



**Environmental  
Planning  
Commission**

**Agenda Number: 01  
Project Number: 100042  
Case Number: 18EPC- 40002  
Hearing Date: March 8, 2018**

**Staff Report**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Cornerstone Capital, LLC
<b>Request</b>	<b>Zone Map Amendment</b>
<b>Legal Description</b>	Lots A-F and 1-5 , Kirtland Additional
<b>Location</b>	Bethel Ave., SE, Between Mulberry Street and Richmond Drive SE
<b>Size</b>	1.5 acres
<b>Existing Zoning</b>	SU- for IP Permissive Uses and Student Housing
<b>Proposed Zoning</b>	R-2

**Staff Recommendation**

**APPROVAL of Project # 100042  
Case # 18EPC-40002  
based on the Findings included  
within this report**

**Staff Planner  
Maggie Gould**

**Summary of Analysis**

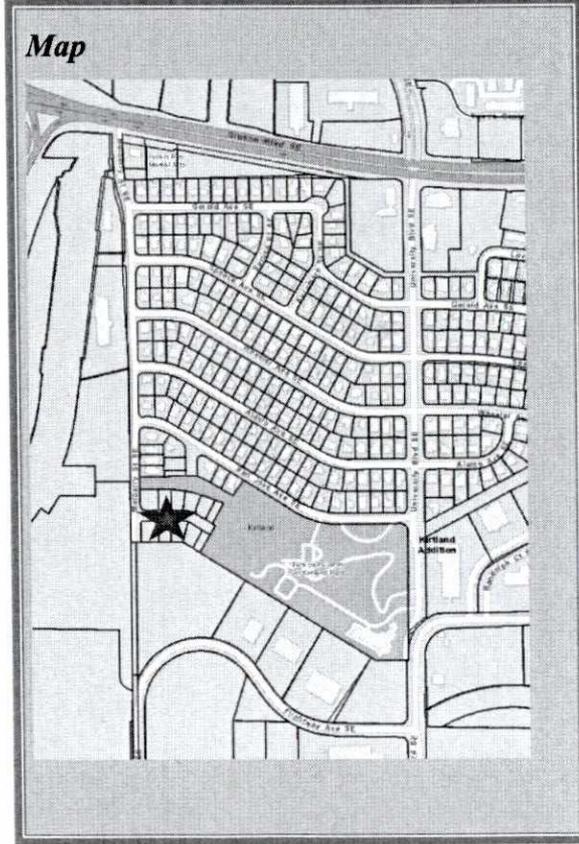
The applicant proposes a zone change from SU-1 for IP Permissive Uses and Student Housing to R-2 to allow the development of multifamily housing on the site.

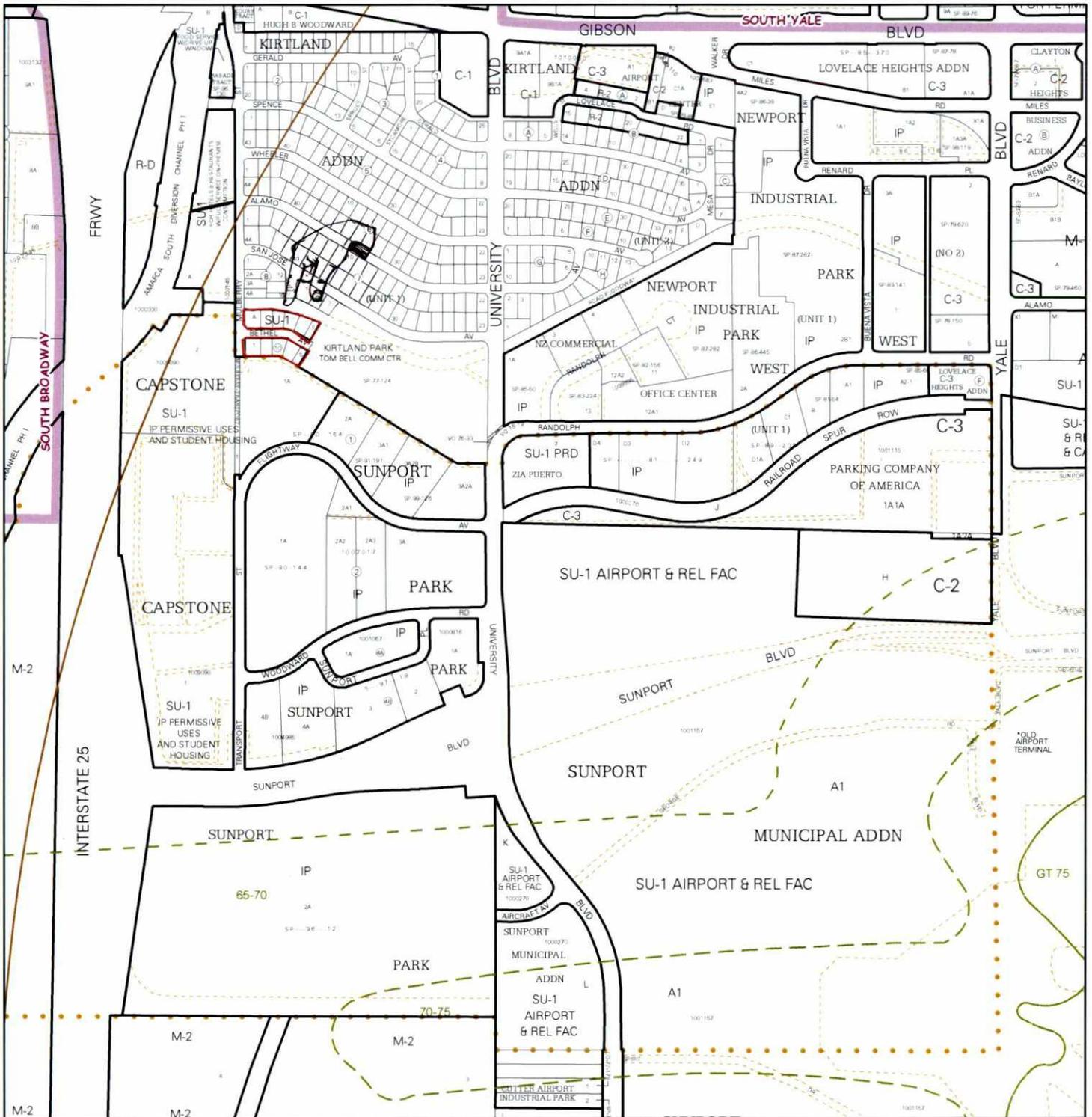
The Kirtland Community Association and property owners within 100 feet of the site were notified.

A facilitated meeting occurred on February 21. Attendees expressed concern about traffic, especially the future of access on Mulberry Street and the design quality of the future development

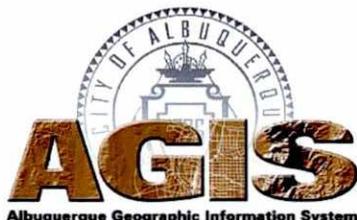
The request is consistent with Comprehensive Plan policies regarding Areas of Change, encouraging housing options, mixes of use and infill.

Staff recommends approval.

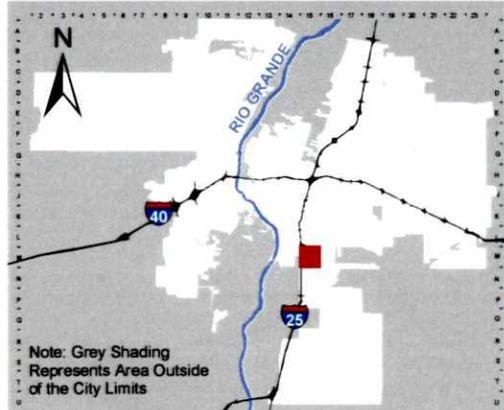




For more current information and details visit: <http://www.cabq.gov/gis>



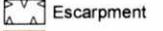
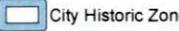
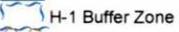
Map amended through: 1/28/2016

