of the Property and fronting on San Patricio Ave. SW (the “San Patricio Duplex”). See Building Permits 2019-20564 & 20569. If this application is approved, Eagle Run will demolish the existing home to build a Duplex on the Property that is substantially identical to the San Patricio Duplex. Eagle Run will then proceed with the construction of seven townhomes on the lots facing Alcalde Ave.

II. Changes in Permissive Uses allowable for the Requested Designation

Table 2-3-3: R-1 Zone District Dimensional Standards	
R-1 Lot Type	C
Site Standards	
A Lot size, minimum	7,000 sq. ft.
B Lot width, minimum	50 ft.
C Usable open space, minimum	N/A
Setback Standards	
D Front, minimum	15 ft.
E Side, minimum	Interior: 5 ft. Street side: 10 ft.
F Rear, minimum	15 ft.
Building Height	
G Building height, maximum	26 ft.

Table 2-3-7: R-T Zone District Dimensional Standards		
Development Type	Single- or Two- Family Detached	Townhouse or Other Allowable Use
Site Standards		
A Lot size, minimum	3,500 sq. ft.	2,200 sq. ft.
B Lot width, minimum	35 ft.	22 ft.
C Usable open space, minimum	N/A	
Setback Standards		
D Front, minimum	10 ft.	
E Side, minimum	Interior: 5 ft. / Street side: 10 ft. UC-MS-PT: 0 ft.	
F Rear, minimum	15 ft.	
Building Height		
G Building height, maximum	26 ft.	

The Requested Designation of R-T zoning for the subject site makes no change with respect to the side and rear setbacks, or the allowable height. The change from R1-C to R-T changes reduces the permissible front setback from 15 to 10 feet.

Based on lot width restrictions, townhomes cannot be constructed on the subject site. Townhomes are defined in the IDO as three or more attached dwellings. The minimum width per townhome is 22 ft. per lot. Even if the owner later sought to subdivide the subject property, three connected units would require a minimum width of 66 ft. The subject site has a width of only 60 ft. Therefore, the requested change in zoning from R1-C to R-T will allow for the construction of a Two-Family detached dwelling or “Duplex” on the subject site, but not other dwelling will fit within dimensional requirements.

Other than the allowance for townhomes (which cannot be built on the subject site due to dimensional restrictions, the requested change from R1-C to R-T only adds one permissive use on the subject property which is the allowance for a bed & breakfast. All other distinctions (in highlighter below) are conditional uses for which no approval has been sought.

Zone District >>	Residential	
	R-1	R-T
Land Uses		
Dwelling, single-family detached	P	P
Dwelling, cluster development	P	P
Dwelling, cottage development	P	P
Dwelling, two-family detached (duplex)	P	P
Dwelling, townhouse		P
Dwelling, live-work		C
Dwelling, multi-family		
Assisted living facility or nursing home		C
Community residential facility, small	P	P
Adult or child day care facility		C
Community center or library	P	P
Elementary or middle school	C	C
High school	C	C
Museum or art gallery		CV
Parks and open space	P	P
Religious institution	P	P
Community garden	P	P
Residential community amenity	P	P
Bed and breakfast	CA	A
Residential community amenity	P	P
Other outdoor entertainment	CA	CA
Farmers' market		T
Geothermal energy generation	A	A
Solar energy generation	P	P
Utility, electric	P	P
Utility, other major	P	P
Agriculture sales stand	A	A
Animal keeping	A	A
Dwelling unit, accessory	A	A
Dwelling unit, accessory without kitchen	CA	CA
Family care facility	A	A
Family home daycare	CA	CA
Garden	A	A
Hobby breeder	A	A
Home occupation	A	A

Mobile food truck	A	A
Parking of non-commercial vehicle	A	A
Parking of recreational vehicle, boat, and/or recreational trailer	A	A
Second kitchen in a dwelling	A	A
Other use accessory to residential primary use	A	A

The Duplex May include accommodation for multi-generational living by including an accessory unit in one of the primary residences in the Duplex.

III. IDO Criteria

This application for a zone change of a 7,800 sq.ft. lot (less than ten acres) is governed by Section 14-16-6-7(F) of the IDO. All of the criteria under subsection 6-7(F)(3) are met as follows:

Criteria (a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City. The following Goals and Policies of the Comprehensive Plan are applicable:

Goal 4.1 Character	Enhance, protect, and preserve distinct communities.	<p>The proposed change in zoning from R1-C to R-T for the subject site furthers the goal of enhancing, protecting and preserving distinct communities.</p> <p>The proposed change in zoning from R1-C to R-T for the subject site will bring the subject site into conformity with the majority of the neighboring parcels. The subject property is abutted by six lot zoned R-T and one lot zoned R1-C.</p> <p>As discussed further in Section II above, the requested change in zoning to R-T will allow a “Duplex” to be constructed on the subject site (or a single family home as present zoning allows) but no other structure is feasible based on the width of the subject site and the restrictions of the IDO.</p> <p>The proposed change in zoning to R-T will enhance the community by (1) allowing for a more uniform “end of the block” development; (2) Limiting the instances where zone changes abut (if the application is approved, only one R-T lot will abut an R-1C property where presently six R-T lots abut R1-C) (3) Creating a gradual density transition from single-family homes to a Duplex, and then to seven connected Townhomes; (4) improving the visual integration in the view down San Patricio from the northwest. Currently, the homes along the block would have a view toward the rear of six two-story townhomes above the existing single-story home on the Property. If the application is approved, the view will be toward the side of a single unit.</p>
POLICY 4.1.1	Distinct Communities: Encourage quality development that is consistent with	<p>The subject site is in the Central Albuquerque CPA which is characterized by small residential lots and a mix of land uses with proximity of residential and non-residential uses.</p> <p>The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of encouraging quality</p>

	<p>the distinct character of communities. [ABC]</p>	<p>development that is consistent with the character of Central Albuquerque.</p> <p>The proposed change in zoning from R1-C to R-T for the subject site is consistent with the surrounding area. The local community around the subject site is comprised of a mix of land uses. A two-blocks radius around the subject site includes properties zoned R-MH, R-ML, MX-T, NR, R1-A, R1-C and R-T, including thirty plus lots zoned R-T.</p> <p>The proposed change in zoning from R1-C to R-T for the subject site encourages quality development by making the lot available for development consistent with development currently underway on the adjacent R-T zoned properties.</p>
POLICY 4.1.2	<p>Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design. [ABC]</p>	<p>The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of protecting the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design because the change will facilitate development that is cohesive with the development of nine adjacent R-T lots currently underway. It further creates an appropriate transition of scale. Based on the limitation under the IDO that preclude their being more than two connected single family dwellings (Duplex) on the subject site, the change in zoning from R-1C to R-T will gradually transition the end of the block from single family homes to a duplex and then to townhomes.</p>
POLICY 4.1.3	<p>Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place. [ABC]</p>	<p>The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of protecting and enhancing special places in the built environment that contribute to distinct identity and sense of place.</p> <p>The proposed zoning change furthers this policy by enhancing the buffer between the Hunning Castle neighborhood and the commercial activities on the south side of Escalante Ave. at the end of the block and higher density residential such as the multistory apartment to the southeast.</p> <p>The proposed zoning change for the subject site also furthers the policy because the increase in density on the subject site from one unit to two single family dwellings will help supporting the use of adjacent community facilities such as Kit Carson Park, Tingly Beach, and the Rio Grande Pool.</p>
POLICY 4.1.4	<p>Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality. [ABC]</p>	<p>The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of protecting and preserving neighborhoods by creating an appropriate transition in density in the transition zone between the Hunning Castle neighborhood and adjacent commercial and higher density residential Barelas neighborhood.</p>
POLICY 4.1.5	<p>Natural Resources: Encourage high-quality development</p>	<p>The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of encourage high-quality development and redevelopment that responds appropriately to the natural setting because it respects the carrying capacity of the local natural resources the City has</p>

	and redevelopment that responds appropriately to the natural setting and ecosystem functions. [ABC]	sought to make available such as Tingly Beach and bike trails along the Rio Grande that are immediately accessible.
Goal 5.1 Centers & Corridors	Grow as a community of strong Centers connected by a multi-modal network of Corridors.	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of growing as a community of strong Centers connected by a multi-modal network of Corridors by bringing higher density residential development into a location that is with a half mile of the Downtown and the Main Street Corridor.
POLICY 5.1.1	Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of capturing regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern by allowing a increase in density of housing within .4 miles of the Main Street Corridor. The increase in density encourages the creation of walkable places that provide opportunities to live, work, learn, shop, and play by bringing more people into walkable distance from the Main Street Corridor with a compact, two-unit development that expands the housing options and choice in housing. It further supports transit ridership.
POLICY 5.1.2	Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of directing more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable because the increase in residential housing density from one dwelling to two on the subject site strikes an appropriate balance between the support of the corridor adjacent neighborhoods by limiting such changes to transition zones.
POLICY 5.1.3	Downtown: Strengthen Downtown's identity as a regional hub for the highest-intensity development, with concentrated job and commercial activity	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of strengthen Downtown's identity as a regional hub for the highest-intensity development, with concentrated job and commercial activity supported by the highest density housing because the change for the subject site does not seek a change to the "highest density housing" as appropriate for Downtown but does support concentrated job and commercial activity in that area by creating additional housing within .5 miles of the Downtown.

	supported by the highest density housing. [A]	
POLICY 5.1.4	Urban Centers: Create highly accessible and walkable Urban Centers that provide a range of employment opportunities and higher-density housing options. [A]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of creating highly accessible and walkable Urban Centers that provide a range of employment opportunities by creating additional housing within walking distance of the downtown. Townhome living on the subject site is understood in the comprehensive plan to be better oriented toward the young urban professionals who prefer these walkable residential options.
POLICY 5.1.5	Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of creating Centers that prioritize employment opportunities and foster synergy among businesses by bringing additional housing in close proximity to the Cities premier employment Center.
POLICY 5.1.6	Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site foster the use of the Downtown and the Main Street Corridor as centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses by bringing more residents within walking and biking distance of these amenities.
POLICY 5.1.8	Premium Transit Corridors: Foster corridors that prioritize high capacity, high-frequency transit service, with mixed-use, transit oriented development within walking distance of transit stations. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site fosters the Main Street corridors that prioritizes high capacity, high-frequency transit service, by bringing transit oriented development within walking distance of transit stations. The subject site is .5 miles from a Central Ave transit station and the townhome style development facilitated by the proposed change in zoning is understood by the Comprehensive Plan to be desirable by a younger audience that will avail themselves of the mass transit option more frequently.
POLICY 5.1.9	Main Streets: Promote Main Streets that are lively, highly walkable streets	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of promoting Main Streets that are lively, highly walkable streets lined with neighborhood oriented businesses by bringing additional housing within walking distance of Central Ave.

	lined with neighborhood oriented businesses. [ABC]	
POLICY 5.1.10	Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site foster corridors that prioritize high-frequency transit service with pedestrian-oriented development by bringing additional housing oriented toward the typical transit uses within walking distance of the City's primary transit corridor.
POLICY 5.1.11	Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time by supporting the use of bike corridors the City has already installed between the subject site and Downtown. The increase in housing within biking distance of Downtown makes bike transit option more viable for more residents.
POLICY 5.2.1	Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]	<p>The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods by encouraging development that offers a choice of lifestyles between single family home living and less maintenance intensive townhome style living, following the long established development pattern in the neighborhood of transitioning from low density to higher density residential with R-T zoned properties in the transition areas. The proposed change on the subject site broadens housing options, increasing density in an area with good street connectivity and convenient access to transit. The increase in density is in an area where a mixed density pattern is already established by zoning, and where adequate infrastructure is or will be available.</p> <p>The proposed change in zoning from R1-C to R-T for the subject site is complementary to the immediately surrounding development. The proposed change does not seek to change from residential use, and will encourage more productive use of an under-utilized lot.</p>
POLICY 5.2.2	Planned Communities: Include Centers and Corridors in master planned communities	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy by encouraging a mix of single-family and townhouse lots with a range of sizes to support choice in housing and to meet the needs of all income levels.

	and follow the Planned Communities Criteria (PCC) as adopted by the City and County. [ABC]	
Goal 5.3 Efficient Development Patterns	Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.	The proposed change in zoning from R1-C to R-T for the subject site furthers the Goal of promoting development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good by bringing additional housing to the location of Central Albuquerque infrastructure rather than bring new infrastructure to remote locales.
POLICY 5.3.1	Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of infill development by creating an addition housing unit into the proximity of the Downtown, Central Ave., Kit Carson Park, Tingly Beach and all of the facilities around the ABQ BioPark.
POLICY 5.3.2	Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of discouraging growth in areas without existing infrastructure and public facilities by allowing for an additional housing unit in Central Albuquerque.
POLICY 5.3.4	Conservation Development: Encourage conservation development to promote private open space and preserve natural landscape, agricultural lands, and other features of the natural environment to encourage development that is sensitive to the open, natural character of the	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of conservation development. It is understood within the Comprehensive Plan that conservation of the natural landscape and encouraging density in appropriate areas are inextricably intertwined. Allowing an addition housing unit at the subject site alleviates the need for development in areas which are better suited for Conservation.

	area and the geological and cultural conditions. [ABC]	
POLICY 5.3.7	Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of ensuring that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area. It is understood that some Hunning Castle residents object to increased density on the margins of their neighborhood. By allowing only a limited increase in density through a change from R-1C to R-T, an appropriate balance is struck between the need for density to increase near Downtown and Central Ave. and the concerns of neighbors.
POLICY 5.3.8	Solar Protections: Protect solar access to encourage solar energy collection and healthy living conditions. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of fostering solar use. The IDO provides for the same protection of solar use on R-T as presently governs the subject site as R1-C. The proposed zone change will facilitate redevelopment with solar on the subject site.
Goal 5.4 Jobs-Housing Balance	Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of encouraging residential growth near employment by adding housing near to the Downtown.
POLICY 5.4.1	Housing near Jobs: Allow higher density housing and discourage single-family housing near areas with concentrated	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of allow higher density housing and discourage single-family housing near areas with concentrated employment because the requested change does exactly what the policy describes – it changes the subject site from single family to higher density near to the concentrated employment of Downtown.

	employment. [ABC]	
Goal 5.6 City Development Areas	Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of reinforcing the character and intensity of the surrounding area in an area of Consistency by bringing the subject site into conformity with the majority of the neighboring lots.
POLICY 5.6.3	Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. [A]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of protecting and enhancing the character of the existing single-family neighborhood of Hunning Castle by improving the transition between the single family home on Escalante Ave. and the existing R-T zoned lots at the end of the block that are already under development. If the proposed zone change for the subject site is not approved, the view to the Southeast along Escalante Ave. will be toward the back of six townhome units. If the change is approved, the view will be toward the side of a duplex that is limited in footprint to essentially the same dimensions as allowed for a single family home permissible under the current zoning.
Goal 6.1 Land use – Transportation Integration	Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.	The proposed change in zoning from R1-C to R-T for the subject site furthers the goal of developing a transportation system to support the planned character of existing and future land uses by bringing an additional housing unit into close proximity to the City’s major transit corridor on Central Ave.
POLICY 6.1.2	Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy prioritizing transit-supportive density along Transit Corridors by bringing an additional housing unit into close proximity to the City’s major transit corridor on Central Ave.
POLICY 6.1.3	Auto Demand: Reduce the need for automobile travel by increasing mixed-use	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of reducing the need for automobile travel by infill development that brings an additional housing unit with walking and biking distance of Downtown.

	development, infill development within Centers, and travel demand management (TDM) programs [ABC]	
Goal 6.2 Multi-Modal System	Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of encouraging walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities by creating an additional housing unit with walking and biking distance of Downtown.
POLICY 6.2.1	Complete Networks: Design and build a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of designing and building a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs by creating an additional housing unit adjacent to a system of biking and pedestrian trails already established between the subject site and Downtown and along the Rio Grande.
POLICY 6.2.3	Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of fostering pedestrian and bike activity by creating an additional housing unit adjacent to a system of biking and pedestrian trails already established between the subject site and Downtown and along the Rio Grande.
POLICY 6.2.5	Bicycle Network: Promote an areawide bicycle and trail network for transportation	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of fostering pedestrian and bike activity by creating an additional housing unit adjacent to a system of biking and pedestrian trails already established between the subject site and Downtown and along the Rio Grande.