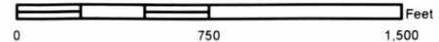


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-15-Z**

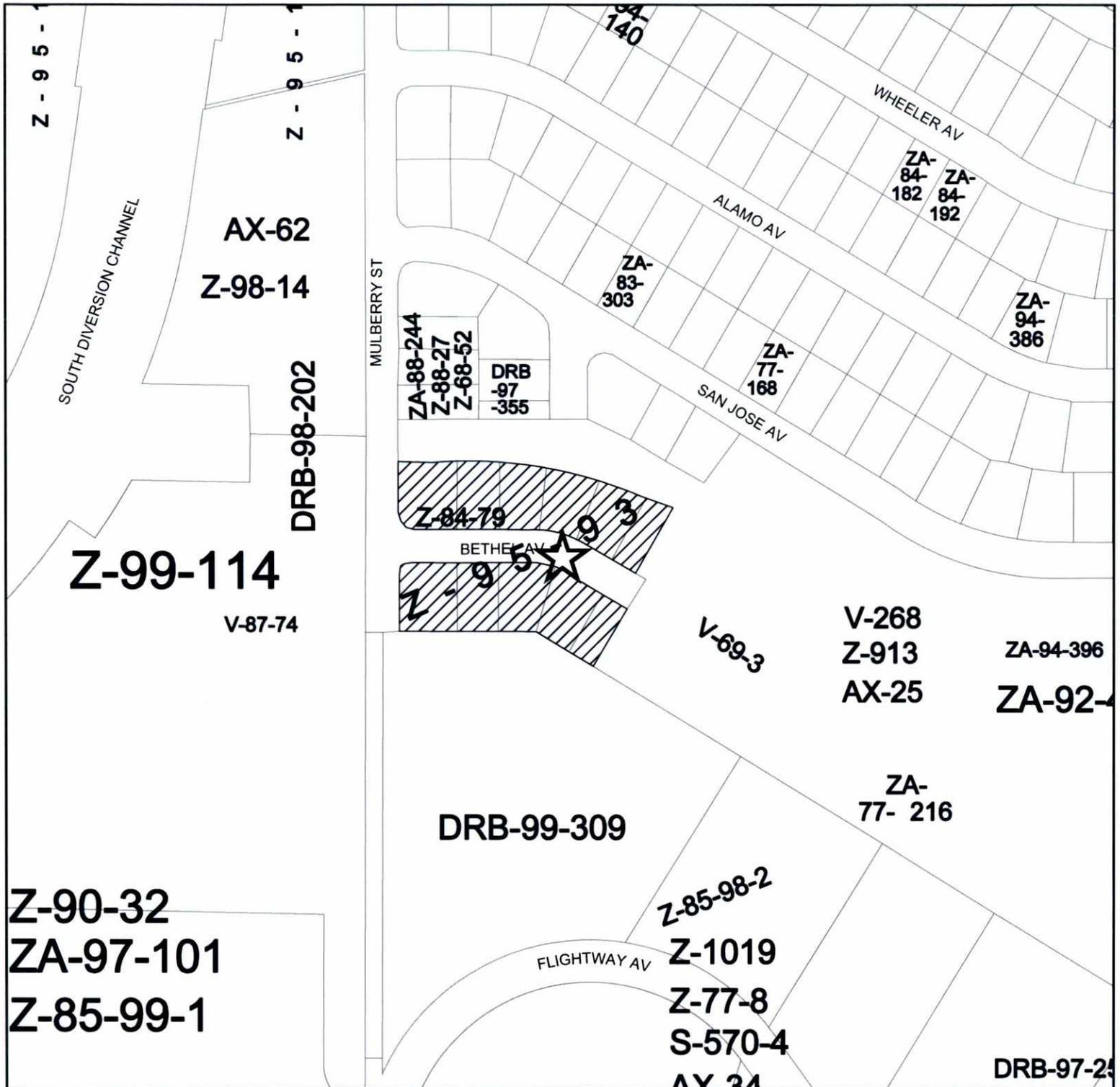
Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet





### HISTORY MAP

Note: Grey shading indicates County.

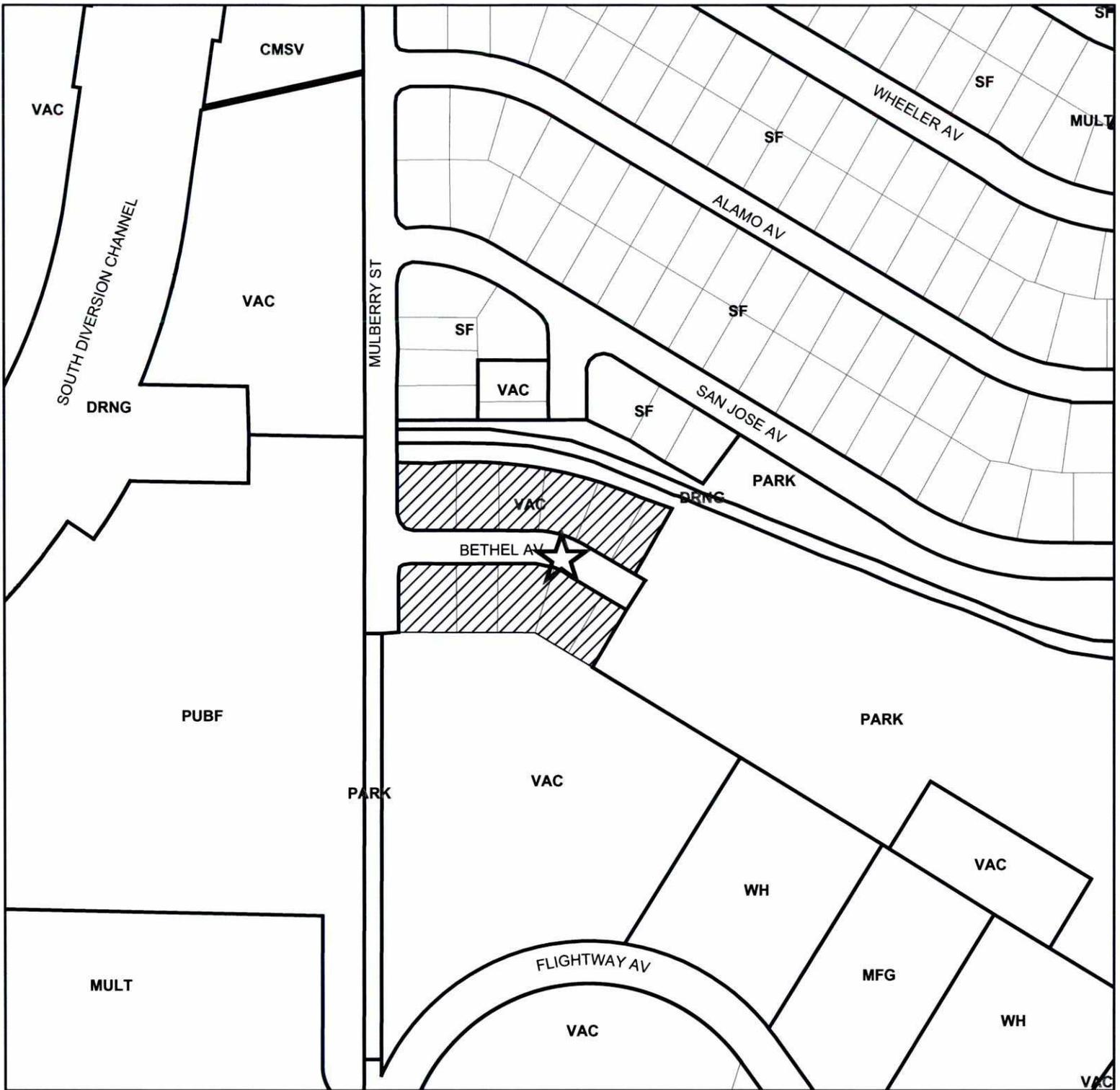


1 inch = 200 feet

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1000042

Hearing Date:  
3/8/2018

Zone Map Page: M15  
Application Case Numbers:  
18EPC-40002



## LAND USE MAP

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

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

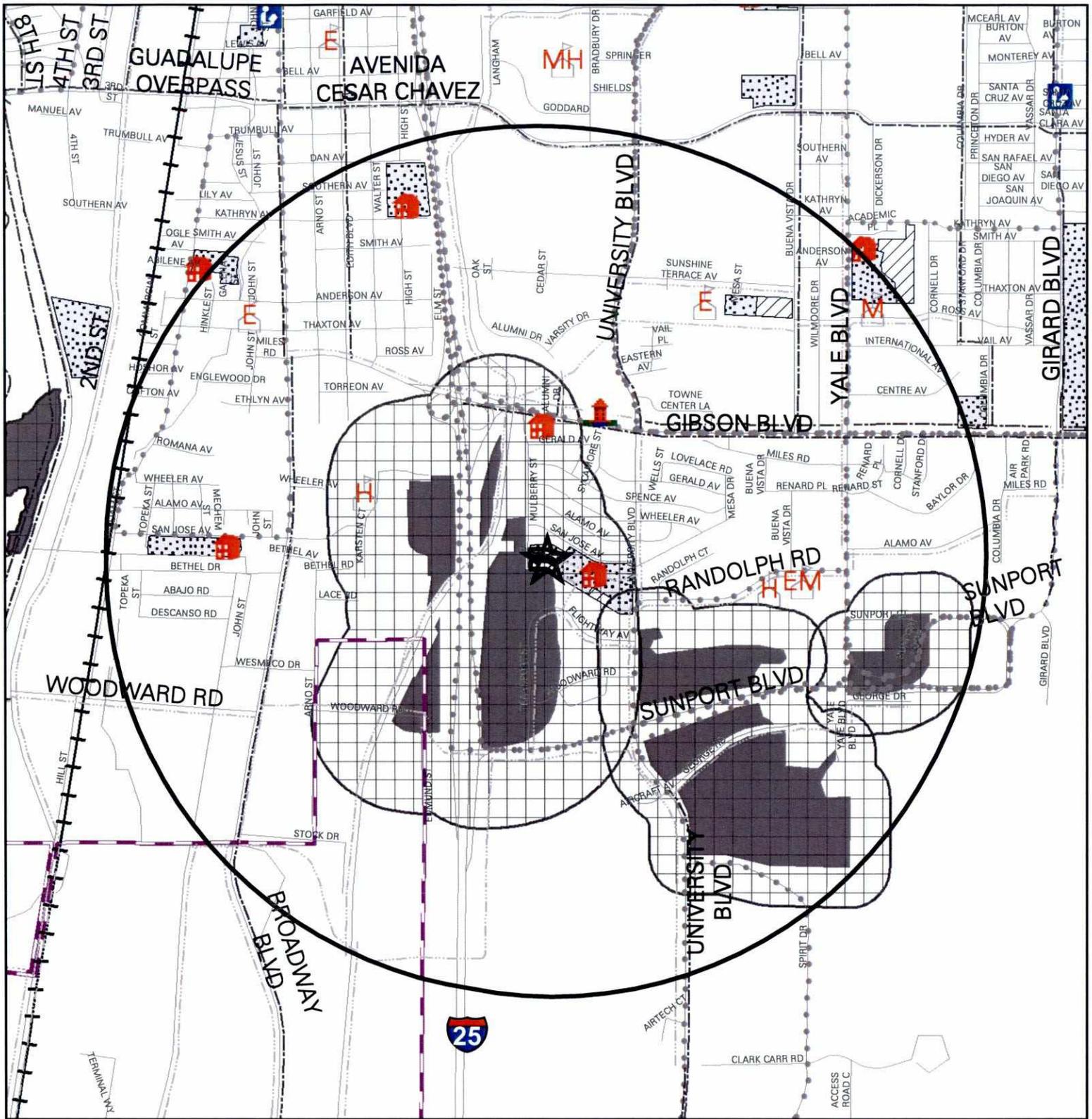


1 inch = 200 feet

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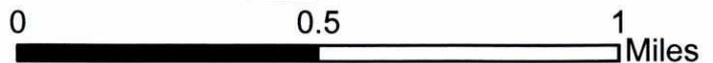
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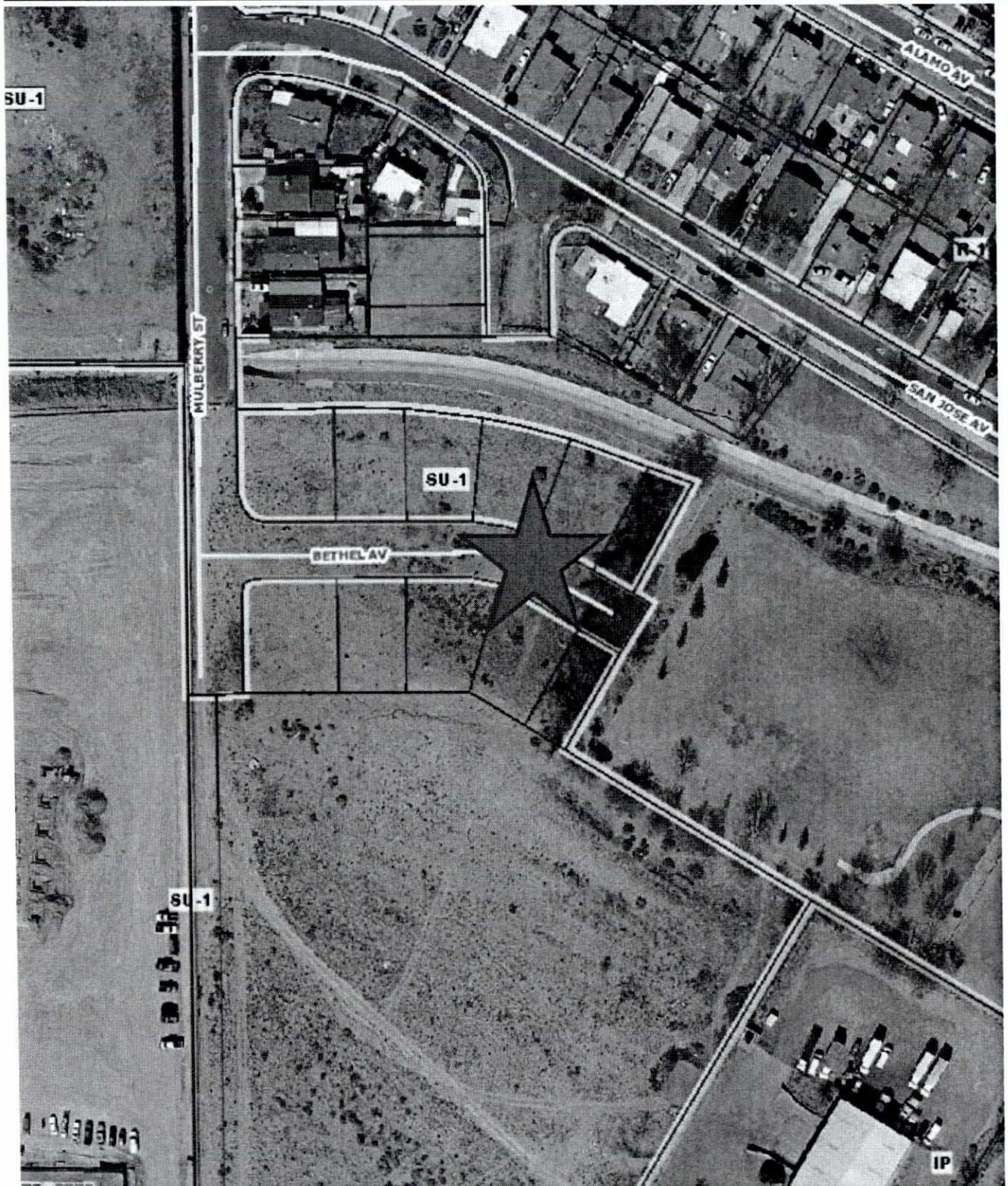


## Public Facilities Map with One-Mile Buffer

- |  |   |  |   |
|--|---|--|---|
|  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 |  |  Undeveloped City Park       |

Project Number: 100042





(aerial photo 2016 AGIS)

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**INTRODUCTION**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for IP Permissive Uses and Student Housing	Area of Consistency	Vacant
<b>North</b>	R-1, SU-1 for Hotel and Restaurant w/full service on premise consumption	Area of Consistency	Single Family
<b>South</b>	SU-1 for IP Permissive Uses and Student Housing	Area of Change	Vacant
<b>East</b>	R-1 ( park)	Area of Consistency	Institutional (park and community center)
<b>West</b>	SU-1 for IP Permissive Uses and Student Housing	Area of Consistency	Medical Office

**Proposal**

The applicant proposes a zone change from SU-1 for IP Permissive Uses and Student Housing to R-2 to allow the development of multifamily housing on the site.

The applicant proposes townhouse style apartments. Houses, townhouses or apartments would be allowed on the site if the requested zoning is approved.

**EPC Role**

The EPC is hearing this case because the EPC is required to hear all zone map amendment (zone change) cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO). The request is a quasi-judicial matter.

**History/Background**

The subject site was part of a larger area that was annexed into the City in 1985. In 2000, the subject property was platted into the 11 lots that currently exist. In 2012, the EPC voted to approve a zone change from IP to SU-1/IP Permissive Uses and Student Housing and amend an existing Site Development Plan for Subdivision for a 35.9 acre site that included the subject site (Project #1009090, 11EPC-40091, 40093).

***Context***

The area is developed with a mix of single family housing, multifamily student housing, office, service and industrial uses. There is a park and community center to the east of the site, medical offices to the west single family use to the north. The area to the south is a mix of vacant property, hotels and multifamily student housing. A portion of the park is between the subject site and the single family neighborhood.

***Transportation System***

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

The LRRS designates University Boulevard as a Minor Arterial.

The LRRS designates Sunport Boulevard as a Principal Arterial.

The LRRS designates Mulberry Street and Bethel Avenue as Major Local streets.

***Comprehensive Plan Corridor Designation***

The closest Corridors are Gibson Boulevard and Sunport Boulevard, both are Commuter Corridors.

***Trails/Bikeways***

A bike lane is proposed along University Boulevard. A paved trail is proposed to the east of the subject site, the trail would connect through the park to University Boulevard and along the southern edge of the park and across the adjacent property to Flightway Avenue.

***Transit***

Refer to Transit Agency comments

***Public Facilities/Community Services***

The Thomas Bell Community Center and Kirtland Park are to the east of the site. Fire Station Two is located on Gibson about .5 miles north of the site.

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.

***ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES***

***Albuquerque Comprehensive Zoning Code***

The subject site is zoned SU-1 for IP permissive Uses and Student Housing, this zone allows the permissive uses of the IP (Industrial Park ) zone and multifamily housing for students as outlined the Site Development Plan for Subdivision.. These allowed IP uses

include adult amusement, auditorium, club, cold storage, hospital, office and service uses, limited retail sales and wholesaling. The student housing use is limited to 30 dwelling units per acre.

The R-2 zone allows the development of houses, townhouses and apartments. The apartment use is limited to 30 dwelling units per acre and an FAR of .5. The zone also allows family day care and residential programs with restrictions.

The proposed change removes several non-residential uses that are not generally compatible with single family uses and allows apartment uses at the same density as allowed in the current zoning, but removes the requirement that only students live in the housing units.

### ***Definitions***

**APARTMENT.** Structures containing two or more dwelling units each, including dwelling units which do not have a separate entrance leading directly to the outdoors at ground level.

**TOWNHOUSE OR TOWN HOUSE.** One of a group of two to eight attached dwelling units divided from each other by common walls, each having a separate entrance leading directly to the outdoors at ground level, and each having at least one-fourth of its heated and unheated floor area approximately at grade. A townhouse building is one type of an apartment.

**HOUSE.** A single-family, detached dwelling unit; a building containing only one dwelling unit.

***Albuquerque / Bernalillo County Comprehensive Plan - Note: Bernalillo County has not yet adopted this plan.***

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

The subject site is located in the area designated Area of Consistency by the Comprehensive Plan where new development should be compatible in scale and character with surrounding uses. Applicable policies include:

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

- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

*The request will add to the mix of uses in the area and will allow the development of an infill housing option on a vacant lot that is near employment and services. The allowed development will offer an additional housing option that will be complementary to and compatible with the surrounding development. The request furthers POLICY 5.2.1 Land Uses, b), d),h) and n).*

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 request will add additional housing in an area with existing infrastructure and public facilities. The request allows the development of a currently vacant lot and will fill a need for additional multifamily housing. The request furthers Goal 5.3.*

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

*The request will allow additional housing in an area with existing infrastructure and public facilities. The request furthers POLICY 5.3.1..*

POLICY 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial, and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

- c) Foster a range of housing options at various densities according to each Center or Corridor type.
- d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.
- f) Encourage development where adequate infrastructure and community services exist.

*The subject is located in an area of change; the request will allow development of higher density housing near commercial uses, employment and services.*

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

*The request will allow development that will act as a buffer between the more intense industrial uses to the south and less intense single family uses to the north. The subject fills in a gap between the existing park and Mulberry Street, the two sites together provide an appropriate transition/buffer. Building height in the R-2 zone is limited to*

*26 feet in height with 85 feet of a lot zoned for houses. An approximately 80 foot portion of the park is between the subject and the single family use, adding an additional buffer for the single family uses.*

*The request furthers POLICY 5.6.4 and a) and b).*

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.

*The request will add to the supply of housing types and will help to meet the need for more multifamily housing.*

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.

- c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
- i) Provide for the development of multi- family housing close to public services, transit, and shopping.

*The request will allow an additional housing option and may provide additional flexibility for households. The request allow the development of multi-family housing that is near services and shopping and somewhat near transit.*

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.

*The request will allow development at the same density as is currently allowed on the site. The R-2 zone limits height to 26 feet for buildings within 85 feet of a lot zoned for houses, this keeps future development contextual with the existing residential development. Development in the IP would allow a height up to 120 feet within certain setbacks.*

#### **Resolution 270-1980**

##### ***Policies for Zone Map Change Applications***

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or

changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

***Analysis of Applicant's Justification***

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

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

*The request will not be contrary to the health, safety, morals, and general welfare of the City. The request will allow development that currently allowed, but without being restricted to students. The allowed density will be the same. The request will help meet the need for housing options near employment. The proposed zone will allow residential development near parks and bike trail, promoting health. Finally, the request removes several use that are not compatible with the single family residential use to the north.*

***The request will not be contrary to the health, safety, morals, and general welfare of the City. The request will allow development that can act as a transition, provide a needed housing option close to employment and services and maintain the residential character of the area around the existing park.***

***The request removes uses that are inappropriate near the existing residential development.***

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

*The request will allow the development of a use that is currently allowed, but restricted to students. The use will act as transition between the more intense uses to the south and less intense uses to the north. The request removes uses that are disruptive to the single family use.*

***The request will not destabilize the area. The request will allow development that can act as a transition or buffer between the more intense industrial uses to the south and the less intense uses to the north. The request removes the industrial uses on the site and maintains the residential use to near the existing park and community center. Additionally, the request maintains zoning on the balance of the SU-1 zoned site that will allow future employment, while removing industrial uses in close proximity to residential uses.***

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

***Refer to policy analysis***

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

***Staff's Response (refer to policy analysis)***

***The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan. The proposed zone will provide an additional housing option in proximity to employment and services and near bike paths. The proposed zone will help fill a need for multi family housing as demonstrated by the surveys submitted showing the demand for this type of housing. The proposed zone removes several uses that are not compatible with the single family use to the north.***

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

*The applicant states that the request will decrease the intensity of uses allowed on the site. None of the permissive uses in the R-2 would be harmful to the adjacent property, neighborhood or community because the allowed uses are similar to what is already allowed under the existing zoning.*

***The proposed zone will remove several industrial park uses that are not compatible with the single family uses to the north and will allow development of houses, townhouses or apartments. Any apartments would be at the same density as allowed by the existing zoning.***

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

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

*The site is an infill redevelopment property with adequate infrastructure, including roadways, water sewer and stormwater facilities. Any extensions of these services will be the responsibility of the developer.*

***The site has access to a full range of existing, developed infrastructure and will be developed privately. Any development allowed by the request will not lead to unprogrammed capital expenditures.***

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

*The requested zone change will allow R-2 uses to develop, thereby providing more housing choices in an area of Albuquerque currently unserved by mixed-use and multi-family living. The zone change will extend the current multifamily options for the property, beyond student housing, allowing occupancy by anyone that wishes to live in the future townhomes. The requested zone change to R-2 is a down zone and eliminates existing IP uses.*

***The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans. Economics are not the determining factor in the request.***

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

*The current zoning request is to allow for future R-2 uses to allow multi-family development. Future development permissible by the R-2 zone will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent, low impact neighbor to the surrounding uses. The proposed zone change is a “down zone” in that it will allow uses of lesser intensity than we is currently allowed by the existing IP zoning. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. The location of the property is not adjacent to any collector or major streets. Primary access is from Mulberry Street, which is a local streets. While the property is within close proximity to major arterials such as Gibson Boulevard and University Boulevard, as well as the two major City Interstates, this is not the main reason for providing justification for multi-family zoning, though it does provide some rationale for why the site is suitable for the proposed R-2 zoning and associated uses. Access and connectivity are important considerations for multi-family uses.*

***The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans. The site is located on a local street, but with reasonable access to the site.***

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

*Applicant's Justification*

*The request could be considered a spot zone, but the multi family use is already allowed by the underlying zone. The request removes the requirement that the housing be only for students. The request will clearly facilitate the the realization of the Comprehensive Plan relative to complementary uses, infill development, transitional uses and high quality development.*

***The request will provide a transition between the single family use to the north and industrial and commercial uses to the south. The proposed zone will act as a buffer, combined with the park, for the single family neighborhood to the north. The request clearly facilitates several policies of the Comprehensive Plan. The intent of this policy to prevent incompatible uses from developing adjacent to one another; this request will allow development of a compatible use.***

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

*The zone change request to C-2 is not a strip zone. The proposed zone change helps realize the goals and policies contained in the recently adopted Comprehensive Plan, specifically in regard to housing diversity and higher density infill development along transit corridors (i.e, Gibson and University Boulevards). The proposed zoning will add to the diversity of housing and commercial retail options in an area that is dominated by single-family development to the north and limited housing variety and options for employees and of the area.*

*The request will not create a strip of land with zone different from surrounding zoning. The request will allow development of a compatible uses and will serve as a transition between the more intense uses to the south and the less intense uses to the north. The intent of this policy to prevent incompatible uses from developing adjacent to one another; this request will allow development of a compatible use.*

## **AGENCY & NEIGHBORHOOD CONCERNS**

### ***Reviewing Agencies/Pre-Hearing Discussion***

Albuquerque Public Schools indicates that there is capacity at all levels for future students from this development.

The department of Municipal Development confirms that there no plans to extend Mulberry Street to the south and that the existing tracts owned by the City are for the purpose of creating a paved, non- vehicular trail.

### ***Neighborhood/Public***

The Kirtland Community Association and property owners within 100 feet of the site were notified.

A facilitated meeting occurred on February 21. Attendees expressed concern about traffic, especially the future of access on Mulberry Street and the design quality of the future development. A Traffic Impact Study was not required for the request. The Traffic Engineer will review requests for future for future development on the site to determine what is needed.

## **CONCLUSION**

The applicant proposes a zone change from SU-1 for IP Permissive Uses and Student Housing to R-2 to allow the development of multifamily housing on the site.