	and recreation that emphasizes connections among Centers and safe crossings at intersections. [ABC]	
Goal 6.4 Public health	Promote individual and community health through active transportation, noise mitigation, and air quality protections.	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of promoting individual and community health through active transportation, noise mitigation, and air quality protections by creating an additional housing unit adjacent to a system of biking and pedestrian trails already established between the subject site and Downtown and along the Rio Grande, and by adding housing within walking distance of Central Ave.
POLICY 6.4.1	Active Transportation: Promote options and mobility for walking, biking, and other non-motorized travel. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of promote options and mobility for walking, biking, and other non-motorized travel by creating an additional housing unit adjacent to a system of biking and pedestrian trails already established between the subject site and Downtown and along the Rio Grande, and by adding housing within walking distance of Central Ave.
POLICY 6.4.2	Air Quality: Reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy to reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options by creating an additional housing unit adjacent to a system of biking and pedestrian trails already established between the subject site and Downtown and along the Rio Grande, and by adding housing within walking distance of Central Ave.
Goal 6.6 Economy	Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.	The proposed change in zoning from R1-C to R-T for the subject site furthers the further the investment already made in the Central Ave bussing system by creating an additional housing unit within .5 miles of a transit stop.
POLICY 6.6.1	Accessing Jobs: Align	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy of align transportation

	transportation investments to improve connections to Centers and employment clusters. [ABC]	investments to improve connections to Centers and employment clusters by placing additional housing in a location that foster the connection between housing and employment.
Goal 6.7 System effectiveness	Implement and maintain an effective and efficient transportation system in a coordinated and cost-effective manner.	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy to implement and maintain an effective and efficient transportation system in a coordinated and cost-effective manner by bring riders within proximity of the system.
Goal 7.2 Pedestrian-Accessible Design	Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy to increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts by creating an additional housing unit adjacent to a system of pedestrian trails already established between the subject site and Downtown and along the Rio Grande
POLICY 7.2.1	Walkability: Ensure convenient and comfortable pedestrian travel.	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy to ensure convenient and comfortable pedestrian travel by creating an additional housing unit adjacent to a system of pedestrian trails already established between the subject site and Downtown and along the Rio Grande, and by creating housing within walking distance of Central Ave.
POLICY 7.2.2	Walkable Places: Promote high quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy to promote high quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region by creating an additional housing unit adjacent to a system of pedestrian trails already established between the subject site and Downtown and along the Rio Grande, and by creating housing within walking distance of Central Ave.
Goal 7.3 Sense of Place	Reinforce sense of place through context-sensitive design of development and streetscapes.	The proposed change in zoning from R1-C to R-T for the subject site furthers the goal to reinforce sense of place through context-sensitive design of development and streetscapes by facilitating redevelopment on the subject site that is consistent with the townhome development already going forward on neighboring lots.
POLICY 7.3.4	Infill: Promote infill that enhances the built environment or blends in style	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy to promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located by facilitating redevelopment on the subject site that is

	and building materials with surrounding structures and the streetscape of the block in which it is located. [ABC]	consistent with the townhome development already going forward on neighboring lots.
POLICY 7.3.5	Development Quality: Encourage innovative and high quality design in all development. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy encourage innovative and high quality design in all development because the R-T zoning allows for development of a Duplex, which allows for the inclusion of an “accessory unit” appropriate for multi-generational living.
Goal 8.1 Placemaking	Create places where business and talent will stay and thrive.	The proposed change in zoning from R1-C to R-T for the subject site furthers the Goal to create places where business and talent will stay and thrive because density and new housing stock within infill areas are vital to this goal.
POLICY 8.1.1	Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site fosters a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities. The change in zoning allows for a gradual transition in scale of housing while increasing the diversity of housing options.
POLICY 8.1.2	Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site encourages economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy by allowing for new housing stock which provides direct employment during construction and improves the quality of life for existing residents in the subject site.
Goal 9.1 Supply	Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more	The proposed change in zoning from R1-C to R-T for the subject site ensures a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options by moving the subject site into a zoning category that has broader options than the current restrictive R1-C designation.

	balanced housing options.	
POLICY 9.1.1	Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.	The proposed change in zoning from R1-C to R-T for the subject site Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households by facilitating multi-generational living on the subject site. The permissive uses of a Duplex under the IDO include the allowance for a “accessory unit” to promote multi-generational living.
Goal 9.2 Sustainable Design	Promote housing design that is sustainable and compatible with the natural and built environments.	The proposed change in zoning from R1-C to R-T for the subject site furthers the policy to promote housing design that is sustainable and compatible with the natural and built environments by opening the subject site to development as a duplex. The footprint of a duplex on the subject site is essentially the same as for a single family home currently allowed under current zoning. Thus, the scale of potential development in terms of square footage is not increased by the proposed change, the developable space would be divided into two dwellings and the efficiency of the overall site is essentially doubled in terms of the number of families supported. In addition, the zone change fosters the replacement of older inefficient housing stock with modern green build requirements that foster all sustainability goals.
POLICY 9.2.1	Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. [ABC]	The proposed change in zoning from R1-C to R-T for the subject site encourages housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. The subject site is in Central Albuquerque and its surroundings are urban, even though it abuts a single family neighborhood. The increase in density requested is limited, does not move the property out of the residential category and allows for an increase of only one unit. The density under the proposed change to R-T is appropriate and matches the majority of neighboring properties.
POLICY 9.2.2	High Quality: Encourage quality and innovation in new housing design and	The proposed change in zoning from R1-C to R-T for the subject site encourages quality and innovation in new housing design and construction, materials, and energy and water conservation by promoting the replacement of older housing stock with housing governed by modern standards on insulation, water retention, and solar, and which

	<p>construction, materials, and energy and water conservation. [ABC]</p>	<p>includes appliances with modern efficiency standards. The feasibility of redevelopment of the subject site without the zone change from R1-C to R-T is very low. The property is being purchased by Eagle Run Development under a contingency agreement anticipating this zone change and the contract will be cancelled in the absence of the requested change. Eagle Run Development is primarily interested in the subject site as a means of creating a more cohesive development with the nine neighboring R-T lots it already owns. However, Eagle Run Development cannot move forward with redevelopment of the subject site unless it is also economically feasible. Eagle Run Development has made the evaluation that it is not economically feasible to redevelop the subject site as a single family home, and will only be feasible when the subject site deteriorates to a lower value, which is not in the best interest of the current homeowners or the community.</p>
Goal 9.3 Density	<p>Support increased housing density in appropriate places with adequate services and amenities.</p>	<p>The proposed change in zoning from R1-C to R-T for the subject site supports increased housing density in appropriate places with adequate services and amenities by increasing density within .5 miles of Downtown, and .4 miles of the Central Ave. Corridor.</p>
POLICY 9.3.1	<p>Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas. [ABC]</p>	<p>The proposed change in zoning from R1-C to R-T for the subject site encourages higher density, multi-unit housing near Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas by increasing density within .5 miles of Downtown, and .4 miles of the Central Ave. Corridor.</p>
POLICY 9.3.2	<p>Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of</p>	<p>The proposed change in zoning from R1-C to R-T for the subject site furthers the policy to increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development. The change maintains scale of surrounding development because it allows for development of the subject site in continuity with the nine neighboring R-T zoned lots currently under development. It further increase density near appropriate uses and services such as Downtown, Central Ave, Ken Carson</p>

	surrounding development. [ABC]	Park, Tingly Beach, trail systems, bike paths and transit options.
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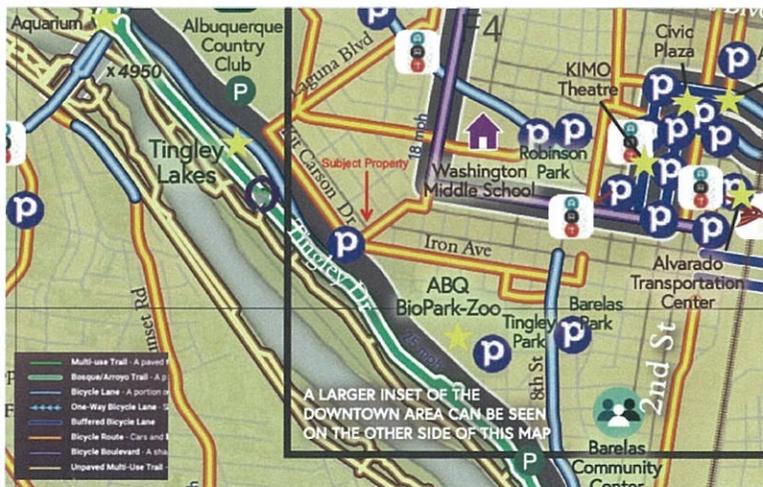
Criteria (b) The proposed amendment is located wholly or partially in an Area of Consistency. The new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The established character of the surrounding area is an end-of-the-block buffer zone between the Hunning Castle neighborhood, higher density in North Barelás neighborhood, and the commercial property and ten-story apartment building across Alcade Ave. As described above, the subject lot is bordered by six lots zoned R-T and one lot zoned R1-C. Bringing the zone of the subject property into line with the majority of its neighbors would clearly reinforce the ability to gradually transition from single-family homes into the higher density and mixed-use neighbors.

The existing zoning is inappropriate because a different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s), as shown in the discussion of the Goals and Policies above.

(c) The proposed zoning map amendment for the subject site is not in an Area of Change

(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. The permissive use remains residential. The only change in permissive use is the allowance for a bed & breakfast on the subject site and the increase in density from a single family to a two-family dwelling on the subject Property. The increase in traffic associated with a duplex as opposed to a single family home is not significant within the overall scope of the neighborhood. The option for a bed & breakfast is restricted by the practical constraints of the site making the use unlikely, but any issue associated with traffic would be mitigated in permitting by increased on-site parking requirements.

(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by the change of zone. The development is in an ideal location from the perspective of diminishing traffic, integration with public transit and support for pedestrian or bike travel as discussed in the section on Goals and Policies above. The surrounding bike and pedestrian facilities are shown in the Map from the City of Albuquerque below.



Furthermore, redevelopment will mitigate the Properties impact on storm sewer capacity. Based on hydrology requirements for the San Patricio Duplex, redevelopment will include elements to store over 1000 cubic feet of water on site which is being shed from the Property as currently constructed into the storm sewer system.

(f) The requested zone change is not based on the property's location on a major street. However, the fact that the Property is one lot in from Alcade, a minor arterial, does support the overall position of the application that this is a buffer zone appropriate for rezoning from R1-C to R-T

(g) The justification is not based completely or predominantly on the cost of land or economic considerations. Eagle Run does not need to acquire this Property to complete the Townhome project on the existing nine R-T lots. While Eagle Run does intend to profit from the redevelopment of the Property, the predominant consideration is the overall cohesiveness of the project and its integration with the surrounding area.

(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone"). The change would bring the Property into the same zoning as the majority of its neighbors.

IV. CONCLUSION

The proposed project for the subject Property is essential ideal within the goals of the Comp Plan. Its location close to Downtown and Corridors is appropriate for the slight increase in density being sought while maintaining balance with the Hunning Castle neighborhood. The access to trail facilities, bike paths, mass transit corridors, and the walking distance to mixed use commercial spaces, and central work locations all serves to alleviate the burdens of sprawl. Eagle Run is seeking to redevelop a 1950 property that does not serve the future needs of the community with new green built homes that increase the aesthetics, property values and tax base of the area. The Comp Plan is clear that "opportunities to create great places throughout our region is paramount." (CP at 5-2). We hope the EPC will help us to create a great living environment with this forward-looking townhome project.

Request Kussell's Presence

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. *PRT Meetings are for informational purposes only they are non-binding and do not constitute any type of approval.* Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO). When you submit PRT notes to meet a Pre-application Meeting requirement in Table 5-1-1, you will be charged a \$50 PRT fee.

PA#: 19-224 Received By: G Delgado Official Use only Date: 7.9.19
 APPOINTMENT DATE & TIME: July 23, 2019 @ 1:00 pm

Applicant Name: Eagle Run Development Phone#: 303-523-9076 Email: mosofsky@luc.com

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 7,600 ft² Existing Zoning: R-1 Proposed Zoning: R-T

Previous case number(s) for this site: _____

Applicable Overlays or Mapped Areas: K13

Residential - Type and No. of Units: Duplex

Commercial - Estimated building square footage: _____ No. of Employees: _____

Mixed-use - Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 1505 Escalante Zone Atlas Page (Please identify subject site on the map and attach) K13

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

Zone change from R-1 to R-T. Demo existing house. New construction - duplex

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-224 Date: 23 July 2019 Time: 1:00pm

Address: _____

AGENCY REPRESENTATIVES AT MEETING:

Planning: Russell Brito

Code Enforcement: Carl Garcia

Fire Marshall: _____

Transportation: _____

Other: _____

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.**

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: Zoning Map Amendment

SITE INFORMATION:

Zone: R-1C Size: _____

Use: _____ Overlay Zone: _____

Comp Plan Area Of: _____ Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: _____

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: _____

Dimensional Standards: _____

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:
Type of Action: Zoning Map Amendment
Review and Approval Body: EPC Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-224 Date: 23 July 2019 Time: 1:00pm

Address:

NOTES: • Use Specific Standard for duplexes
- 4-3(B)(4)

• Zoning Map Amendment
- 6-7(F)(3)
- Justification per Criteria

• Comprehensive Plan
- Community Identity
- Land Use
- Transportation
- Housing
- Resilience & Sustainability

STAFF INFORMATION

September 17, 2019

TO: Matthew B. Osofsky, Agent for Erica A Barreiro
FROM: Whitney Phelan, Planner
City of Albuquerque Planning Department
TEL: (505) 924-3844
RE: **Project #2019-002802 (RZ-2019-00056)**, Zone Map Amendment

I've completed a first review of the proposed zone map amendment (zone change request). I have some questions and suggestions that will help strengthen the justification. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised Zone Map Amendment justification letter pursuant to the zone change criteria, Subsection 14-16-6-7(F)(3) on Pg. 427 of the Integrated Development Ordinance (IDO). (1 copy) by:

12 PM on Friday September 20th, 2019

Note: If you have difficulty with this deadline, please let me know.

1. Introduction:
 - a. Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
 - b. Legal Description: Lot 16, Block 23, Huning Castle Addition. Is this correct?
 - c. Introduce who you are/Letter of Authorization
 - d. Briefly describe request and project. Zone Map Amendments are not determined based on project specifics, but must merit a change of zone per the criteria.

2. Process:
 - a. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

 - b. Timelines and EPC Calendar: the EPC public hearing for October the 10th, 2019 Final staff reports will be available one week prior, on October 3rd, 2019.
 - c. A pre-application review team (PRT) meeting is required. I found the PRT notes in the file.