The applicant proposes townhouse style apartments, but house, townhouses or apartments would be allowed on the site if the zoning requested zoning is approved.

The request maintains zoning that will allow future employment, while removing industrial uses in close proximity to residential uses.

The request is consistent with Comprehensive Plan policies regarding Areas of Change, encouraging housing options, mixes of use and infill.

Because the applicant is requesting a straight zone (not SU-1), no conditions are imposed on the request.

***IDO***

The R-2 zone would convert to the R-ML, Residential Multifamily Low Density Zone. Height would be limited to 30 feet within 100 feet of a single family residential zone.

***FINDINGS, Zone Map Amendment***

***Project # 1000042, Case # 18EPC- 40002***

1. This is a request for a Zone Map Amendment of Lots A-F and 1-5 , Kirtland Addition located Bethel Ave., SE, Between Mulberry Street and Richmond Drive SE and containing approximately 1.5 acres.
2. The request is to change the zoning from SU-1 for IP Permissive Uses and Student Housing to R-2.
3. The subject site was part of a larger area that was annexed into the City in 1985. In 2000, the subject property was platted into the 11 lots that currently exist. In 2012, the EPC voted to approve a zone change from IP to SU-1/IP Permissive Uses and Student Housing and amend an existing Site Development Plan for Subdivision for a 35.9 acre site that included the subject site (Project #1009090, 11EPC-40091, 40093).
4. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within an Area of Change as designated by the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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

b) Encourage development that offers choice in transportation, work areas, and lifestyles.

d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

***The request will add to the mix of uses in the area and will allow the development of an infill housing option on a vacant lot that is near employment and services. The allowed development will offer an additional housing option that will complementary to and compatible with the surrounding development. The request furthers POLICY 5.2.1 Land Uses, b), d),h) and n).***

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.

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*The request will add additional housing in an area with existing infrastructure and public facilities. The request allows the development of a currently lot and will fill a need for additional multifamily housing. The request furthers Goal 5.3.*

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

*The request will allow additional housing in an area with existing infrastructure and public facilities. The request furthers POLICY 5.3.1..*

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

*The request will allow development that will act as a buffer between the more intense industrial uses to the south and less intense single family uses to the north. The subject fills in a gap between the existing park and Mulberry street, the two sites together provide an appropriate transition/ buffer. Building height in the R-2 zone is limited to 26 feet in height with 85 feet of a lot zoned for houses. An approximately 80 foot portion of the park is between the subject and the single family use, adding an additional buffer for the single family uses.*

*The request furthers POLICY 5.6.4 and a) and b).*

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.

*The request will add to the supply of housing types and will help to meet the need for more multifamily housing.*

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.

- c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
- i) Provide for the development of multi- family housing close to public services, transit, and shopping.

*The request will allow an additional housing option and may provide additional flexibility for households. The request allow the development of multi amily housing that is near services and shopping and somewhat near transit.*

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.

***The request will development at the same density as is currently allowed on the site. The R-2 zone limits height to 26 feet for buildings within 85 feet of a lot zoned for houses, this keeps future development contextual with the existing residential development. Development in the IP would allow a height up to 120 with certain setbacks.***

6. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
  - A. The request will not be contrary to the health, safety, morals, and general welfare of the City. The request will development that can act as a transition, provide a needed housing option close to employment and services and maintain the residential character of the area around the existing park
  - B. The request will not destabilize the area. The request will allow development that can act as a transition or buffer between the more intense industrial uses to the south and the less intense uses to the north. The request removes the industrial uses on the site and maintains the residential use to near the existing park and community center. Additionally, the request maintains zoning that will allow future employment, while removing industrial uses in close proximity to residential uses.
  - C. See Policy analysis in finding 5.
  - D. The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan. The proposed zone will provide an additional housing option in proximity to employment and services and near bike paths. The proposed zone will help fill a need for multi family housing as demonstrated by the surveys submitted showing the demand for this type of housing. The proposed zone removes several uses that are not compatible with the single family use to the north.
  - E. The proposed zone will remove several uses that are not compatible with the single family neighborhood to the north and will allow development of houses, townhouses or apartments. Any apartments would be at the same density as allowed by the existing zoning.
  - F. The site has access to a full range of existing, developed infrastructure and will be developed privately. Any future allowed by the request will not lead to unprogrammed capital expenditures.

- G. The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans. Economics are not the determining factor in the request.
  - H. The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans. The site is located on a local street, but with reasonable access to the site.
  - I. The request will provide a transition between the single family use to the north and industrial and commercial uses to the south. The proposed zone will act as a buffer, combined with the park, for the single family uses to the north. The request clearly facilitates several policies of the Comprehensive Plan. The intent of this policy to prevent incompatible uses from developing adjacent to one another; this request will allow development of compatible uses.
  - J. The request will not create a strip of land with zone different from surrounding zoning. The request will allow development of a compatible uses and will serve as a transition between the more intense uses to the south and the less intense uses to the north. The intent of this policy to prevent incompatible uses from developing adjacent to one another; this request will allow development of compatible uses.
7. The Kirtland Community Association and property owners within 100 feet of the site were notified.
8. A facilitated meeting occurred on February 21. Attendees expressed concern about traffic, especially the future of access on Mulberry Street and the design quality of the future development.
9. A Traffic Impact Study was not required for the request. The Traffic Engineer will review requests for future for future development on the site to determine what is needed.
- 10.

**RECOMMENDATION**

***APPROVAL of 18EPC-40002, a request for Zone Map Amendment from SU-1 for IP Permissive Uses and Student Housing to R-2.for legal description, based on the preceding Findings.***

*MG*  
**Maggie Gould  
Planner**

***Notice of Decision cc list:***

Name, Address, City, State Zip Code

**AGENCY COMMENTS**

**PLANNING DEPARTMENT**

**Zoning Enforcement**

**Long Range Planning**

No comment

**Metropolitan Redevelopment Agency**

**CITY ENGINEER**

**Transportation Development**

No objection to the request.

**Hydrology Development**

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

No Comment

**WATER UTILITY AUTHORITY**

**Utility Services**

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

No Comment

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

***ALBUQUERQUE PUBLIC SCHOOLS***

**1. Project# 1000042**

- a. EPC Description: 18EPC-40002 ZONE MAP AMENDMENT (ZONE CHANGE)
- b. Site Information: Lots A-F and 1-5, Kirtland Addition
- c. Site Location: Locted on Bethel Ave SE between Mulberry St SE and Richmond Dr SE
- d. Request Description: The applicant requests a Zone Change from SU-1 for IP Permissive Uses and Student Housing to R-2 to accommodate future multi-family non student housing development.
- e. APS Case Comments: Any residential development in this area will have impacts to Lowell Elementary School, Wilson Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.

**School Capacity**

School	2017-2018 40 <sup>th</sup> Day Enrollment	Facility Capacity	Space Available
Lowell ES	275	528	253
Wilson MS	465	656	191
Albuquerque HS	1773	1950	177

***MID-REGION COUNCIL OF GOVERNMENTS***

• .

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

1. An existing electric overhead distribution line is located along the eastern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule

PNM Service Center

4201 Edith Boulevard NE Albuquerque, NM 87107

Phone: (505) 241-0589

2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications



Looking east at the subject site from Mulberry Street.

Looking north towards the residential neighborhood.





Looking west across the site.

Looking south across the site.





Kirtland Channel, between the subject site and existing neighborhood.



Medical offices to the southwest of the site



Mulberry Street dead-end

## HISTORY

## ZONING

Please refer to the Zoning Code for specifics.



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 Eighth Street NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com  
 APPLICANT: Cornerstone Capital, LLC PHONE: 505-764-9801  
 ADDRESS: 6601 Coors Boulevard NW, Suite C FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: Peter.Gineris@cbre.com  
 Proprietary interest in site: Contract Purchaser List all owners: Andre Leger

**DESCRIPTION OF REQUEST:** Zone Map Amendment

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

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

Lot or Tract No. Lots A through F, and Lots 1 through 5. Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Kirtland Addition  
 Existing Zoning: SU-1 for IP Permissive Uses and Student Housing Proposed zoning: R-2 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): \_\_\_\_\_ UPC Code: 101505512836020401 101505513736020402 101505514335620403  
101505514935920404 101505515435720405 101505516135420406  
101505512834520301 101505513534520302 101505514134520303  
101505514834420304 101505515334020305

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): \_\_\_\_\_  
Project #1000042; Project #1009030 (Site Plan for Subdivision)

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  Yes  
 No. of existing lots: 11 No. of proposed lots: 1 Total site area (acres): 1.5 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Bethel Avenue  
 Between: Mulberry Street and Richmond Drive

Check if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: Jan 3, 2018

**SIGNATURE**

(Print Name) James K. Strozler, AICP

DATE 1-29-2018  
 Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

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

Application case numbers	Action	S.F.	Fees
<u>18EPC - 40002</u>	<u>AZM</u>	_____	<u>\$ 295.00</u>
_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 50.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>March 8, 2018</u>			Total
			<u>\$ 420.00</u>

*[Signature]*

1-25-18  
 Staff signature & Date

Project # 1000042

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

**ANNEXATION (EPC08)**

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

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

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

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

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

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

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

**AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**

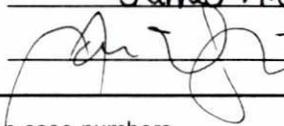
**AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

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

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

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

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

James H. Strozier, AICP  
Applicant name (print)  
  
Applicant signature & Date  
1-24-2018



Revised: June 2011

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

Application case numbers  
18EPC - 40002  
\_\_\_\_\_  
\_\_\_\_\_

Ym  
Staff signature & Date  
1-25-18  
Project # 1000042

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Cornerstone Capital, LLC DATE OF REQUEST: 1/15/2018 ZONE ATLAS PAGE(S): M-15-Z

**CURRENT:** SU-1 for IP Permissive Uses  
 ZONING and Student Housing  
 PARCEL SIZE (AC/SQ. FT.) 1.5 Acres

**LEGAL DESCRIPTION:**  
 LOT OR TRACT # A-F, I-5 BLOCK # \_\_\_\_\_  
 SUBDIVISION NAME Kirtland Addition

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
 ZONE CHANGE  From SU-1 for IP Permissive Uses and Student Housing To R-2  
 SECTOR, AREA, FAC, COMP PLAN [ ]  
 AMENDMENT (Map/Text) [ ]

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

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION:**  
 # OF UNITS: approx. 35 units  
 BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE *Malaffa* DATE 1-19-2018  
 (To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes:

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

*Logan Pat* 01-19-18  
 TRAFFIC ENGINEER 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

January 10, 2018

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

Re: Zone Map Amendment – Lots A-F, Lots 1-5, Kirtland Addition, Unit 3.

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for the contract purchaser, Cornerstone Capital, LLC., on this request for a Zone Map Amendment for property located Bethel Ave SE, east of Mulberry Street. I am the owner of this property.

Sincerely,

A handwritten signature in cursive script, appearing to read "Andre Leger".

Andre Leger

January 10, 2018

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

Re: Zone Map Amendment – Lots A-F, Lots 1-5, Kirtland Addition, Unit 3.

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Cornerstone Capital, LLC. on this request for a Zone Map Amendment for property located Bethel Ave SE, east of Mulberry Street. Cornerstone Capital, LLC. is the contract purchaser of this property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Gineris', with a long horizontal line extending to the right.

Peter Gineris  
Managing Member  
Cornerstone Capital, LLC

February 26, 2018

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

**Re: Zone Map Amendment – Bethel Avenue & Mulberry Street**

Dear Madam Chair:

The purpose of this letter is to provide justification for a request for a Zone Map Amendment for the property located on Bethel Avenue, east of Mulberry Street, and south of San Jose Avenue, on behalf of Cornerstone Capital, LLC. The property is legally described as Lots A-F, Lots 1-5, Kirtland Addition, Unit 3. The current zoning on the approximately 1.5 acre property is SU-1 for IP Permissive Uses and Student Housing. The applicant's request is to change the zoning to R-2 to accommodate future multi-family development (not student housing) on the property.

The zone map amendment will facilitate the use of the property for R-2 (Residential) uses. Specifically, the applicant seeks to entitle this property for multifamily uses to develop townhouse style apartments that will fit appropriately with the surrounding area. This property is the southernmost parcel accessed off of Mulberry Street and connects to Bethel Avenue. Limited roadway and sidewalk improvements were made to Mulberry Street in association with the DaVita Clinic. The DaVita Clinic's employees and customer request access is solely from the south and only emergency access is permitted to this portion of Mulberry Street.

The site is currently served by a nearby existing bus route number 96 and stops along Gibson Boulevard and University Boulevard. Furthermore, the site is located adjacent to Kirtland Park to the east and north of the site. The applicant's request is supported by Comprehensive Plan policies and meets the requirements for a zone change request.



**Subject Property**

## **EXISTING CONDITIONS**

The subject property is within an Area of Change, as designated by the Comprehensive Plan. The property is located north and south of Bethel Avenue, east of Mulberry Street and west of University Boulevard, all of which are designated as local urban streets, with the exception of University Boulevard which is a minor urban arterial. The subject site is currently vacant with additional vacant land to the south. Single family development exists north of the Kirtland Channel located north of the property and the Kirtland Park is located just east of the subject site. The DaVita Medical Group Healthcare Clinic site plan for building permit was approved in January of 2016 (Project #1009090, 15EPC-40026) and has been developed and is open for business.



**DaVita Medical Group Healthcare Clinic with Emergency Access Gate**

The subject site is located within the Schwartzman Landfill buffer. The applicant is aware of this condition and will follow the City's Interim Guidelines for Development (Interim Guidelines) within City of Albuquerque (City) Designated Landfill Buffer Zones.

The subject site was part of a larger area that was annexed into the City in 1985. In 2000, the subject property was platted into the 11 lots that currently exist. In 2012, the EPC voted to approve a zone change from IP to SU-1/IP Permissive Uses and Student Housing and amend an existing Site Development Plan for Subdivision for a 35.9 acre site that included the subject site (Project #1009090, 11EPC-40091, 40093). If the proposed zone change request is approved, the applicant will submit an Administrative Amendment request to remove the subject property from the boundaries of the Site Development Plan for Subdivision.

The existing zoning for the subject property is SU-1/IP Permissive Uses and Student Housing. Adjacent properties are also zoned SU-1/IP Permissive Uses and student housing as well as R-1. Additionally, IP zoning and uses are located less

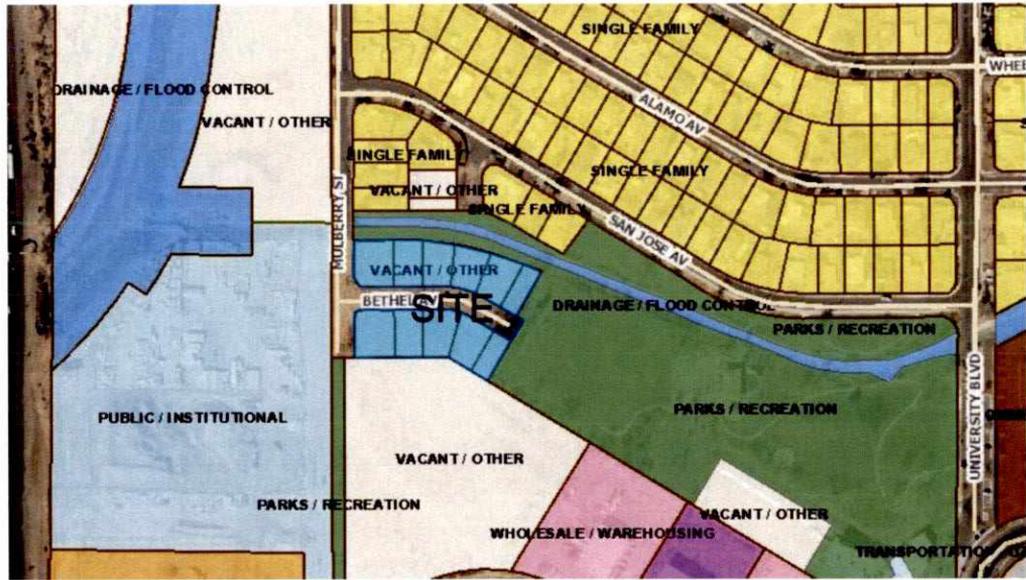
than 300 feet from the site to the southeast and SU-1/Hotels and Restaurants with full service liquor and on-premise consumption are allowed on land northwest of the subject property, to the west of Mulberry Street. Similar and complimentary uses surround the subject property. The nature of the proposed zoning and use will provide an appropriate transition and buffer from the existing single family uses and the medical and industrial uses, as will be delineated in the body of this letter.

This property's only legal access is off of Mulberry Street on the west edge of the property. The western hand of this section of Mulberry was constructed with the DaVita Clinic with paving and sidewalk. DaVita only has emergency access to Mulberry Street. Existing City right-of-way for Mulberry Street ends at the property's southern boundary. There is currently a barrier at the southern end of Mulberry which is not anticipated to continue to the south. DaVita and the other properties to the south have access out to Flightway Avenue. The existing 25 feet (a continuation of the west half of Mulberry Street) is owned by the City and is developed as a paved, multi-use trail that connects the dead-end of Mulberry to the new student housing south along Transport Avenue (which turns into Flightway Avenue). The Due to the access off of Mulberry Street, it is more appropriate to have residential uses than non-residential IP uses.