- d. Agency comments will be distributed around Wednesday, September 21st. I will email you a copy of the comments and will forward any late comments to you.
 - e. A Traffic Impact Study (TIS) is currently not required, but could be in the future based on any subsequent changes to the development proposal identified in this application.
3. Notification & Neighborhood Issues: *Notification requirements for a zone change are found in Table 6-1-1 (IDO, pg. 328) and are explained in Section 6-4(K), Public Notice (IDO, pg. 345).*
- a. The required notification consists of an emailed letter to neighborhood representatives indicated by the ONC and a mailed letter (first-class) to property owners within 100 feet of the subject site. It appears that letters were sent via certified mail to all Neighborhood Association Reps and property owners within 100 feet on
 - b. Do you anticipate that a facilitated meeting will be requested? Are you aware of any concerns?
 - c. Have any neighborhood representatives or members of the public contacted you so far? As of this writing, I have received a letter of opposition as well as an official vote by the Huning Castle Neighborhood Association. If you haven't received a copy, I can forward them to you.
4. Project Letter: (Okay)
- a. In the project letter please explain the intention of the project- ex. why a zone change is claimed to be needed, what will be developed and why (merits of project), and what was the use of the property when the IDO was adopted? (May 17, 2018).
 - b. Explain any neighborhood support you may have received, if any.
 - c. In the context of the surrounding properties/zones/uses, why do you need a zone change rather than pursuing other options or changing the design? (Site constraints, neighboring zoning and uses, how is this appropriate given the surrounding context?)
5. Zone Map Amendment (zone change)- General:
- a. A zone change justification is all about the requirements of the zone change criteria in the IDO at 6-7(F)(3) and how the applicant can demonstrate that the request fulfills them.
 - b. The task is to choose applicable **Goals** and **policies** from the Comprehensive Plan and show how the request does or does not further them. How does the request relate to the Goal or policy and make it a reality?
 - c. Responding to the A-H of the zone change criteria is both a legal exercise and a planning exercise. It is critical to "hit the nail on the head" conceptually and in terms of form. This can be done by:
 - i. Responding to each requirement in the customary way (see examples).
 - ii. Using conclusory statements such as "because _____".
 - iii. Re-phrasing the requirement itself in the response, and

- iv. Choosing an option when needed to respond to a requirement (ex. Criterion B, E and H).
 - d. Use GIS mapping tool to identify if the subject site is in an Area of Change or Area of Consistency, and if it is located in a designated Center or along a designated Corridor.
6. Zone Map Amendment (zone change)- Concepts and Research:
- a. A thorough, substantiated, and well-thought out zone change justification essay is expected of all applicants.
Please review recent zone change cases and see how other applicants have presented justifications (note that each case is different). Old EPC cases are available to the public at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
The links are listed by hearing date. Each contains a Staff report and attachments. The applicant's justification essay, which is evaluated in the associated Staff report, is found in the attachments.
 - b. It would be beneficial to study a recent zone change case and note how the criteria were responded to. Please pay careful attention to how Staff does policy analysis, because the same is expected of applicants. Here is a link to a Staff report where approval is recommended:
<http://documents.cabq.gov/planning/environmental-planning-commission/April2019/Agenda%203%202019-002043%20Old%20Kmart%20ZC.pdf>
The Staff report explains in detail regarding why the responses to each criterion are sufficient or insufficient, so please read the analysis in each and incorporate this understanding into your own justification.
7. Zone Map Amendment (zone change) Additional Notes:
- a. Criterion A: Criterion A is where a fully-developed policy analysis goes to support the request. The requirement reads "a preponderance of applicable Goals and Policies." Therefore, do not cite guiding principles, objectives, or texts as they are not included in the requirement.

Copy each cited Goal and policy verbatim from the Comp plan. Then respond after each. Please see how Staff policy analysis is done as a standard procedure.

Like responding to a legal requirement, the words of the Goal or policy cited need to be incorporated into your responses; otherwise, they are not sufficiently tied together and the link is not strong and your case is not proven.

Tip: Take the policy analysis **outline** provided in the response to Criterion B and bring it into Criterion A, as a starting point. Although, the response to Criterion B is deficient in responding to Criterion A, because it requires cited Goals and policies.

- b. Criterion B: This justification is okay, although, you don't need a Section C, just refer to the Goals and policies in Criterion A.
 - c. Criterion C: Okay, although I would clarify Zoning Map Amendment or use "subject site" because there are other types of amendments to the IDO.
 - d. Criterion D: (Okay, but be clearer about why there is a limit on density with R-T) To properly answer this criterion, a discussion of all new permissive (P) uses in the proposed zone is required. Please list and discuss each one, with emphasis on whether or not they would be harmful to adjacent property, *the neighborhood*, or the community. Are there Use-Specific Standards? Buffering requirements? Etc. Keep in mind, even though this project may not use a particular permissive use allowed in the new zone, a property owner in the future could choose to do so.
 - e. Criterion E: Okay, but move "Section C" to Criterion A and reference the specific Goal and or Policy, although, this criterion does not really require any policy analysis, you just need to state whether the site meets the criteria or not and how the property owner will make sure that it will if it doesn't now.
 - f. Criterion F: Okay. See suggestions for simplifying in my notes for Criteria E.
 - g. Criterion G: Okay
 - h. Criterion H: Okay
8. Overall Notes: Be clear about "subject site", "specific zones", "the request". There is neighborhood opposition to this request. Review their concerns and arguments and address them with applicable Goals and policies in Criterion A, and in the permissive uses review in Criterion D. Include a discussion on neighborhood association notification and meeting notes in either your introduction/conclusion or both.

NOTIFICATION

From: **Quevedo, Vicente M.** vquevedo@cabq.gov
 Subject: **Neighborhood Meeting Inquiry_1505 Escalante SW_EPC**
 Date: **June 27, 2019 at 11:53 AM**
 To: **mosofsky@live.com**

Mat,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Barelas NA	Alicia	Romero	aliciaromero1@gmail.com	803 Pacific Avenue SW	Albuquerque	NM	87102	5053820023	
Barelas NA	Julia	Arohique-Guerra	julia.guerra@comcast.net	5516 Territorial Road NW	Albuquerque	NM	87120	5052520024	
Huning Castle NA	Deborah	Allen	debzallen@gmail.com	206 Laguna Boulevard SW	Albuquerque	NM	87104	5052503669	5052923644
Huning Castle NA	Harvey	Buchalter	hobuchalter@gmail.com	1615 Kit Carson SW	Albuquerque	NM	87104	5052702485	5052472902

IDO - Public Notice Requirements & Template: <http://www.cabq.gov/planning/urban-design-development/public-notice>

IDO - Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirements-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque - City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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

From: webmaster-cabq.gov@mailgun.org [mailto:webmaster-cabq.gov@mailgun.org] On Behalf Of ISD WebMaster
 Sent: Thursday, June 27, 2019 9:24 AM
 To: Office of Neighborhood Coordination <mosofsky@live.com>
 Cc: Office of Neighborhood Coordination <one@cabq.gov>
 Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
 Environmental Planning Commission
 If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
 Zoning change from r1-c to r4

Contact Name
 Matthew Ososky
 Telephone Number
 303-523-5676
 Email Address
 mosofsky@live.com
 Company Name
 Eagle Run Development
 Company Address
 City
 State
 ZIP
 Legal description of the subject site for this project:
 1505 Escalante SW
 Physical address of subject site:
 Subject site cross streets:
 Escalante & alcalde
 Other subject site identifier:
 This site is located on the following zone atlas page:
 K-13

This message has been analyzed by Deep Discovery Email Inspector.


 Neighborhood
 Meeting_PC.docx

From: William Osofsky wosofsky@msn.com
Subject: Re: Neighborhood Meeting about Future Development Application
Date: August 2, 2019 at 11:21 AM
To: Matthew Osofsky mosofsky@live.com



From: William Osofsky
Sent: Friday, June 28, 2019 12:29 PM
To: debzallen@ymail.com <debzallen@ymail.com>; hcbuchalter@gmail.com <hcbuchalter@gmail.com>; alliciaromero1@gmail.com <alliciaromero1@gmail.com>; julia.guerra@comcast.net <julia.guerra@comcast.net>
Subject: Neighborhood Meeting about Future Development Application

Dear Huning Castle Neighborhood Association,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a Zoning Map Amendment proposed in or near your neighborhood before we submit an application. This would be an informal meeting where Matthew Osofsky of Eagle Run Development would present the proposal, and we could discuss any ideas or concerns you may have.

Contact Information

Matthew Osofsky, (303) 523-5676, mosofsky@live.com

Project or Development Proposal

The zoning change would apply to the property located at 1505 Escalante Ave SW, Albuquerque.

The agent on this application is Matthew Osofsky and the developer will be Eagle Run Development.

If the application is approved, Eagle Run Development intends to build a two townhomes on the subject property of less than 3000 sq.ft. each.

Eagle Run Development currently owns and will be proceeding with development of the nine empty lots fronting on San Patricio, Alcalde and Escalante which are already zoned R-T. These lots surround the subject property at 1505 Escalante Ave on the side and back. Currently, the nine empty lots form an "L" shape and acquisition of the subject property will complete the rectangle. By acquiring the 1505 Escalante property we hope to complete a consistent development for the end of the block between Escalante and San Patricio along Alcade. Please see the attached Zone map with the 1505 Escalante Property identified in red marker.

The project as a whole will be consistent with neighboring townhomes across the street on San Patricio, though we feel our architect's designs are vastly superior. The project is designed by award winning architect William Osofsky who has been completing infill residential projects in Albuquerque for over 40 years. We are highly experienced at working within existing neighborhoods and give particular attention to being good neighbors while doing so. Our projects are always well received by the neighborhood in which we work (please look our last three projects as 1822 Aliso Dr., 1510 Joe Dan Ave., and 4708 Robin Ave.), and are an asset to the neighborhood in terms of increased property values. The subject property, in particular, is expected to increase in value by more than 200% when completed.

Per the IDO, you have 15 days from June 27, 2019 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on July 15, 2019

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6.1.1 to

From: Harvey or Chris Buchalter hcbuchalter@gmail.com
Subject: minutes of special board meeting July 18, 2019. re: zoning change request
Date: July 21, 2019 at 1:50 PM
To: m osofsky mosofsky@live.com

Hi Matt,
Attached are the minutes of the special meeting of July 18, 2019 regarding the MOTION to OPPOSE changing the zoning of 1505 Escalante, SW from R1 to RT. Thank you for attending the meeting and for your cogent presentation.
Sincerely,
Harvey Buchalter,
President, HCNA board



HCNA Minutes
of July...1.docx

Before submitting your application, you will need to submit certain documents as required by IDO Rule 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

Matthew Osofsky

CC: Barelás Neighborhood Association

From: Harvey or Chris Buchalter <hcbuchalter@gmail.com>
Subject: Fwd: Neighborhood Meeting about Future Development Application
Date: July 1, 2019 at 10:35 AM
To: m osofsky mosofsky@lva.com

Hi Matt,
Here are the concerns expressed by Jamie Jett-walker.
The HCNA board is looking forward to meeting with you on Tuesday, July 9, 7 pm, at the ACC Ladies' Card Room.
Best,
Harvey Buchalter
president, HCNA

----- Forwarded message -----
From: Harvey or Chris Buchalter <hcbuchalter@gmail.com>
Date: Mon, Jul 1, 2019 at 10:32 AM
Subject: Fwd: Neighborhood Meeting about Future Development Application
To: Christine and Harvey Buchalter <hcbuchalter@gmail.com>

----- Forwarded message -----
From: Harvey or Chris Buchalter <hcbuchalter@gmail.com>
Date: Sat, Jun 29, 2019 at 1:23 PM
Subject: Fwd: Neighborhood Meeting about Future Development Application
To: jamiejett walker <jamie@jettwalker.com>

Hi Jamie,
I see that you have some concerns about the development project.
Have you made these known to Mr Osofsky?
Thanks,
Harvey

----- Forwarded message -----
From: HCNA <hcnabalter@gmail.com>
Date: Fri, Jun 28, 2019 at 9:21 PM
Subject: Fwd: Neighborhood Meeting about Future Development Application
To: Harvey Buchalter <hcbuchalter@gmail.com>
Cc: <jamie@jettwalker.com>

Begin forwarded message:

From: Jamie Jett <jamie@jettwalker.com>
Date: June 28, 2019 at 2:56 PM (GMT-7)
To: Clark Hestgrave <clarkh@lva.com>
Subject: Re: Neighborhood Meeting about Future Development Application

My only questions would be the following:

As the designer and developer of the adjacent development Antelope, Fred Rivera is a member of the HCNA community. Mr. Osofsky's comments of his personal aesthetic are unnecessary.

1. Is Eagle Run Development as presented part of a larger development, and if so, has it fulfilled all requirements for setbacks, adjacent properties, etc. including solar rights?
2. If relevant, does the development site lighting shielded from existing adjacent housing, so that it does not impact the quality of the pre-existing lifestyle of adjacent properties. Explicitly, what are the number of freestanding light poles, if any, planned for the site?
3. What is the maximum height of the 2 proposed properties, and any future units as planned. Please provide a schematic design elevation. Front & back.

PUBLIC NOTICE

Property: 1505 Escalante Ave SW, Albuquerque.

Property Owner and Applicant: Erica Barriero

Agent for Applicant: Matthew Osofsky, Eagle Run Development, (303) 523-5676,
mosofsky@live.com

Project or Development Proposal

This is an application for a zoning change would apply to the property located at 1505 Escalante Ave SW, Albuquerque. The property is currently zoned R1-C and the application seeks to change the zoning to R-T. If the application is approved, Eagle Run Development intends to build a "duplex" on the subject property.

A hearing before the City of Albuquerque Environmental Planning Commission will be held on October 10, 2019 at 8:30 a.m. in the Plaza del Sol hearing room at 600 2nd NW in Downtown Albuquerque. Further information regarding the hearing and application can be found at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sent to:

Erica A Volkens
1505 Escalante Ave SW
Albuquerque, NM 87104

Eagle Run Development
PO Box 7095
Albuquerque, NM 87104

Jerry B Monahan
1516 San Patricio SW
Albuquerque, NM 87104

Valerie Nicole Rujillo
1520 San Patricio Ave SW
Albuquerque, NM 87104

Helen Dineen Tupa, Trustee
Tupa Trust
1507 Escalante Ave SW
Albuquerque, NM 87104

Judith & Michael J Miller
1509 Escalante Ave SW
Albuquerque, NM 87104

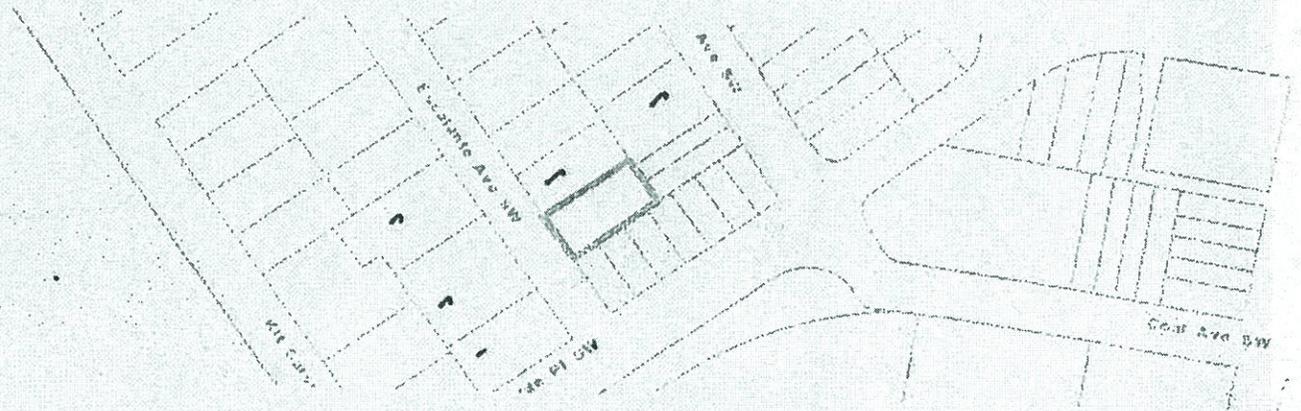
Robert J & Lisa P Hartmann
1508 Escalante Ave SW
Albuquerque, NM 87104

Deborah Sue Christensen
1506 Escalante Ave SW
Albuquerque, NM 87104

Lee Delton Laney & David William Crawford
1500 Escalante Ave SW
Albuquerque, NM 87104

8/28/2019

StreamAGSJSMapImage.aspx (1027x281)



2/28/2019

Bernalillo County, NM

PROPERTY RECORDS E-FILE ASSESSOR'S FORMS ASSESSOR WEBSITE

- Profile
- Values
- Map
- Satellite View
- Tax Calculator

PARID: 101305724835820413
VOLKERS ERICA A.