Area	Zoning	Land Use
North	R-1	Kirtland Channel and Single Family
South	SU-1/IP Permissive Uses and Student Housing	Student Housing
East	R-1	Kirtland Park
West	SU-1/IP Permissive Uses and Student Housing	DaVita Healthcare Partners Clinic



Existing Zoning



Existing Land Use

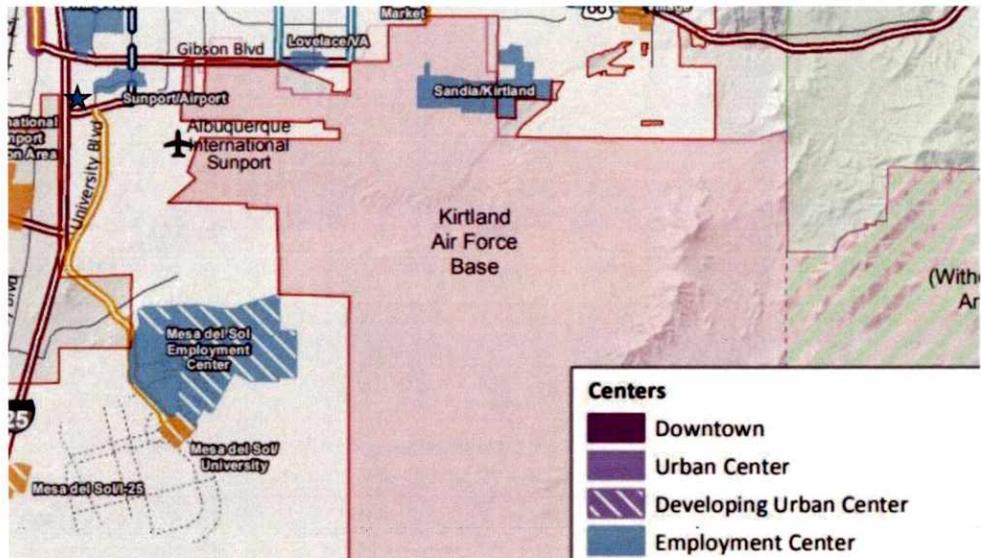
**ZONE MAP AMENDMENT - RESPONSE TO RESOLUTION 270-1980**

This zone change request is in compliance with Resolution 270-1980 as follows:

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

**Applicant's Response:** This request is consistent with the health, safety, morals, and general welfare of the City. The proposed zone change will allow multifamily residential development, not entirely permissible by the existing zoning (restricted to student housing), but allowed under the requested R-2 zone. The proposed zoning will not be disruptive to the surrounding community. The proposed zone change will allow for medium density residential uses. The existing Site Plan for Subdivision that currently governs this site anticipated 30 student housing units for Phase 3, made up of a mix of duplexes, cottages, and townhouses. The student housing units proposed by the existing Site Plan for Subdivision meets the requested R-2 zoning density of 30 dwelling units per acre. Therefore, the proposed zoning and use falls within the approved density for this site, while allowing the property to be utilized for residential uses that are not restricted to student housing only. Notably, however, the proposed townhouse style apartments can accommodate students who wish to live there, but the proposed zone change will not limit the future occupants to students. Therefore, the zone change maintains some of the underlying intent of the Site Plan for Subdivision.

The applicant's proposed use will serve the surrounding and overall community with a housing option that is in demand, particularly in the Sunport/Airport employment center, as designated by the Comprehensive Plan.



**Sunport/Airport Employment Center**

While the proposed multi-family use is allowed by the existing zoning, it is limited to student occupants and the Site Plan for Subdivision Phase 3 requirements. The transition to higher density, from the existing single family uses to the north and the surrounding IP, student housing, retail, and hotel zoning and uses to the east, west, and south has been determined to be appropriate at the time of the establishment of the existing zoning and the approval of the governing Site Plan for Subdivision.

The proposed zone change promotes the health of this area by locating future residents in an area adjacent to a park and trails. The proposed zone change maintains the safety of the area by creating a separation of residential traffic (north) from non-residential traffic (south), which is accomplished with this zone change and the elimination of the IP uses. Access to the subject lots is limited to the north of the site, off of Mulberry Street and dead-ends at the southern boundary of the property. Limitations of the access to this property is evidenced by the DaVita access entry from the south, off of Transport Street. Therefore, it would not be appropriate to located IP uses on the subject property as the intensity of the potential uses and traffic would disrupt the neighbors to the north.



**Dead End of Mulberry Street – End of Public Right-Of-Way**

The proposed zone change is justified by the City's Comprehensive Plan that are referenced in section C. of this letter. The Comprehensive Plan policy sections that support this request are: Sections 5.2, 5.3, 5.6, 7.3, 9.1, and 9.2.

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

**Applicant's Response:** The property is currently zoned SU-1/IP Permissive Uses and Student Housing. The applicant is proposing to change this zoning to straight R-2, which is intended to allow a multi-family, townhouse style development. As stated in the description above, the proposed use is compatible with the existing uses and zoning in the surrounding area, which will result in zoning and land use stability.

The Site Plan for Subdivision associated with the existing zoning anticipates this use as a transition from the existing single-family neighborhood to the north of the property to the more intensive office and industrial uses and zones. Multi-family residential on this property will help stabilize the area, which is currently in transition from student housing. The applicant is requesting R-2 zoning to accommodate multi-family residential uses not limited to student housing, but in keeping with the intent of the Site Plan for Subdivision approval for the property.

Notably, the Site Plan for Subdivision has not actualized as anticipated. Only Phase 1 has been developed as originally entitled with Student Housing. The Site Plan for Subdivision was amended for Phase 2 to accommodate the development of the DaVita Medical Clinic. The proposed zone change will maintain the stability of land use as it will maintain the intent of the Site Plan vision, as delineated above, while removing the potential for the site to develop with IP uses. The elimination of a portion of the existing zoning and associated uses (IP permissive uses) will ensure that disruptive, industrial development does not occur on a site whose access is restricted to Mulberry Street. This property is the southernmost parcel accessed off of Mulberry Street. This will provide stability to the existing single-family subdivision to the north.

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

**Albuquerque Bernalillo County Comprehensive Plan, 2017**

*This project will further the Comprehensive Plan goals, policies, and actions as described in the following policy analysis.*

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

- b) *Encourage development that offers choice in transportation, work areas, and lifestyles.*
- d) *Encourage development that broadens housing options to meet a range of incomes and lifestyles.*
- h) *Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.*
- n) *Encourage more productive use of vacant lots and under-utilized lots, including surface parking.*

**Applicant Response:** The zone map amendment furthers this policy by allowing future multi-family uses through the R-2 zone, thereby creating the opportunity for future infill development on vacant and underutilized property. The site is within walking distance to the existing Kirtland Park and existing and proposed neighborhood commercial uses (i.e. restaurants) west of Mulberry Street and the recently built DaVita Medical Group facility. The proposed zoning and future development will provide new housing options within an area served by a nearby employment center and bound by a major street network (Gibson Boulevard, Sunport Boulevard, and University Boulevard) all within a half mile of the site. The proposed zone change will allow multifamily uses not restricted to students, thereby broadening housing options for those looking live in this evolving employment center. The proposed use and building scale and form allowed by the R-2 zone is compatible with and will complement the transition from the single family uses to the north to the surrounding office, industrial, and retail uses and zoning.

**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.*

**Applicant Response:** This goal is furthered by promoting development on vacant property within an area that is currently underutilized. The existing SU-1/IP Permissive Uses and Student Housing zone and associated Site Plan for Subdivision have not been actualized as anticipated. Since the approval of the Site Plan for Subdivision in 2013, only Phases 1 and 2 have been developed. The student housing anticipated by the Site Plan for Subdivision was developed as Phase 1. The Site Plan for Subdivision was amended to accommodate the DaVita Medical Group for Phase 2 as the DaVita Medical Group. All urban

infrastructure and services are available for development. The subject property is served by existing streets, a multi-use trail, neighborhood park, water and sewer, and storm drainage. The project will be an efficient use of land that supports the public good, is uniquely situated between existing, compatible uses, and will provide good synergy with its neighbors, and similar development was anticipated by the current zoning and associated Site Plan for Subdivision.

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

**Applicant Response:** Policy 5.3.1 is furthered by allowing the development of future multi-family development on an infill property served by existing water and sewer infrastructure, access to the major street network, transit routes (Bus Route 96 along Gibson Boulevard), the and proximity to adjacent uses such as the Kirtland Park to the east. Additionally, there is an existing multi-purpose trail, park, and storm drainage infrastructure surrounding the property.

**POLICY 5.6.2 Areas of Change:** *Direct growth and more intense development to Centers, Corridors, industrial, and business parks, and Metropolitan Redevelopment Areas where change is encouraged.*

- c) *Foster a range of housing options at various densities according to each Center or Corridor type.*
- d) *Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.*
- f) *Encourage development where adequate infrastructure and community services exist.*

**Applicant Response:** This policy is furthered by proposing a development that responds to the need for various housing densities in an evolving employment center. R-2 uses are appropriate for this site and the surrounding, existing residential, medical office, industrial, hotel, and retail uses and zoning. The subject property is appropriate for infill development because adequate infrastructure and community services already exist. The land to the east of the subject site is a neighborhood park and to the west is the recently built DaVita Medical Group. Additional commercial and retail services exist and are planned for land northwest of the site, along Mulberry Street. The development envisioned for this property will provide a greater balance to the large single family subdivision to the north and add to the healthy mix of uses in this transitioning area of change and employment center. The proposed zoning also eliminates the potential for IP permissive uses to develop on the subject site. This is beneficial to the existing single family subdivision to the north as it eliminates potentially disruptive industrial development and associated traffic whose only access to the property off of Mulberry Street, that dead ends at the southern boundary of the site.