1505 ESCALANTE AVE

1 of 1
Return to Search Results
Tax Year : 2019

Class

Class Residential
Tax District A1AM

- Printable Summary
- Printable Version

Current Owner

Tax Year 2019
 Owner VOLKERS ERICA A
 Owner Mailing Address 1505 ESCALANTE AVE SW
 Unit
 City ALBUQUERQUE
 State NM
 Zip Code 87104 1008
 Foreign Mailing Address

- Reports
- Property Attributes

Ownership for Tax Year Selected

Tax Year 2019
 Owner Name VOLKERS ERICA A
 Owner Mailing Address 1505 ESCALANTE AVE SW
 Unit
 City ALBUQUERQUE
 State NM
 Zip Code 87104 1008
 Foreign Mailing Address

Description

Location Address 1505 ESCALANTE AVE SW
 City ALBUQUERQUE
 State NM
 Zip Code 87104
 Property Description * 016 023HUNING CAST ADD

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

7019 1120 0002 2953 5834

ALBUQUERQUE, NM 87104
Postage and Fees: \$7.00
Total: \$7.00
Date: 08/22/2008
Time: 10:15 AM

Judith & Michael J Miller
1509 Escalante Ave SW
Albuquerque, NM 87104

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

7019 1120 0002 2953 5832

ALBUQUERQUE, NM 87104
Postage and Fees: \$7.00
Total: \$7.00
Date: 08/22/2008
Time: 10:15 AM

Enca A Volkers
1505 Escalante Ave SW
Albuquerque, NM 87104

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

7019 1120 0002 2953 5835

ALBUQUERQUE, NM 87104
Postage and Fees: \$7.00
Total: \$7.00
Date: 08/22/2008
Time: 10:15 AM

Helen Dineen Tupa, Trustee
Tupa Trust
1507 Escalante Ave SW
Albuquerque, NM 87104

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

7019 1120 0002 2953 5835

ALBUQUERQUE, NM 87104
Postage and Fees: \$7.00
Total: \$7.00
Date: 08/22/2008
Time: 10:15 AM

Valene Nicole Rujillo
1520 San Patricio Ave SW
Albuquerque, NM 87104

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

7019 1120 0002 2953 5847

ALBUQUERQUE, NM 87104
Postage and Fees: \$7.00
Total: \$7.00
Date: 08/22/2008
Time: 10:15 AM

Robert J & Lisa P Hartmann
1508 Escalante Ave SW
Albuquerque, NM 87104

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

7019 1120 0002 2953 5833

ALBUQUERQUE, NM 87104
Postage and Fees: \$7.00
Total: \$7.00
Date: 08/22/2008
Time: 10:15 AM

Deborah Sue Christenson
1506 Escalante Ave SW
Albuquerque, NM 87104

1505 Escalante SW



Legend

- Bernalillo County Parcels



Notes

BUFFER 157 ft
ROW 57 ft

300 150 0 300 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/29/2018
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,803

EAGLE RUN DEVELOPMENT INC
PO BOX 7095
ALBUQUERQUE NM 87194

EAGLE RUN DEVELOPMENT INC
PO BOX 7095
ALBUQUERQUE NM 87194

EAGLE RUN DEVELOPMENT INC
PO BOX 7095
ALBUQUERQUE NM 87194

SMYTH JEANNETTE
1522 SAN PATRICIO AVE SW
ALBUQUERQUE NM 87104

POSICH KIM & EVANS GAIL JANE
1511 ESCALANTE AVE SW
ALBUQUERQUE NM 87104-1006

EAGLE RUN DEVELOPMENT INC
PO BOX 7095
ALBUQUERQUE NM 87194

HARTMANN ROBERT J & LISA P
1508 ESCALANTE AVE SW
ALBUQUERQUE NM 87104

EAGLE RUN DEVELOPMENT INC
PO BOX 7095
ALBUQUERQUE NM 87194

✓ *Subject Property*
VOLKERS ERICA A
1505 ESCALANTE AVE SW
ALBUQUERQUE NM 87104-1006

✓ TUPA HELEN DINEEN TRUSTEE TUPA
TRUST
1507 ESCALANTE AVE SW
ALBUQUERQUE NM 87104

✓ MONAHAN JERRY B
1516 SAN PATRICIO SW
ALBUQUERQUE NM 87104

EAGLE RUN DEVELOPMENT INC
PO BOX 7095
ALBUQUERQUE NM 87194

TRUJILLO VALERIE NICOLE
1520 SAN PATRICIO AVE SW
ALBUQUERQUE NM 87104-1046

CHRISTENSEN DEBORAH SUE
1506 ESCALANTE AVE SW
ALBUQUERQUE NM 87104

LANEY LEE DELTON & CRAWFORD DAVIE
WILLIAM
1500 ESCALANTE AVE SW
ALBUQUERQUE NM 87104-1007

EAGLE RUN DEVELOPMENT INC
PO BOX 7095
ALBUQUERQUE NM 87194

EAGLE RUN DEVELOPMENT INC
PO BOX 7095
ALBUQUERQUE NM 87194

PRECIADO LUPE & MARIA D
1512 ESCALANTE AVE SW
ALBUQUERQUE NM 87104-1007

EAGLE RUN DEVELOPMENT INC
PO BOX 7095
ALBUQUERQUE NM 87194

MILLER JUDITH & MICHAEL J
1509 ESCALANTE AVE SW
ALBUQUERQUE NM 87104-1006

✓ HUBBARD BROADCASTING CO INC
4 BROADCAST PLAZA SW
ALBUQUERQUE NM 87104-1000

PUBLIC NOTICE

Property: 1505 Escalante Ave SW, Albuquerque.

Property Owner and Applicant: Erica Barriero

**Agent for Applicant: Matthew Osofsky, Eagle Run Development, (303) 523-5676,
mosofsky@live.com**

Project or Development Proposal

An application for a zoning change has been submitted regarding the above referenced property. The property is currently zoned R1-C and the application seeks to change the zoning to R-T. If the application is approved, Eagle Run Development intends to build a "duplex" on the subject property.

A hearing before the City of Albuquerque Environmental Planning Commission will be held on October 10, 2019 at 8:30 a.m. in the Plaza del Sol hearing room at 600 2nd NW in Downtown Albuquerque. Further information regarding the hearing and application can be found at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sent to:

**Jeannette Smyth
1522 San Patricio Ave. SW
Albuquerque, NM 87104**

**Valerie Nicole Trujillo
1520 San Patricio Ave. SW
Albuquerque, NM 87104-1046**

**Lupe & Maria Preciado
1512 Escalante Ave SW
Albuquerque, NM 87104-1007**

**Kim Posch & Gail Jane Evans
1511 Escalante Ave SW
Albuquerque, NM 87104-1006**

**Hubbard Broadcasting Co. Inc.
4 Broadcast Plaza SW
Albuquerque, NM 87104-1000**

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Sent to:

Barelas NA
c/o Alicia Romero
803 Pacific Avenue SW
Albuquerque NM 87102

aliciamromero1@gmail.com

Barelas NA
c/o Julia Archibeque-Guerra
5515 Territorial Road NW
Albuquerque NM 87120

julia.guerra@comcast.net

Huning Castle NA
c/o Deborah Allen
206 Laguna Boulevard SW
Albuquerque NM 87104

debzallen@ymail.com

Huning Castle NA
c/o Harvey Buchalter
1615 Kit Carson SW
Albuquerque NM 87104

hcbuchalter@gmail.com

From: Matthew Osofsky mosofsky@live.com 
Subject: Public Notice
Date: August 29, 2019 at 10:50 AM
To: Harvey or Chris Buchalter hcbuchalter@gmail.com, julia.guerra@comcast.net, aliciamromero1@gmail.com, debzallen@ymail.com

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Matthew Osofsky, Esq.
(c) 303-523-5676
mosofsky@live.com

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c/o Alkia Romero
803 Pacific Avenue SW
Albuquerque NM 87102**

aliciamromero1@gmail.com

**Barelas NA
c/o Julia Archibagua-Guerra
5515 Territorial Road NW
Albuquerque NM 87120**

julia.guerra@comcast.net

**Huning Castle NA
c/o Deborah Allen
206 Laguna Boulevard SW
Albuquerque NM 87104**

debzallen@ymail.com

**Huning Castle NA
c/o Harvey Buchalter
1615 Kit Carson SW
Albuquerque NM 87104**

hcbuchalter@gmail.com

NEIGHBORHOOD MEETING AND LETTERS

**Applicants Summary
Hunning Castle NA Meetings**

**Initial Meeting
July 11, 2019**

The representatives of Eagle Run Development were initially well received at the meeting. We attempted to make a narrow presentation of the issues involved in a zone change from R-1 to R-T on the subject property. However, the homeowners wanted a more expansive discussion regarding the development of the nine neighboring lots owned by Eagle Run which are already zoned R-T. We attempted to explain that the development of the nine townhomes would only involve allowed uses under the IDO without variances or conditional uses. Therefore, consultation with the NA regarding these townhomes is not part of this meeting, which is limited to the issue of whether the rezoning of the subject property improves the transition to the existing neighborhood.

Three local homeowners began to respond with hostility. Despite our efforts to keep matters professional and cordial, our presentation quickly descended into constant belligerent interruptions. Within 15 minutes we were told that, as developers, our interests were "nothing but greed." We were told by several neighbors that they did not want any modern designs in their neighborhood (despite numerous existing examples) and that the conceptual building elevations presented to them "look like a prison."

We attempted to focus the discussion on specific items of concern. The following issues were addressed:

1 – Cottonwood Trees – Four neighbors expressed concern that the proposed development of a duplex on the subject lot would mean taking down two "old growth" trees. We attempted to explain that the two trees in question were planted 70 years ago and are at the end of the life-cycle for cottonwoods. These particular trees are also in bad shape due to lack of care, growths, and disease. They also dangerously overhang the existing house. We made clear that we intended to replace these two trees with three new trees of 3" caliper or greater.

2 – Design – several neighbors felt that design was relevant and expressed that the concept design was not consistent with the neighborhood. We discussed the completely mixed nature of designs in the neighborhood and that the overwhelming majority of remodels in the neighborhood were modern designs consistent with the concept. The older homes in the neighborhood trend toward ranch houses that have no particular regional reference or architectural form that anyone is building currently.

3 - Setbacks – In response to concerns about setbacks we indicated that the side yard setback for the concept (10') was greater than the for existing home (7') and that the front yard would be 20', consistent with several single-family homes on the block.

4 – Traffic – the concerned homeowner wanted to discuss the traffic from the nine R-T lots which Eagle Run Development will be building on over the next 18 months. We were generally unable to get the conversation focused on the subject lot. However, we did point out that the subject lot would only increase from a single-family home to a duplex, an increase of one unit. Also, we would be reducing the on-street parking because we would be providing eight spaces of off street parking as compared to the current two spaces available on the current lot.

**Meeting with Immediate Neighbors
July 13, 2019**

We met with the neighbor to the immediate North at her home to discuss changes we could make to improve the side-yard between the properties. Several neighbors joined us in the meeting. We offered to:

- 1 – Build or extend a wall of her preferred design between the properties.
- 2 – Build privacy screens.
- 3 – Increase the side yard to 15 feet.
- 4 – Plant a row of 3" caliper trees along the side yard.
- 5 – Have wiring to utility poles reoriented to improve overhead visual.
- 6 – Keep contractors from starting work too early.
- 7 – Consult the neighbors with respect to landscaping and lighting.

We had our Real Estate Broker attend the meeting to address any concerns they may have about property values. We expressed to them that this was their opportunity to obtain binding commitments from us. However, a binding agreement must have consideration running both ways and that they could bind us to these commitments by giving us their support.

**Second NA Meeting
July 18, 2019**

At second meeting with the Hunning Castle NA we were confronted with an organized group of eight neighbors, including all of the neighbors we met with on July 13, who made a presentation against our proposal. We were specifically told by members of this sub-group that we didn't need to speak at the meeting because "nothing will change." Nonetheless, we attempted follow-up on some of the issues raised to us previously. We brought them an evaluation of the trees from our arborist indicating that they are actually a hazard at this point. We also brought them conceptual drawing of landscape to show the number of trees and other extensive plantings planned.

The tone of this second meeting could hardly have been more belligerent and hostile. When we made proposals to address specific concerns, we were told that our representations could

not be relied upon. When we explained that our commitments would be binding if we had an agreement with the NA, we were told that did not matter because "developers go bankrupt." Nonetheless, we provided specific proposals for every concern, except design. On design we maintained the position that the NA does not legislate design for its neighbors, that the neighborhood does not have a consistent design theme, and that all of the currently ongoing remodels in the neighborhood are in a modern design.

After enduring through the insults, hard stares, interruptions, mob mentality and just general rudeness, the neighborhood concerns seemed to net down to one thing – precedent. The subgroup organized against us was insistent that if the EPC approves this re-zone application that it will create a precedent for other rezone applications in the future. We attempted to explain that each application is judged on its own merits and that the approval or rejection of this application does not create any form of precedent. We hope that the EPC will address this particular concern of the homeowners, because all other concerns have been directly addressed.

We note that the group of neighbors organized against the application are a minor percentage of the neighborhood and do not represent the overwhelming majority of Hunning Castle property owners. They are vocal and passionate, but should not be given a disproportionate voice.

HCNA Minutes of July 18 Special Meeting

1) The meeting took place at the Albuquerque Country Club. Present were Board Members Harvey Buchalter, Len Romero, Susan Feil, Michael Barndollar, Steve Kotz, Diane Souder, Debbie Allen and Max Cowton. Also present were @45 neighbors, and the Developer/Agent Matthew and William Osofsky from Eagle Run Development. The primary purpose of the meeting was to discuss the proposed zone change for 1505 Escalante from R-1 to RT zoning on the Albuquerque Zone Map.

2) Len made a motion to take a vote to oppose or not oppose the zone change for 1505 Escalante SW. Diane seconded the motion. Discussion started with a presentation from the neighbors.

3) Dineen Tupa stated that the purpose of the meeting was to discuss the rezoning and asked the Board to oppose any rezoning in order to preserve the quality of life of the neighborhood. She and other neighbors met with planners and the Developer and have reviewed the IDO (Integrated Development Ordinance). She thanked the Board for having another meeting so neighbors could express their interests.. Debbie Christensen stated that the HCN is determined (by the IDO) to be a "neighborhood of consistency." The proposed zone would add density and allow for smaller setbacks. It would also allow for additional uses.

Looking at existing zoning, the RT would be a significant change in consistency. The justification is not to be based on economic considerations. Elaine Hebbard stated that the zone change would not meet the (above mentioned) IDO requirements. The 2800 sf townhouses are not consistent with the existing houses, which also have wide lots and 30' setbacks. RT requirement for set backs are 10' in front and 15" in back, Existing houses have twice that setback.

Also, the RT would change the views and streetscape. Changing the zoning creates a precedent. It is on the edge of the HCNA and rezoning would permit development that is not consistent. Bob Hartman stated that this rezone would create a precedent. It is rare to change from R1 to RT. This would result in the "chipping- away" of the zoning in the neighborhood.

4) Other neighbor comments follow: Mike Denalo stated that the zone change is a step by step chipping away of the neighborhood's character and it would have dire consequences. Gayle Evans stated that most neighbors have heard "the other side" and she asked the Board to "live up to the purpose of the Board to protect the

neighborhood.” She noted that it would be different if a resident asked for a zone change. She asked the Board to listen to them because they live in the neighborhood. No one is stopping townhomes from being built on empty lots but she asked not to tear down houses. Elizabeth Ortega grew up in this neighborhood. Rezoning would be horrendous. Parking is an issue. Board needs to oppose the rezoning and represent the neighbors. Rene Donelo stated that this development would bring in more people we do not know. Marty Hernandez stated that the HCN property values are high because of the low density. Once RT is allowed the next area could be 14th Street. We need to stand strong because we no longer have a sector plan. Lee Laney agreed with the others and is opposed to the proposed rezoning. Mike Miller stated that the onus is on the developer to make a compelling argument. “L” shape vs rectangle is not a valid reason. Andriana Sanchez said that modern homes do not fit in the neighborhood.

Susan Conway stated that Osofsky designed their house, that he is not a big developer and that he would do a good job, with nice design details. Martha Mobley Elliot asked what would keep such development/rezoning from leap frogging through the neighborhood? It could happen in other areas of the neighborhood if it happens here. Albert Sanchez was concerned that traffic will be increased on San Pasquale and Escalante and does not want to see any more traffic. Greg Passatti is not opposed to development on the already zoned RT lots but does not want to see more traffic. Robert Levy is in support of the rezoning request. The Developer does quality work. The question is whether it will happen in a “L” shape or a rectangle. He said the developer believes in trees.

5) Matthew Osofsky, Eagle Run Development is also the agent for the owner of the 1505 Escalante property. He stated that “precedent” is not part of the review criteria. The IDO states (Section 14-16, 67,F-3H) spot zoning is not allowed. The key question to be asked is “is this consistent with the surrounding area?” It is a mixed area and completing the rectangle is important as a transition to the neighborhood. They are willing to make changes to the setback requirements and they have the intention to make a positive transition. The trees have reached their prime life. Traffic will be adding just one more dwelling. The units will have full solar and they plan to build to LEED level standards. The application was filed in June and a hearing should be in September. They will be requesting the power poles on Alcalde be removed. Keith Patton asked if the setbacks they proposed are

consistent with the existing R-1 setbacks and whether the driveways will be on Escalante (yes).

6) Harvey stated that this is an open vote and there should be no recrimination. He will send requests for a vote to the four missing Board members. Len moved to oppose the request for the rezone of 1505 Escalante SW from R-1 to RT. Diane seconded the motion. The vote was 5 in favor of the motion (to oppose the request), two opposed to the motion, and there were no abstentions. Harvey will email Dineen as soon and the final votes are recorded. This ended the meeting concerning the Zone Map Amendment.

Neighbors left the room and the Board briefly discussed a meeting time to meet with Rudy Garcia (tbd) and the material for replacement of the stolen Laguna Blvd. Plaques.

Meeting adjourned 8:48. (please excuse misspellings of names, thank you)

Minutes Submitted by : Diane Souder

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Minutes Submitted by : Diane Souder

HCNA Special Board Meeting

July 18, 2019

Results of Vote: MOTION to OPPOSE zoning request my Eagle Ridge Development (Osofsky) from R1 to RT

Opposing the MOTION: Debbie Allen, Diane Souder, Julie Lawrance, Janice Yates, Jennyfer Guebert, Max Cowton, Len Romero, Susan Feil.

NOT OPPOSING the Motion: Steve Kotz, Michael Barndollar

Voting results submitted 7/21/19,

Harvey Buchalter

President, HCNA

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Jeffrey LaChone	1701 Kit Carson SW	J LaChone	jeff.lachone@comcast.net	243-6946	N
Ada Ripberger	1721 Kit Carson SW	ARipberger	aripberger@q.com		N
BABETTE BAKER	1721 Kit Carson SW	Baker	bbaker@comcast.net		N
Lauren Mei Vejo	1727 Kit Carson Ave	Mei Vejo	lauren.mei@vejo.com		N
GERALD SMITH	1731 Kit Carson SW	G Smith	geraldsmith@comcast.net		Y
Teresa Hill	702 Laguna SW	Teresa Hill	teresa.hill@comcast.net		Y
Audrey Gomes	1714 Escalante	Audrey Gomes	audreygomes@comcast.net	400-8780	N
Michelle Walker	1710 Escalante Ave	Michelle Walker			
Chayenne Mether	1708 Escalante Ave	Chayenne Mether	chayenne.mether@comcast.net	505-915-2964	No
Jocelyn Arroyo	1708 Escalante Ave	Jocelyn Arroyo		505-710-8072	NO

the Environmental Planning Commission:

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Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Katie Pisotti	1401 Kit Carson Ave SW	Katie Pisotti	pisotti.k@gmail.com	402.770.9407	Y
Valeri Adams	924 San Pedro Drive NE #2 Albuquerque 87108 NM	Valeri Adams	valeriadams@gmail.com	505.662.4545	Y
Zachary Burke	1507 Kit Carson SW	Zachary Burke	thecreativityproject@gmail.com	505.319-3557	N
Betty Hahn	1571 Kit Carson SW 87104	Betty Hahn	No	No	N
Kathina Dennis	1515 Kit Carson SW	Kathina Dennis	No	No	NO
Chris Fawcett	911 Raynolds Ave. NW 87104	Chris Fawcett	No	No	No
Shayne Haddock	1605 Kit Carson Ave SW 87104	Shayne Haddock	No	No	No
Kathy Hall	1621 Kit Carson	Kathy Hall	No	No	No
Chris Hastings	1605 Kit Carson SW	Chris Hastings	No	No	No
Richard Fox	1605 Kit Carson SW	Richard Fox	No	No	NO

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Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Sarah Brown-Martin	1704 Escalante SW	<i>[Signature]</i>	KCSayr@unm.edu	808-270-9982	N
Tracy Jenks	1622 Escalante SW	<i>[Signature]</i>	tracyjenks@comcast.net	505-264-0180	Y
Sky Jenks	"	<i>[Signature]</i>	"	"	Y
Rebecca Suarez	1610 ESCALANTE SW	<i>[Signature]</i>			
Adriana Sanchez	1608 Escalante Ave SW	<i>[Signature]</i>	nannyclo@hotmail.com	505-453-0370	Y
Dinah Martinez	1520 Escalante SW	<i>[Signature]</i>	ricardodiaz@unm.edu	843-64403	Y
Eric Ohlson	1622 San Patricio Ave SW	<i>[Signature]</i>	agorpb@gmail.com	347-671-0361	Y
Rene Madrid	1602 Escalante SW	<i>[Signature]</i>	renead@comcast.net	250-0290	Y

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Fred Rivera	1209 Snow Patricia		Frivora359@aol.com	505-250-9040	Yes
Elaine Hebard	1513 Escalante SW		ehobard@yahoo.com		Yes
Sylvia A Fox	1645 Kit Carson SW Arling			505-242-5568 NO	NO
Richard L. Fox	1645 Kit Carson SW			11	11
Lisa Hartmann	1508 Escalante Ave SW		Lisa@Lisahartmann.com	-	Y
Lupe Rociado	1512 Escalante Ave SW		luperoce@comcast.net	259-8864	N
Maria Rocio	1512 Escalante Ave SW		mariorociado@aol.com	239-8126	Y
Melissa Truettel	1514 Escalante Ave		substrigrl@comcast.com	977-8333	Y
Aaron Frankel	1514 Escalante		afrankel17@comcast.net	263-849	Y
Robert Hartmann	1508 Escalante		robert.hartmann@comcast.com	246 262-6855	Y

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Shari Gilmore	1635 Kit Carson SW		mgilmore@skud.unm.edu		N
Carol de Monte	1522 San Carlos Rd SW		cdemonte@gmail.com		
Robert K Wright	1522 San Carlos Rd		rkwright@me.com		

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Linda Rodgers	1421 San Carlos Dr SAO	Linda Rodgers	lindarodgers@gmail.com	842-7356	Y

Dabbie (B)

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Cynthia K Dawdy	1430 San Carlos SW				
DAVE MENCICCI	1521 San Carlos				
Brian Stroud	1523 San Carlos SW				

July 19

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
DINEEN TUPA	1507 Escalante Ave - SW.	<i>[Signature]</i>	hdineent@gmail.com	505-301-4270	YES
Judith Miller	1509 Escalante Ave SW	<i>[Signature]</i>	jmillerc consultants@gmail.com	316 498 2005	Y
MICHAEL MILLER	1509 ESCALANTE AVE SW	<i>[Signature]</i>	MIKEN JUDY INLA @YAHOO.COM	316 228 0657	Y
Deborah S Christensen	1506 Escalante Ave SW	<i>[Signature]</i>	christensenis@comcast.net	505-508-4054	Y
Gail Evans	1511 Escalante SW (87104)	<i>[Signature]</i>	gailsevans@gmail.com	505 463 5253	Y
Ben Hannum	1511 Escalante 87104	<i>[Signature]</i>	benjamin.hannum@gmail.com	505 221-4609	N
Ryland Hannum	1511 Escalante @7104	<i>[Signature]</i>	Ryland Hannum		Y
Stacy Kinsley	1712 Los Alamos SW 87104	<i>[Signature]</i>	stacykinsley@gmail.com		N
Robert Knowlton	1712 Los Alamos Ave SW 87104	<i>[Signature]</i>	andy.newmexico@gmail.com		Y
Winthrop Quigley	1520 Los Alamos SW 87104	<i>[Signature]</i>	wquigley@505.net	206 1801	Y

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Kelly Jones	1605 Escalante	<i>[Signature]</i>	relj38@gmail.com	505-710-7681	Y
George "Bri" Bus	1603 Escalante	<i>[Signature]</i>	gpendavis@gmail.com	918-4444	Y
Bella Collins	1623 Escalante	<i>[Signature]</i>	becollinsdavis@gmail.com	"	Y
Susan McKnight	1701 Escalante	<i>[Signature]</i>	smcknight@comcast.net	379-2500	NO
Cathy Smith	1707 Escalante	<i>[Signature]</i>	CSimutis@aol.com	452-7153	NO
Lizbeth Alvarez	1709 Escalante	<i>[Signature]</i>		842-8950	Yes.
Taig Rajopal	1715 Escalante NE SW	<i>[Signature]</i>	taigrajopal@gmail.com	847-770-2652	Yes
Bonnie Cruzalis	1520 Los Alamos St 57104	<i>[Signature]</i>	bccruzalis@swcp.com	203 5805	U
Molly Moran	1605 Escalante SW	<i>[Signature]</i>	mmoran@greensweep.com	505 700 9667	Y

6

D.J.
Sept. 14, 19.

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
MARtha L Mobley Elliott	1712 Escalante Ave SW Albuquerque		Mobellic@Aol.com	505 435-5732	Y
Audrey Gomes	1714 Escalante Ave SW		audicat@yahoo.com	400-8780	Y
Patty Jaramillo	1702 Escalante Ave SW		Pattyjames.e.comcast.net	579-0292	Y
Tina Jaramillo	1702 Escalante Ave SW		Honors@qnetrends.com	505- 379-0251	Y
Pamela Jaramillo	1624 Palante Ave SW		paula.pama@gmail.com	505-505	Y
Sam Kappel	1714 Escalante Ave SW		samkappel@qnetrends.com	505-5140	Y

Night out 35

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Rudy Carina	1607 San Patricio SW		mgconsults@nsa.com	385-9428	Y
Margalit Ritschman	1409 Park Ave SW		breathingincolor@yaho.com	429-9053	yes
Alice Myers	1516 San Cristobal SW		alicebmyer@comcast.net	400-1266	Y
Robin Swift	1900 Central Ave SW #201		ryesge-swift@gmail.com		Y
Lynn Hightower	1711 Los Alamos SW		amerilynn@usm.com		Y
ANDREA ESCHER	501 LAGUNA S.W		escher@comcast.net		Y
Keith Patton	1605 Park Avenue		Keith.PattonLaw@gmail.com		Y
Jennifer Guebert	306 SAN PASCUAL, SW		jguebert@hotmail.com	505-	
Allison Coe	1625 San Patricio		allison11@gmail.com	369 9619	Y
Mike Rocca	1610 Silver Ave SW				N

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

(none = none offered)

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Gwen Poe	201 - 15 th St SW		gwenpoe@swcp.com	247-1533	yes
MAXINE COWTON	1501 SAN PATRUCIO		MAXCOWTON@CS.COM		Y
Carmel deCarro	1508 Silver Avenue		SILSO8VEN@ g gmail.com		Y
Anthony Stewart	1508 Silver Ave SW		sil1508ver@gmail.com		
Bryan Crawford-Carter	302 15 th St SW		bryan Crawford-Carter@gmail.com		Y
Martha Mobley Elliott	1712 Escalante Ave SW				Y
Lloyd Elliott	1712 Escalante Ave SW		mobbelli@aol.com		Y
Carol + David	2114 th St SW			243-6989	no
Dunise Gallegos	1016 Lead Ave			575 575 5953	no
CHRISTINA PARRIS	1010 LEAD AVE				-

To the Environmental Planning Commission:

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Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
Lee Lawley Dave Crawford	1500 Escalante		leelawley@hotmail.com dwcrawford16@hotmail.com	980-5286	Y
Donna Romano	1617 Park Ave SW		donna@ripire.com	659-9918	N
LEN ROMANO	1617 PARK AVENUE		LEN@RIPENC.COM	688-2699	N
Julie Lawrence	1600 San Carlos		matoyamni@aol.com	453-8064	Y
FRANK MERCER	1600 SAN CARLOS AVE SW		char@unm.edu	262-9563	Y
Justin Cuellar	1500 Coors Alamos		cuellarj@qmail.com	910-9255	Y
Colin McCrossen Alamos	731 Milan Zamora St NE		mccrossen-k@unm.edu	503-5048	N
Sibylle Pilgrim	1715 Los Alamos SW, 87104			621-8532	
Maeon McCrossen	420 15th St		mpeccas@yahoo.com	385 8356	
Nick Barbic	1603 16th Ave SW		niskola.barbic@unm.edu gnmail.com	382-0355	

To the Environmental Planning Commission:

We, the undersigned, object to the rezoning of 1505 Escalante Avenue SW from R-1, a single-family dwelling, to R-T, a townhouse development. An application for this rezoning is being submitted to the Albuquerque Environmental Planning Commission so that a developer, Eagle Run Development, can demolish a Pueblo Revival style three bedroom single-family home, typical of many on the street, and replace it with two townhouses facing on Escalante Avenue. This will negatively impact the character of this charming neighborhood and set a precedent that could encourage other developers to encroach on this and other streets in the Huning Castle Addition neighborhood. The signers of this petition urge the Environmental Planning Commission to deny this rezoning application.

Name (please print)	Address	Signature	Email	Phone	Do you want email updates? (Y/N)
AMBER DODSON	1501 San Pedro Dr SW		amberdodson1@gmail.com		Y
Mary Marin	1812 Park Ave NE		mmeales@apl	213.0523	Y
Sarita Strong	1605 Kit Carson Ave SW		saritastrong@yahoo.com	288 4713	Y
Cheerl Kimbrell	1331 Park SW #608, ABQ NM 87102		ckimbrell@		
Maque Umenzaga	1500 Silver Ave SW				

Phelan, Whitney A.

From: Valerie Trujillo <vntrujillo09@gmail.com>
Sent: Thursday, September 26, 2019 10:10 AM
To: Phelan, Whitney A.
Subject: Rezoning, 1505 Escalante

Case # R2-2019-00056
Project #PR-2019-002802

Hi Whitney Phelan,

My name is Valerie Trujillo and I live at 1520 San Patricio. I oppose the rezoning of 1505 Escalante. There is no need to tear down an existing single family home to replace with duplexes. It does not fit the character of the neighborhood and the height of the structures will over look the exciting properties. This is a mature neighbor with history and character, not a community with similarly built homes. Every house is original. What is the purpose of them rezoning? Economic gain?

Thank you for your consideration,
Valerie Trujillo =

=====
This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: martha mobley-elliott <mobelli@aol.com>
Sent: Thursday, September 26, 2019 7:01 AM
To: Phelan, Whitney A.
Subject: Case# R2-2019-00056 Project # PR-2019-002802

To: Whitney Phelan, Planner

We, at 1712 Escalante, SW are opposed to the rezoning of 1505 Escalante from R-1 to R-T

Extending another massive townhome onto Escalante street does not contribute to but will stylistically transform the street and neighborhood. Coexistence will be a daily difficulty due to its prominence. It will be a continuation of the wall of its partner townhomes, yet turning into the neighborhood and affecting its authenticity as an example of Southwestern midcentury modern unique to New Mexico. To repeat, we oppose the zone change.

Martha Mobley-Elliott
Lloyd Elliott

=====
This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: Lisa Shafer <las_71@yahoo.com>
Sent: Wednesday, September 25, 2019 8:41 PM
To: Phelan, Whitney A.
Subject: Case #R2-2019-00056 Project #PR-2019-002802

Dear Ms. Phelan,

I am writing to you as a resident in the Huning Castle neighborhood, living on Escalante Avenue. I would like to express my opposition to the application requesting a rezoning of the 1505 Escalante Avenue property from R-1 to R-T for the following reasons:

- The project is not consistent with the character of the neighborhood, which has single family dwellings with many mature cottonwood trees in the yards.
- The setbacks of the single family dwellings are about 30-40 feet from the street but with the required setback for R-T being only ten feet, the streetscape will be significantly altered.
- That end of Escalante Avenue only permits motorists to exit the street, not to enter. Townhomes, with its multiple residents, will significantly increase traffic and noise, and create congestion for residents on the street.
- 1505 Escalante has always been zoned R-1 and there is no need for tearing it down and uprooting the mature trees on the property.
- The only seeming motivation for wanting to rezone the property to R-T is for financial gain.

Thank you for your time in reading my letter and for considering keeping 1505 Escalante an R-1 zoned property.

Sincerely,
Lisa Shafer

=====
This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: Jean Mobley <ojmobley44@msn.com>
Sent: Wednesday, September 25, 2019 6:41 PM
To: Elaine Hebard; Phelan, Whitney A.
Subject: Case #R2-2019-00056 . Project # PR-2019-002802

I am writing to strongly oppose the rezoning of 1505 Escalante SW from R-1 to R-2.

This property is currently consistent and homogeneous with the many existing single family homes in the neighborhood. The developer has reportedly dismissed this home as old, dilapidated, block stucco, and having trees that have reached maximum growth; however the residence is homogeneous with most older frame stucco properties in the area, and contributes to the character of the neighborhood. The trees, also consistent with many others, can be maintained and remain useful for years to come. Shade is a big factor in our neighborhood, for which many citizens come from throughout the city to avail themselves of the shaded or canopied streets for walking, running, cycling, and now even the motorized scooters.

As a close resident of this property, I cannot support destroying an existing compatible property for two townhomes that lack any connection with the neighborhood. In fact, by adding to the existing R-2 zoned lots, it would then transform to an absolute separation, both physical and perceptually, of the end of the blocks to neighboring properties on Escalante and San Patricio. I am disappointed to see that the Planning Dept. did not require even a minimal amount of planting area facing the street to reduce the negative impact of this particular design, minimalist to the extreme, but can only conclude that the zoning ordinance did not provide that option. Vegetation could mitigate an appearance that provides only concrete paving and stucco walls as seen from curbside, and no design features to reduce this visual impact. I understand that is in the eye of the beholder, but look around

The developer has no ties to this neighborhood, other than owning the R-2 lots, and it appears that they have maximized the square footage, height allowance, and minimal set back requirements allowed by this designation. It is clear that the developer is simply seeking greater profits, and it will be interesting to see the market acceptance of the properties on the current R-2 lots.

I strongly urge the Planning Department to reject this request to "upgrade" the use of the current property/site.

Jean Mobley
1524 San Patricio SW
Abq, NM . 87104

=====
This message has been analyzed by Deep Discovery Email Inspector.

Casett R2-2019-00056 Project# RR-
2019-00280

Dear W. Phelan - Planned Townhomes
and/or apartments do not match
neighborhood residential style, homes having
in Humay Castle neighborhood. Will increase
traffic density and will provide small living
accommodations to occupants. Also,
Townhomes that are apartment style have
become low income residents that this
historical record in large cities show to become
crime laden (sp?). Our HCN has not
become that in 100 years. Why increase
in our neighborhood - profits can be made
elsewhere. This is not in the best
interest of our HCN or for the future. Please
say no to any additional re-zoning from
residential character to apartment-like town
homes on Escalante St. or elsewhere in
our neighborhood - Sincerely Mike Dunlop
resident at 1602 Escalante St.
for 40 years ☺
Please vote no.

9-25-19

Whitney Phelan, Planner
Albuz. Planning Dept.
600 2nd Street N.W., 3rd Floor
Albuz., N.M. 87102

Case # R2-2019-00056, Project # PR-2019-002802

Dear Mr. Phelan,

I am writing this letter to protest the rezoning of 1505 Escalante S.W. from R-1 to R-T.

We are definitely opposed to this because:

This is a low density, single family home area and has been for decades. This is such a unique area of Albuquerque which needs to be preserved.

The mass, height and density of townhomes would be out of character for the area. Setbacks would be minimal increasing the density and altering the streetscape sight lines in a negative way.

The rezoning would set a dangerous precedent for the area which we definitely do not want!

Therefore, we are not for this Rezoning project!

Please do not approve it!

Sincerely,

Joseph Gonzalez and Family
203 Reynolds S.W., Albuz., N.M.

Phelan, Whitney A.

From: Brooke Fisher <b_d_fisher@yahoo.com>
Sent: Wednesday, September 25, 2019 9:49 AM
To: Phelan, Whitney A.
Subject: Opposition to Rezoning of 1505 Escalante Case#R2-2019-00056

Follow Up Flag: Follow up
Flag Status: Completed

Whitney,

This letter is in regards to Case# R2-2019-00056 Project# PR-2019-002802.

I, like many others, are very opposed to the rezoning of the property located at 1505 Escalante. I am not a homeowner in the area, but frequent the neighborhood often. The charm and quiet nature of the Escalante neighborhood is very palpable and is part of what makes downtown Albuquerque a very desirable place to live. The charm of the Pueblo Revival houses are central to the community, and replacing just one with a massive duplex/townhouse will erode the beauty and historic nature of the neighborhood. This is a very friendly and quiet community and should remain so without the congestion of multi-family housing.

Please consider this opposition to the rezoning of the house at 1505. I hope you will make the right decision for the families that live on Escalante.

Best Regards,

Brooke Fisher

=====
This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: John Granado <j.granado20161@gmail.com>
Sent: Wednesday, September 25, 2019 1:48 AM
To: Phelan, Whitney A.
Subject: NO RESONE at 1505 Escalante SW

Follow Up Flag: Follow up
Flag Status: Completed

Greetings Planner Whitney Phelan

FR: JOHN GRNANDO 1601 ESCALANTE SW 87104

THIS COMES TO EXPRESS MY OPPOSITION TO THE PROPOSED REZONE

THE PROPOSED BUILDINGS ARE NOT CONSISTENT WITH OUR HISTORIC NEIGHBORHOOD. THE VALUE OF OUR PROPERTY WOULD BE DIMINISHED, AND THERE ARE SO MANY OTHER PLACED BUILDERS COULD B UILD THAT TYPE OF STRUTURE. THE REZONE WOULD IGNORE THE LOW DENSITY, SINGLE FAMILY HOMES THAT MAKE UP OUR AREA. THE REZONE WOULD SET A DANGEROUS PRECEDENT TO THIS HISTORIC AREA.

PLEASE DEFEND AND PROTECT THIS WONDERFUL HISTORIC NEIGHBORHOOD. THANK YOU
JOHN L. GRANADO 505-239-4345

=====
This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: PAULINE Anaya <sanaya6@comcast.net>
Sent: Tuesday, September 24, 2019 11:38 PM
To: Phelan, Whitney A.
Subject: No REZONE for 1505 Escalante S

Follow Up Flag: Follow up
Flag Status: Completed

Dear Whitney Phelan, Planner

RE: Proposal to rezone 1505 Escalante SW

FR: S. Pauline Anaya,, 1601 Escalante SW (505) 239-4335

As a home owner for approx. 20 years and one block from the proposed re-zone at 1505 Escalante, I am definately opposed to the extreme change to our historic neighbor hood. The change would have a very negative impact on our property. The value would diminish due to the extreme architectural change in the construction, and certainly the landscape. It is easily evident that the project is NOT consistent with the history of the neighborhood, and would bring much more traffic to this residential area and change the individual unique variety of historic homes here.

The tight and small setbacks, and all aspects of the project would destroy the ideals of living in homes that provide ample front and back yards. Why would demolition for the home and garden space be considered an "asset" to new developments at 1505. The rezoning would have only one purpose, and that would be to the developer for economic gain, at the expense of the surrounding historic neighborhood and the home owners.

Please consider that there are many fill in projects in the area other than on our street, where it would be better suited to build the massive tight, townhome units builders are now promoting for higher profits. It would be a shame to see this neighborhood change for the worse so others could gain, while those of us who moved here for the purpose of what this neighborhood offered, be ignored.

There are many more reasons not to permit the rezone, but suffice to know I along with my well established neighbors do not want to see our investment be diminished, along with the quiet and

Phelan, Whitney A.

From: Hartmann, Robert J <Robert.Hartmann@morganstanley.com>
Sent: Tuesday, September 24, 2019 12:50 PM
To: Phelan, Whitney A.
Subject: Opposition to Rezone of 1505 Escalante Ave SW

Follow Up Flag: Follow up
Flag Status: Completed

Whitney,
Sorry for the confusion, below is my letter of opposition to the rezoning.
Regards
Bob

Dear Whitney,

I am writing to express my opposition to the rezoning of 1505 Escalante . I live at 1508 Escalante, which is across the street and kitty corner from 1505 Escalante. The three houses across from me (includes 1505) are of similar style, age, size/mass per lot and setback. If 1505 is replaced, that continuity – and the old growth shade trees – will be gone. The planned townhomes are not consistent with the history and character/characteristics of the single family homes on Escalante.

My wife and I purchased our home expecting the single-family homes on the 1500 block of Escalante to always be here. I believe the city correctly planned a buffer zone on Alcalde and this does not include the single family residences on Escalante. The buffer zone should not be expanded by rezoning and demolishing 1505.

It is upsetting to consider the demolition of 1505 because it would continue the chipping away of our historic neighborhood. The developer already successfully rezoned the lot north of 1505 on San Patricio. The demolition of 1505 would be another loss, encroaching further into the neighborhood.

I am also concerned that Eagle Run may want to rezone 1505 in order to provide the opportunity to replat what would be a large rectangular section of land made up of 1505 plus the Alcalde and San Patricio lots they currently own. The developer's motivation clearly is to maximize the number of units he can build to provide the largest economic gain for him.

Thank you so much for considering my comments.

Sincerely,
Robert J. Hartmann
1508 Escalante Ave SW
Albuquerque, NM 87104

Phelan, Whitney A.

From: renee <rmdinallo@comcast.net>
Sent: Tuesday, September 24, 2019 11:06 AM
To: Phelan, Whitney A.
Subject: Escalante Project/ Case# R2-2019-00056/ Project # PR-2019-002802

To:
Whitney Phelan, Planner
Albuquerque Planning Department
600 2nd Street, 3rd floor
Albuquerque, NM 87102

From:
Renee Dinallo, Resident
1602 Escalante Ave. SW
Albuquerque, NM 87104

I have been a resident on Escalante for over 65 years. My parents built our home in the early 50's My husband and I have spent our energy remodeling and keeping with the traditions of the area. We knew this was a well established community and a safe place to raise our family. It is place to walk your dogs and stop and visit with neighbors Adding town houses to this area changes the community of single family homes. Our street, Kit Carson and Lead have become a high density traffic area when the freeway traffic is at a stand still Adding these town houses will add to the congestion., especially when they will use our street as an access. Our children play in the streets..

There are townhouses on Central bordering our neighborhood, but these dwelling to not need to drive through our neighborhood. Our community will become an easy access from traffic going off I40.. We our striving to save the nature of our well established community.I realize that they will be building town houses on the vacant lots that have ben zoned for this. But, there is no reason why they have to change the zoning and infringe on our community

I ask you, when you here the name. the Country Club Area, what does it mean to you? Do you think of beautiful trees, grass a tranquil community? It is a well established historic area. Changing the community and allowing townhouses in, changes the nature of the neighborhood. We ask you to help us preserve the nature of our community because their is no going back.. This area is a place where all of us take pride in our city's history.

Thank You for taking the time to listen to our concerns.

Renee Dinallo
rmdinallo@comcast.net

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This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: Michael Miller <mikenjudyinla@yahoo.com>
Sent: Monday, September 23, 2019 4:59 PM
To: Phelan, Whitney A.
Subject: Rezoning of 1505 Escalante Ave SW, Albuquerque

To: City of Albuquerque Environmental Planing Commission.

From: Michael Miller, 1509 Escalante Ave. SW, Albuquerque, NM 87104

Members of the Commission,

I strongly object the the rezoning of this property, which is within 100 yards of our home. The property is of a Pueblo Revival style, in keeping with many homes on this street. As residents, we cherish the character of this beautiful tree-lined street, characterized by its adobe and Spanish Colonial homes. The developer intends to tear down the existing home at 1505 Escalante, destroying tw0 old growth trees, and replace is with two modern town homes. This is completely inconsistent with the character and history of this street, which was built in the 1950s as the Huning Castle neighborhood being developed by a visionary architect.

Escalane Avenue is composed, for the most part, of one story single family homes with front and back gardens, carefully tended to by their owners. The mass, density and height of the proposed town homes is completely out of character with the street.

The developer argues that buying and destroying this property will give him a perfect rectangle with the land he owns and is developing as a town home estate. His desire to buy and tear down this property has nothing to do with symmetry. It is simply greed so he can add two more town homes to those he has permission to build.

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This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: M ROSEN FRANKEL <SWESTRNGRL@msn.com>
Sent: Monday, September 23, 2019 10:37 AM
To: Phelan, Whitney A.
Subject: Opposition to Rezoning in my neighborhood of 1505 Escalante

Ms. Phelan-

I am adamantly against the Eagle Run Development occurring in my area and specifically the application for rezoning of 1505 Escalante from R-1 to R-T so that the developer can tear down a lovely single family home to replace it with a unsightly massive duplex at the corner of my street. My concerns are as follows living on this street:

1. Huning Castle was built with a specific character and design in mind and this project erodes that look and feel.
2. Mass, height and density of townhomes is out of keeping with the low density and single family homes of our street on Escalante.
3. Our homes all have front and back gardens and mature trees. The townhomes slated in this project will have no gardens and no patio spaces.
4. Setbacks of adjacent existing homes are from 30-40 feet but the required setbacks for R-T is only 10 feet. Duplexes or townhomes will greatly alter the streetscape and sight lines of street for those of us living here as well as our privacy and the views of the adjacent neighbors.
5. 1505 has ALWAYS been zoned a R-1 and there is no need to tear down and to destroy the old growth trees that has been here for over 100 years.

Clearly the only gain for this developer is economic gain and not for the preservation of our historic neighborhood which many of us have moved here to preserve. Furthermore, destruction of this street sets a dangerous precedent.

Please reconsider this rezoning.

Melissa and Aaron Frankel
1514 Escalante Ave SW

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This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: David Burk <david.r.burk@protonmail.com>
Sent: Sunday, September 22, 2019 9:16 PM
To: Phelan, Whitney A.
Subject: Case # R2-2019-00056; Project# PR-2019-002802

Dear Mx. Whelan,

I am writing to express my opposition to the proposed zoning change for 1505 Escalante from R-1 to R-T. The proposed change is motivated only by the developer's financial gain. This change will adversely affect the character and spirit of the neighborhood. The 10 foot minimum setback of the R-T zoned property will adversely affect the streetscape and sightlines. The redevelopment of this property will also sacrifice several old growth trees.

I would be happy to discuss this matter with you further at your convenience.

Very respectfully,

David Burk
710 Laguna Blvd SW
Albuquerque, NM 87104
602-703-7592

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This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: Babette Baker <blbaker@unm.edu>
Sent: Sunday, September 22, 2019 3:13 PM
To: Phelan, Whitney A.
Cc: Babette Baker; arippberger@yahoo.com
Subject: Rezoning of 1505 Escalante

Dear Mr. Phelan,

We are members of the Huning Castle Neighborhood Association and have lived on Kit Carson Ave. for the past 20 years. In that time, we have witnessed a neighborhood that takes great pride in its history and character. We have also witnessed how open it is to city events that pass through the neighborhood. In particular, I am referencing the many runs, including the Duke City Marathon; the filming industry which has used our neighborhood often (i.e. Breaking Bad) and the subsequent bus tours; and the holiday luminaria tour which puts our neighborhood front and center to the community.

Our neighborhood is open to most things but very protective of its image and living conditions which are reasons most of us live here. Albuquerque is growing and there is a lot of building going on. This is good for our city. At the same time, the city has some responsibility in acknowledging the contributions of this neighborhood which can be best expressed by preserving its unique character and supporting the R-1 zoning.

We are grateful for the chance to express our concerns to you and thank you for your consideration of this request.

Babs Baker and Ada Rippberger
1721 Kit Carson Ave. SW

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This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: Sarah Brown-Martinez <kc5ayr@unm.edu>
Sent: Sunday, September 22, 2019 2:00 PM
To: Phelan, Whitney A.
Subject: Rezoning of 1505 Escalante SW

Case # R2-2019-00056
Project # PR-2019-002802

Dear Whitney Phelan,

I am writing to relay my objection to the rezoning that is being considered for a property on my street. I have resided on Escalante Ave SW since 2000, and the property next door to my house has been in my family since 1986. I know each of my neighbors and have watched children grow up playing in the street, and then go off to college and careers. I am concerned that the plans for a new construction at 1505 Escalante will be approved without consulting or considering the opinions of the neighbors nor the history and character of my neighborhood.

I hope that you will consider that rezoning the property at 1505 Escalante will have an impact on the neighbors on our street. The new construction will require the tearing down of the existing house, and the uprooting of the mature trees on the property. I have witnessed the tearing down of a modest home and the construction of a home twice its size just 5 houses down from mine. The new home is a giant grey block of concrete and windows without any of the charm of the other homes on my street. The traffic from the construction has been a burden, not to mention the noise that emanated from the site from dawn till after dusk for over 6 months, every single day of the week. I don't believe that rezoning was needed for this site as it is still considered R-1, and it used the same footprint as the previous home. Sadly, the mature trees are gone, and the house is not to scale nor in character with my other neighbors' homes. Were I living in the home next door to this new construction I would not be happy, as the windows would overlook my patio and into my windows. Between the homes there is no buffer room for trees or other plantings.

Just as I would not want to live next door to this new and modern home, I worry for my neighbors should this rezoning at 1505 Escalante be approved.

Please consider denying the request from Eagle Run Development in light of the negative impact on the families, my neighbors and our neighborhood.

Respectfully,

Sarah Brown-Martinez

1706 Escalante SW
Albq. NM 87104
505-270-9982
email: kc5ayr@unm.edu

Phelan, Whitney A.

From: Kathy Hall <kathhall@gmail.com>
Sent: Sunday, September 22, 2019 12:20 PM
To: Phelan, Whitney A.
Subject: no rezone

I am writing to express my concern about the request submitted by Eagle Run Development to rezone 1505 Escalante. Large duplexes or townhomes on this street is not consistent with the history and character of the Huning Castle neighborhood. The motive for this request is for economic gain. I am very concerned about the dangerous precedent this sets for the neighborhood. I ask that you do not approve this request. There are plenty of other neighborhoods that would benefit from the Eagle Run project.

Sincerely,
Kathy Hall

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This message has been analyzed by Deep Discovery Email Inspector.

September 22, 2019

Planning Department
City of Albuquerque
Attn: Whitney Phelan
600 Second Street NW, 3rd Floor
Albuquerque NM, 87102

RE: Case # R2-2019-00056/Project # PR-2019-002802, Proposal to Rezone 1505 Escalante SW

Dear City Planning Department/ EPC:

I have lived in Albuquerque since 1973 and have been a proud homeowner in the Huning Castle Addition since 1990. My home at 1506 Escalante Avenue SW is directly across the street from the subject house – a sweet little Spanish-Pueblo Revival home with two big cottonwoods in front. My new view will be a two-story, 6600 square foot (SF) contemporary townhouse dwelling on a 7800 SF lot, totally obscuring my view of the mountains. This is a huge increase in density compared to my 3000 SF single-family home on a large 12,000 SF lot. Of course, the developer is not bound to his design if the rezoning is approved but can replat and/or build any number of townhouse units or density or configuration he wants with few restrictions.

This is a quiet block of mostly retirees and empty nesters. I am concerned that that the proposed townhouse design and the uses allowed under R-T will increase noise, traffic, and on-street parking impacting the neighbors' privacy and quality of life. The developer plans for patios on top of the townhouse garages as the only outdoor entertainment space. These will directly face my home which I find intrusive. The planned design includes accessory dwelling units that can be rented out. Other potential uses are Live-Work with 8 SF signs posted on the front of the townhomes to invite clients and customers to visit. These more intense uses are not compatible with the existing land uses and character of our street.

Huning Castle residents have worked hard to preserve this quiet, charming neighborhood, located a mile from Downtown, as a desirable location – maintaining our older homes; combatting encroaching crime that is all too common to Central Albuquerque; and opening our streets to the City Luminaria Tour, Run for the Zoo, and other civic events. We are very proud of our historic neighborhood that the developer's application implies is "suburban sprawl."

Huning Castle single-family homes are relatively expensive and often require updating but are considered desirable and sell quickly compared to nearby townhouses that stagnate on the MLS. In the last ten years or so, half of the homes on my block have been remodeled by the homeowners for their own use and in keeping with the original character of these older homes. This is not necessarily a good financial decision but more of a labor of love and an investment in quality of life. Several of these homeowners were newcomers to Albuquerque and new retirees who expected Escalante to be their long-term retirement home.

Therefore, it is incomprehensible to me why an older home in a sought-after neighborhood that would readily be purchased by a new homeowner, who might actually care about the house and retaining its charm and character, would be up-zoned and torn down to make way for a more profitable multi-unit dwelling. Obviously, this is an opportunity for a developer to take advantage of all the neighbors' hard work to make our neighborhood a great place to live and to piggy back on it to build higher density housing for great profit with blatant disregard for the past history and values of Huning Castle.

My neighbors and I knew that the lots at the end of the block were zoned R-T when we bought our homes. I have no problem with the developer building townhouses on his existing lots. But it is not fair for the City to rezone this property adjacent to homeowners who bought with the expectation that their next door property would be a single-family home. My neighbors and I are also concerned that the rezoning will set a precedent for additional up-zoning in our area and for demolition of other older homes. That is contradictory to my District 2 City Councilman's priority of "Strong investments in our older and historic neighborhoods."

As a longtime New Mexican and Albuquerque resident, I urge the EPC to vote against this proposed rezoning and encroachment of our neighborhoods.

Sincerely,

Deborah Christensen
1506 Escalante Avenue SW
Albuquerque, NM 87104
505 318-7711

Phelan, Whitney A.

From: Linda Rodgers <linrdgrs@gmail.com>
Sent: Friday, September 20, 2019 12:27 PM
To: Phelan, Whitney A.
Subject: Case # R2-2019-00056 Project # PR-2019-002802

Follow Up Flag: Follow up
Flag Status: Completed

Dear Whitney Phelan,

I object to the application made by Eagle Run Development to rezone 1505 Escalante SW from R-1 to R-T. The current house on Escalante is a lovely property, and there is no need to tear it down. The only reason to tear down this property is for greed. The neighborhood will be changed, and not for the better. This neighborhood has a specific feel to it with traditional single family homes with yards in front and back. **It certainly seems to me that city leaders care more for developers than they do for residential home owners.** Why is that? I believe it all boils down to exploitation and to greed.

Thank you for your time and consideration.

Linda Rodgers,
1421 San Carlos Rd SW,
Albuquerque, NM (505) 842-7356

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This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: Teresa Hill <ellenhill@yahoo.com>
Sent: Wednesday, September 18, 2019 12:05 PM
To: Phelan, Whitney A.
Subject: Escalante Rezone

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Phelan:

I oppose the rezoning of 1505 Escalante SW. The proposed building projects are inconsistent with neighborhood values. Escalante has mostly modest homes and lovely gardens and yards. Residents regularly enjoy walking, jogging, and biking on this quiet street.

The addition of large, high density homes with limited green space and the increased traffic will negatively impact our quality of life.

Sincerely,

Teresa E. Hill
702 Laguna SW

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This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: Lisa Hartmann <lisa@lisahartmann.com>
Sent: Tuesday, September 17, 2019 2:10 PM
To: Phelan, Whitney A.
Subject: Opposition to Rezone of 1505 Escalante Ave SW

Follow Up Flag: Follow up
Flag Status: Completed

Dear Whitney,

I am writing to express my opposition to the rezoning of 1505 Escalante from R-1C to R-T. This would allow Eagle Run Development to tear down the existing home and replace it with two duplexes or townhomes (Case #R2-2019-00056 / Project #PR-2019-002802).

I live at 1508 Escalante, which is across the street and kitty corner from 1505 Escalante. My home office, where I typically spend 20+ hours per week, looks out at 1505 and its two neighbors. I LOVE my view. The three houses are of similar architectural style, age, massing (overall size), and setback. Plus, I love the trees. If 1505 is replaced with a large townhouse, that continuity – and the lovely shade trees – will be gone.

My husband and I purchased our home expecting the single-family homes on the 1500 block of Escalante to always be here. We knew that townhomes could be built along Alcalde Place, but we never expected to see a townhome constructed at 1505.

As a trained historic preservationist who is concerned about maintaining the built environment, it makes me very sad to consider the demolition of 1505 because it contributes to the historic fabric of the Huning Castle Addition. I have seen at least three historic homes in our neighborhood demolished in the five years I've lived here. The chipping away of our historic fabric is happening rapidly. The demolition of 1505 would be another loss.

I also believe it is possible that Eagle Run wants to rezone 1505 in order to provide the opportunity to replat what would be a large rectangular section of land made up of 1505 plus the Alcalde and San Patricio lots they currently own. The developer could then increase the density even more than indicated in their current plan.

Thank you so much for considering my comments.

Sincerely,
Lisa Hartmann
1508 Escalante Ave SW
Albuquerque, NM 87104

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This message has been analyzed by Deep Discovery Email Inspector.

Phelan, Whitney A.

From: jude <jlmillerconsultants@gmail.com>
Sent: Monday, September 23, 2019 5:56 PM
To: Phelan, Whitney A.
Subject: Case # R2-2019-00056
Attachments: Letter to Witney Phelan.pages

I am attaching my letter of opposition to the request to rezone 1505 Escalante Avenue SW.
Please confirm receipt.

Thanks.

Judith Miller

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This message has been analyzed by Deep Discovery Email Inspector.

September 15, 2019

Planning Department
City of Albuquerque
Attn: Whitney Phelan
600 Second St NW, 3rd Floor
Albuquerque NM 87102

Dear Commissioners:

As concerned neighbors of 1505 Escalante Avenue SW and representatives of Friends of Escalante, we oppose the proposed rezoning of the property (Case #R2-2019-00056: Project number PR-2019-002802) up for the Environmental Planning Commission hearing in October. We respectfully ask for no zoning change on this property.

In support of our position, we will:

- Summarize the **Proposed Plan**.
- Document the **Community Opposition**.
- Highlight the special character of the Huning Castle Addition neighborhood and describe how construction of townhouses on 1505 Escalante would affect the neighborhood due to their size, scale, and mass through an **analysis of the ABC Comp Plan**.
- Show how the developer does not meet the criteria of the **IDO Review and Design Criteria**.
- Provide a **Summary** of our position.

We are also concerned about the **precedent** of allowing a rezoning of 1505 Escalante. If this rezone is permitted, it will encourage the encroachment of additional development on both Escalante and other nearby streets. This chipping away of the built environment threatens the integrity of the historic Huning Castle Addition.

A. Introduction

Proposed Plan

An application for a Zoning Map Amendment related to 1505 Escalante Avenue SW in Albuquerque has been submitted by Matthew Osofsky and William Osofsky, who are acting as the agents of the homeowner. They are applying to change the zoning from R-1C (Residential - Single Family) to R-T (Residential - Townhouse). The property is under contract for purchase by Eagle Run Development, Inc., contingent upon the approval of the rezoning application. Eagle Run owns nine empty lots zoned R-T next to 1505, fronting on San Patricio, Alcalde Place, and Escalante. They seek to rezone the 1505 property, tear down the existing single-family house and its old growth trees, and replace it with two townhomes (technically a Duplex or two-family detached dwelling under the IDO). See Figure 1.

The developer states in its application that they want to “square off” their development plan by rezoning 1505 Escalante and adding two additional townhouses to their project. We assert that this “squaring off” would remove a single-family home that is similar in age, form, and mass to the existing homes on the street. This is being done for economic reasons that have nothing to do with protecting the character of the neighborhood or providing a buffer zone. The following Figure 1 illustrates how 1505 Escalante with its current R-1C zoning fits into the neighborhood.



Figure 1. The house at 1505 is clearly located in a R-1C residential single-family neighborhood. It shares a similar architectural history, setback, and scale/mass with its neighbors on Escalante in the neighborhood of Huning Castle Addition. Note that there is a single-family home on the R-T lot on the west quadrant of the intersection of Escalante and Alcalde Pl.

Source: PROJECT IDO Interactive Map May 2018. www.cabq.maps.arcgis.

Community Opposition

The Huning Castle Neighborhood Association (HCNA) reviewed the 1505 rezoning plan at a meeting on July 9, 2019, where Matthew Osofsky presented Eagle Run’s plan. Neighbors expressed their displeasure at the lack of details provided. The HCNA Board agreed to postpone their vote on whether or not to support the rezoning. A Special Meeting was set up for July 18, 2019 to reconsider the matter.

The two developers and their real estate agent met with several neighbors of 1505 a few days later to discuss concerns and how to make the rezoning proposal more acceptable. Even with concessions offered by the developers on the townhome design, none of the homeowners thought demolishing a single-family detached home and replacing it with townhouses was acceptable.

Residents of the Huning Castle neighborhood are united in their opposition to this rezoning request. Ten immediate neighbors of 1505 Escalante formed a Steering Committee for the **Friends of Escalante**, a group established to oppose the rezoning request. The **HCNA voted to oppose the rezoning of 1505** at the Special Meeting on July 18, 2019, which was attended by 46 residents. Only two of those residents spoke in favor of the plan. In addition, **Huning Castle residents are signing a petition opposing the rezoning.**

Escalante is a street of historic (50 years or older) single-family homes in an established neighborhood with old growth trees, ample setbacks, and gardens or lawns, both front and back. A zoning change would diminish the established character and distinctive streetscape of our neighborhood because it would remove a single-family home from the street, replacing it with two large townhouses dwelling that would change the look of the street because of their large size and short set-backs. This would reduce privacy for the adjacent neighbors, alter sight lines, and reduce the sense of space around our homes.

The construction of two townhomes would be a significant change to the character of the neighborhood. **The neighbors (all homeowners) on the 1500 Escalante block purchased their homes with the expectation that they would live in a neighborhood of single-family homes.** A rezoning of 1505 Escalante would change that.

B. Albuquerque & Bernalillo County Comprehensive Plan (ABC Comp Plan)

In support of our case, we refer to the Goals, Policies and Strategies outlined in the ABC Comp Plan. We reference the IDO 14-16 document, addressing the regulations that have a clear impact on decision making in the matter at hand. We believe that opposition to this application for rezoning supports the City of Albuquerque's desire to ensure that development does not destroy the character, nature and streetscapes of each of our neighborhoods.

Identity and Character

The following provisions, goals and policies are related to identity and character:

Goal 4.1 Community Identity - Character: enhance, protect, and preserve distinct communities.

- *Policy 4.1.1 Distinct Communities: encourage quality development that is consistent with the distinct character of communities.*

Goal 5.6 Land Use - City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding areas.

- *Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.*

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

- *Policy 11.2.3 Distinct Build Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.*
- *Policy 11.2.3(a) Consider local history and the visual environment, particularly features unique to Albuquerque, as significant determinants in development and redevelopment decisions in light of their relationship to and effect on the following:*
 - *i. Architectural styles and traditions;*
 - *ii. Current and historic significance to Albuquerque;*
 - *iii. Historic plazas and Centers;*
 - *iv. Culture, traditions, celebrations, and events*

The ABC Comp Plan has identified **Strong Neighborhoods** as one of its guiding principles, with a goal to protect, preserve and enhance established neighborhoods such as the Huning Castle Addition.¹

The Huning Castle Addition is one of Albuquerque’s early suburban subdivisions that was influenced by the automobile. In contrast to the city’s older neighborhoods that were defined by narrow lots and rectilinear layouts, the Huning Castle Addition featured wide streets laid out at different angles and larger lots with driveways for motor cars. Designed to be a prestigious place to live, the neighborhood was anchored by the Albuquerque Country Club, which was built in 1928 just before the stock market crash. While development slowed during the subsequent Depression, many of the more stately homes in Huning Castle were built during the 1930s.

Construction significantly increased in the neighborhood in the pre- and post-WWII years of the 1940s-1960. Lots were purchased by individuals who often times hired architects or by builders who developed a few properties at a time. Changes have taken place over time but much of the neighborhood is still intact.²

The house at 1505 Escalante and most of its neighbors were built during this mid-century construction period. As part of the built environment, **these homes are an important reflection of the history of Albuquerque.** Many of the houses like 1505 Escalante were originally smaller modest homes that were enlarged over time to meet the needs of growing families. Additions were often constructed on the rear portions of the house. This preserved the relatively even front setbacks of the homes, which is illustrated on the 1500 block of Escalante. See Figure 2. Originally, many of the garages were detached with wide setbacks on the side of house, as illustrated by 1505, although a carport has been added. Later, most were moved up and attached to the front facade of the home.

¹ The name “Huning Castle Addition” comes from the original plat maps. Today the neighborhood is often referred to as the Huning Castle or Country Club neighborhood.

² A note about **historic districts**: the Huning Castle Addition has *not* been nominated as a historic district yet. That requires a lengthy nomination process. Our hope is that the process might begin in the future.



Figure 2. A satellite photograph of the 1500 block of Escalante illustrating the even setbacks of the houses. Source: Google Satellite Map (2019) of 1505 Escalante Avenue. www.google.maps.

Ranch-style and regional styles including the Spanish-Pueblo Revival and Territorial Revival were popular during the post-war years, and are well illustrated on Escalante. Although altered, the house at 1505 retains some of its original Spanish-Pueblo Revival characteristics and continues to contribute to the historic fabric of the neighborhood. It also shares a common size and massing with its two Spanish-Pueblo Revival style neighbors. See Figure 3.

The house at 1505 Escalante is an important part the neighborhood defined by these character traits:

- Mainly historic homes (as defined by 50 or more years old) constructed in the mid-century in styles often associated with southwestern architectural design, including Spanish-Pueblo Revival style, Territorial Revival style, and Spanish Eclectic style. See Figure 4.
- Generous, consistent setbacks from the street
- Wide lots with driveways and garages facing the street
- Low density
- Gardens in the front and back yards
- Old growth trees
- Wide streets

The proposed zoning change would allow for the construction of two townhouses on the 1505 Escalante lot. This would weaken the character of the neighborhood because it would introduce:

- Reduced setbacks
- Increased building size and massing
- Changes in streetscape, sight lines, and views
- Fewer mature trees and landscaping

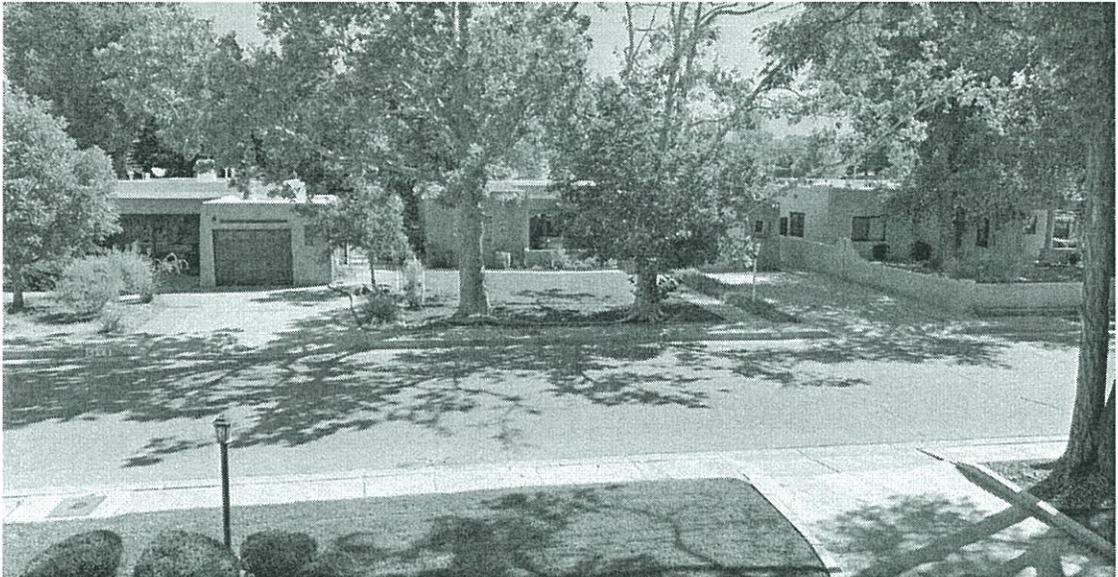


Figure 3. The house at 1505 Escalante (far right) and its two neighbors exhibit Spanish-Pueblo Revival style details. They have flat roofs with parapet walls finished on top with rounded edges. Windows are recessed with rounded window surrounds. The stucco finishes and rounded features imitate traditional adobe materials.



Figure 4. This Territorial Revival-style home (built 1948) at 1508 Escalante has a flat roof with brick coping topping the parapet. Its Colonial Revival details (typical of Territorial Revival) include the triangular pediments above the windows and garage. The Ranch-style home next door at 1506 Escalante (left), which is directly across the street from 1505 Escalante, features a Mediterranean-style red tile roof.

Development: Scale, Mass, Pattern, & Streetscapes

The following policies address the scale, mass, pattern, and streetscapes of development in an Area of Consistency:

Goal 4.1 Community Identity - Character: Enhance, protect, and preserve distinct communities

- *Policy 4.1.2 Identify and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character in building design.*
- *Policy 4.1.2(a) Maintain and preserve the unique qualities of historic areas.*

Goal 5.2 Land Use - Complete Communities

- *Policy 5.2.1(c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long established residential development patterns.*
- *Policy 5.2.1(f) Encourage higher density housing as an appropriate use in the following situations: iv. In areas now predominantly zoned single-family **only** where it comprises a complete block face and faces onto similar or higher density development.*

Goal 5.6 Land Use- City Development Areas

- *Policy 5.6.3(b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.*

Goal 9.2 Housing- Sustainable Design

- *Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.*

Goal 11.2 Historic Assets

- *Policy 11.2.3(c) Design streets and streetscapes that match the distinctive character of historic areas.*

The **proposed townhouse development has significantly reduced setbacks and a building mass covering most of the lot**, while the adjacent single-family homes on Escalante cover about 30% of their lot, allowing for front and back gardens.³ By definition, townhouses share walls and have the same design pattern, whereas single-family detached homes do not share walls or lots and vary stylistically. Even though the R-T zone is considered a type of low-density residential development for the purposes of the IDO, the density and scale allowed can be much greater than that of a single-family home.

By **scale** (Policy 4.1.2), we refer to the relative size of a home and how its elements (windows, doors, garages, etc.) relate to neighboring homes. Based on information provided by the

³ The 30% coverage was computed by using the square footage of the house and an estimate of the garage size and the lot size for the adjacent houses on Escalante. These figures were found on Zillow.com and Realtor.com, which publish public real estate records.

developer at the July 2019 meetings, the proposed townhouse design has front facade, two-car garage doors, providing the most prominent visual design element. The terrace on top of the garage provides the only outdoor entertainment space and would reduce privacy for adjacent neighbors. The townhouses as proposed would have a side entrance door. The development's scale differs from the neighboring single-family homes which feature front entrance areas, more integrated and less dominant garage facades, and backyards for entertainment space.

The **design characteristics** of the Huning Castle Addition include wide streets, mature trees, and gardens/lawns in the front and back. These contribute to attractive streetscapes for this neighborhood located next to the Rio Grande Bosque. The residential development **pattern** [5.2.1(c)] on Escalante is one of low density with single-family detached units on large, wide lots. The front setbacks on the 1500 block of Escalante range from 30' to 50' [Policy 4.1.2 (a)]. Regulations for townhomes zoned R-T require only a 10' setback.

Eagle Run has started construction of a Duplex on two of their R-T lots located to the northeast of the 1505 Escalante property and fronting San Patricio Avenue SW. Their application states that the proposed Escalante townhouses will be substantially identical to the San Patricio construction. Based on neighbors' review of the San Patricio townhouse Building Permits, we calculate that the first floor living space and double car garage will cover 55% of the lots. The developer is also proposing that the Escalante two-family dwelling (Duplex) include an accessory dwelling unit on the ground floor which will further increase the **density** [Policy 5.6.3 (b)].

Any townhouse development constructed on 1505 Escalante would face three single-family detached dwellings across the street, each with generous size lots. This is not in the spirit of Policy 5.2.1 (f), where **higher density housing is encouraged in areas zoned R-1 only if it faces onto similar or higher density development**. See Figure 5.



Figure 5. This Ranch-style home at 1506 Escalante covers 25% of the 11,900 square foot lot. The higher density two-family dwelling with accessory dwelling unit(s) on a much smaller lot will be directly facing this lower density property.

If R-T rezoning is approved, the developer is not obligated to limit development to a two-family dwelling. A townhouse dwelling can consist of a group of three or more dwelling units only limited by lot size, setbacks, and requirements for off street parking and open space. **Because Eagle Run owns the bordering empty lots, they are also in a position to replat the entire area into smaller parcels through the Development Review Board, allowing them to build additional townhouse dwellings or units leading to increased density.**

The Huning Castle Addition has a unique identity related to **land use** and **streetscapes** [Policies Policy 9.2.1 and 11.2.3 (c)]. It is near downtown, but is not considered urban. It is less than two blocks from the Bosque, but is not considered rural. Prized for its proximity to Tingley Park and the Bosque, it offers easy access to the bicycle paths, tree and open spaces. The 1500 block is located very close to Tingley Park and the Bosque entrance. Many people come from surrounding neighborhoods and offices in the downtown area to walk our streets made cooler by the shade of our old growth trees. Birds and other wildlife from the nearby Rio Grande Bosque are often spotted in our trees and garden. Tearing down the single-family detached home at 1505 Escalante to make way for a large townhouse dwelling would include the removal of two mature cottonwood trees and change the look of the streetscape.

C. IDO Review and Design Criteria

Subsection 14-16-6-7(F) applies to any application that would amend the Official Zoning Map for a property of less than 10 acres of land located in an Area of Consistency (as shown in the ABC Comp Plan, as amended). Applicants are required to meet all of the criteria under subsection. We will discuss the subsections of 6-7(F)(3) that apply to this case and will show how the applicant does not meet the criteria.

6-7(F)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

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

We have demonstrated through a discussion of Community Identity and Land Use in Part B of this document that the proposed rezone does not reinforce the Goals and Policies in the ABC Comp Plan.

6-7(F)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character.

The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

- 1. There was typographical or clerical error when the existing zone district was applied to the property.*
- 2. There has been a significant change in neighborhood or community conditions affecting the site.*
- 3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).*

The property under question is clearly located in an **Area of Consistency defined by residential single-family homes** built around mid-century with generous and consistent setbacks. The applicant mischaracterizes 1505 Escalante's Area of Consistency as "an end-of-the-block buffer zone" between the Huning Castle Addition neighborhood and the Barelás neighborhood, the TV station and a large apartment building. When the City of Albuquerque approved the R-T rezoning of the seven vacant lots along Alcalde Place in 1977, one stated reason was that these lots would provide a buffer between the single-family residences and the more intensive uses east of Alcalde Place. Therefore, the buffer is not provided by the house on 1505; rather, the seven lots at the end of the block along Alcalde Place provide the buffer for the neighborhood from the higher intensity and density in the area beyond.

There has been **no major change** in the neighborhood that would warrant a change in the zoning [6-7(F)(3)(b)(2)]. The lot in question at 1505 Escalante has been a residential lot since it was platted in 1928. For over 45 years, the City of Albuquerque has designated Escalante as a Single-Family Zone District (R-1), first when the ABC Comp Plan was prepared in 1995 and with revisions in 1986, 2002, and 2016. At each revision, they reaffirmed that 1505 Escalante would maintain its R-1C zoning.

The 1950 house located on 1505 is similar in age, style, and setback to its neighbors, serving as an illustration of the history of the neighborhood. A **zoning change would not be more advantageous to the community** [(6-7(F)(3)(b)(3)]. Many Huning Castle Addition residents have signed a petition opposing the rezoning and proposed construction. In fact, a change would become part of the gradual chipping away of this historic neighborhood, setting a precedent for other such development. Our fears are real, as evidenced by the City Planning recommendation for rezoning the seven vacant lots along Alcalde in 1977 that found the R-T zoning to be "suitable in view of prior approvals for townhouse development on nearby parcels." For the neighboring homeowners, they would be robbed of their expectation of living on a block with mainly single-family detached homes on individual lots.

6-7(F)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

R-T zoning allows more intense uses than R-1 zoning. New permissive primary and accessory R-T lot uses include the operation of a Bed and Breakfast or Independent Living Facility. R-T zoning would open the door to even more intense conditional uses. Based on information provided, Eagle Run is planning the design of the Escalante townhouses to accommodate a ground floor accessory dwelling unit. Permissive and conditional uses associated with such a unit could allow for an 8 square foot sign to be posted on the ground floor of a townhouse dwelling. These are not compatible with existing land uses on Escalante. These uses would not protect the character of the existing single-family neighborhood and could significantly impact the quality of life.

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

The application for the zoning change states "the justification is not based completely or predominantly on the cost of land or economic considerations," but that the main consideration is "the overall cohesiveness of the project and its integration with the surrounding area." We maintain that the developer's plan to "square off" the development with two additional units on the property in order to better integrate the development in the existing neighborhood is not a valid justification for the zone change. This would result in the removal of a single-family house well integrated into the existing neighborhood. If 1505 is removed from the neighborhood, then two houses (1500 Escalante and 1506 Escalante) instead of just one (1500 Escalante) will both directly face townhomes.

We are not opposing the development of the empty lots at the end of the block. Rather, we object to the removal of a single-family house from our established neighborhood. We maintain that this is predominately an economic decision by the developers based upon obtaining economies of scale by increasing the housing density in a more attractive locale (i.e., putting more townhomes on the established residential block of Escalante).

D. Summary

We, the Friends of Escalante, are a group of concerned neighbors who oppose the rezoning of a single-family house at 1505 Escalante to R-T, which would result in the removal of the house and old growth trees to make way for townhomes. The house is part of an established residential neighborhood in the historic Huning Castle Addition, characterized by historic homes, generous setbacks, wide lots, low density, and tree canopies. A townhome would change not only the look of the street with its reduced setback and increased mass, but also result in reduced privacy for adjacent neighbors.

The neighbors most impacted by the rezoning have formed a Steering Committee to develop this written response to the rezoning proposal, to circulate an anti-zoning petition, and to enlist the support of the HCNA and the surrounding neighbors in our cause. The response has been deeply gratifying. At a Special Meeting of the HCNA on July 18, 2019, more than 46 neighbors attended and the vast majority voiced opposition to the rezoning. (Attachment A).

The HCNA voted 8 to 2 to oppose the zoning change. (See Attachment B, an email from the HCNA President Harvey Buchalter.) Neighbors signing the petition opposing the rezoning and signatures will be provide before the EPC meeting.

We, the homeowners on the 1500 block of Escalante, bought our homes and made many improvements with the expectation that the neighborhood would remain intact. We have heavily invested in these historic homes because of the desirable location in proximity to downtown and the Rio Grande Bosque, and the charm and character of the neighborhood.

Rezoning would set a precedent and could lead to a “domino” effect. This area is particularly vulnerable because it is on the edge of the neighborhood. Adjacent single-family lots would be targets for similar zoning changes. Once one R-1 is rezoned to R-T, there is less opportunity to oppose this encroachment as current home owners move out of the neighborhood. Other areas throughout the neighborhood could also become targets for rezoning.

A guiding principle of the ABC Comp Plan is to preserve **Strong Neighborhoods** like the Huning Castle Addition. The Zoning Map Amendment application does not support this goal, nor does it meet the IDO Design and Review Criteria. We respectfully ask that you reject the rezoning request for 1505 Escalante.

Sincerely,
The Friends of Escalante Steering Committee:

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1507 Escalante Ave SW

David Crawford
1500 Escalante Ave SW

Judy Miller
1509 Escalante Ave SW

Lee Laney
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Michael Miller
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