**POLICY 5.6.4** *Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.*

- a) *Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.*
- b) *Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.*

**Applicant Response:** This development is in an Area of Change and will not pose a nuisance to adjacent properties with respect to traffic, noise, pollution, smell, or views. The future R-2 uses that will be allowed by this zone map amendment are less intense than the uses allowed by the current IP permissive uses and student housing (at a similar R-2 density) was anticipated on this site as part of the Site Plan for Subdivision. Multi-family development that will be allowed by this zone map amendment provides greater diversity of housing in an area that lacks a diversity of housing options, with primarily single family uses nearby. The zoning requested by the applicant will provide an appropriate transition from the R-1 uses to the north and the existing office and industrial uses to the west and south. This is also the last property to the south to be accessed by Mulberry, making this land inappropriate for Industrial zoning and uses.

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

- a) *For Activity and Village Centers, ensure that infill and redevelopment is compatible with the character of the surrounding context and similar in height, mass, and volume to adjacent development.*

**Applicant Response:** The subject site is within close vicinity to the UNM activity center to the north of Central Boulevard and is in between two major employment centers: CNM/UNM South and the Sunport/Airport, as designated by the Comprehensive Plan. This policy is furthered by proposing zoning to accommodate an infill development that is nearby a transit corridor, close to existing residential, office, industrial, commercial, and retail uses and zoning, and within a quarter mile of the I-25 and I-40 interchange. The project will be an efficient use of land that will add to the diversity of housing options in the area, while incorporating appropriate building scale and massing consistent with the existing development context Sunport/Airport employment center and surrounding region. The buildings will be appropriately located in this area and the site layout will be designed to complement the multi-family development that provides a good transition from the single family uses to the north and the more intense uses to the south and west of Mulberry Street.

**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.*

**Applicant's Response:** This goal is furthered by allowing the future development of a multi-family housing project through the proposed R-2 zone, a use that is currently restricted to student housing, per the existing zoning. Multi-family options continue to be in high demand and this demand in the region is

anticipated to increase as the “baby boomer” generation continues to retire and downsize. In addition, many young professional and families are looking for multi-family options to accommodate their desired lifestyle. Allowing this use in this area ensures that a diverse range of housing options are available to meet current and future housing demand.

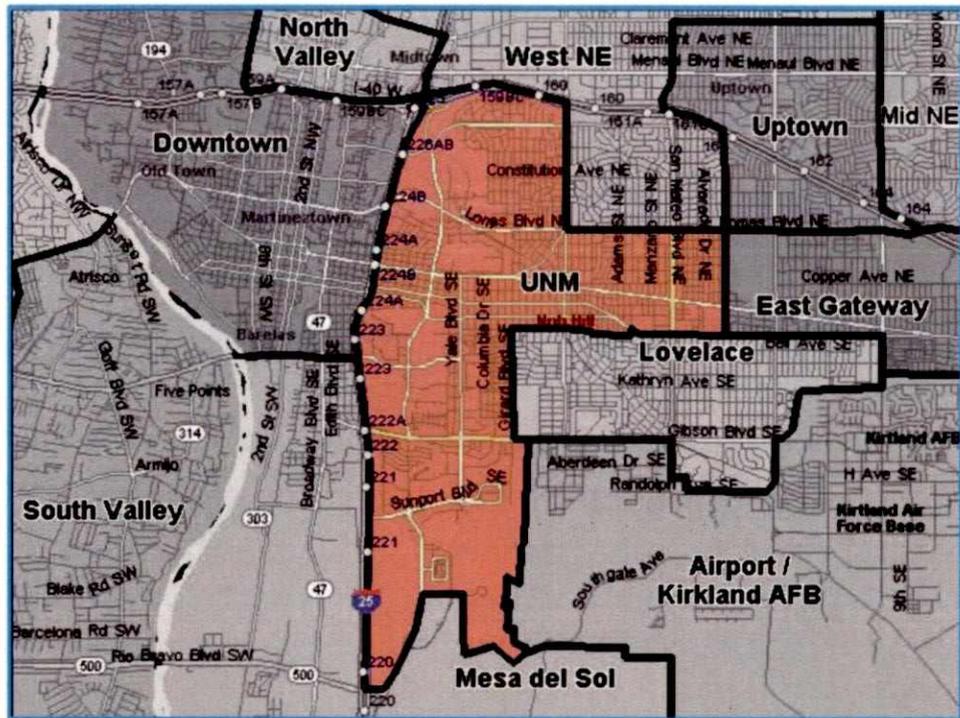
**POLICY 9.1.1 Housing Options:** *Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.*

- c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.*
- i) Provide for the development of multi-family housing close to public services, transit, and shopping.*

**Applicant Response:** This policy is furthered by accommodating the option for development multi-family residential development, per the R-2 zone in an employment center area; Sunport/Airport. The project is appropriately located near existing healthcare offices, jobs, industrial uses, and services, including the surrounding Davita Medical Center and restaurant and dining options along Gibson Boulevard. Public transit routes and bus stops are provided along Gibson Boulevard. A bike lane is provided along University Boulevard and a pedestrian trail is provided adjacent to the site, around Kirtland Park.

This policy is furthered by contributing to the vitality of the area through adding housing diversity in the form of multi-family rentals. Multi-family options continue to be in high demand and this demand is anticipated to increase amongst “baby boomers” and others that work in the Sunport/Airport employment center. The proposed zoning will allow a quality infill project within this community and in the adjacent neighborhoods which are comprised of office, retail, service, industrial, and single family uses.

In 2016, the New Mexico Apartment Market Survey and Trend Report (AMSTR) was published by MyRentComps.com. The survey was for the entire Albuquerque metro area and showed out of the 31,107 units that responded, 95.58% were occupied. This study also provided an analysis of the UNM area, as shown in the map below. Of the 1,337 of the units that responded, the survey in this area indicated a 96.19% occupancy rate. The findings presented in AMSTR demonstrate the high occupancy rate and demand for multi-family housing in the UNM area.



According to the CBRE May 2016 Albuquerque/Santa Fe Multifamily Market Survey, occupancy rates in Albuquerque increased from 94.2% to 95.32% from 2015. As stated in the survey, “Albuquerque enjoys a reputation as one of America’s most stable rental markets...”. Once again, the findings of this research and this survey substantiate the need for additional multi-family units and options in Albuquerque.

**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.*

**Applicant Response:** This policy is furthered by allowing future multi-family development, which will enhance the neighborhood character in an area characterized by single family residential uses to the north and more intense development to the south. The proposed zoning will allow a multi-family development project that will not be restricted to student housing and one that will serve as an appropriate transition between the existing R-1 development to the north and the more intense uses along Mulberry Street and Sunport Boulevard, while maintaining compatibility with surrounding land uses and responding to its development context. The proposed zoning allows multi-family residential uses at a density of up to 30 dwelling units per acre. The existing Site Plan for Subdivision anticipated 30 student housing units. Therefore the proposed zone and use falls within the general intent of the SU-1 zoning and associated Site Plan for Subdivision’s vision. The elimination of the IP permissive uses component of the existing zoning is also beneficial to the community and area as it prevents intense uses from being developed directly adjacent to an existing single family subdivision and being accessed through the

neighborhood from the north. The proposed zoning ensures a good transition and balance with respect to development density and allowable uses.

This policy is furthered by adding to the current limited mix of uses in the area. The vast majority of the commercial and industrial uses are currently located west of Mulberry Street and north of Gibson Boulevard. The future multi-family development will promote living close to one of Albuquerque's employment centers. The new housing option has the potential to reduce vehicular traffic in the area as it provides a living option for those who work in the area. The future housing development responds to its development context, being the arroyo, existing trails, and the Kirtland Park that promote walking, bicycling for the future residents.

*D. The applicant must demonstrate that the existing zoning is inappropriate because:*

- i. There was an error when the existing zone map pattern was created; or*
- ii. Changed neighborhood or community conditions justify the change; or*
- iii. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.*

**Applicant's Response:** The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan and as explained below:

#### **More Advantageous to the Community**

The proposed zone change would allow a multi-family use to be developed under the R-2 zone. The existing zoning restricts the occupancy of the proposed residential development on this property to student housing. The conversion to R-2 will continue to allow the opportunity for students to reside there. However, it eliminates the restrictive nature and allows for a mix of occupants based on interest and market demand. The availability for multifamily townhouse style apartment development in this area also provides a living option for employees that work in the Sunport/Airport employment center as well as those individuals who are pursuing and education or work at or around the UNM area. The provision for housing options lessens the drive time for employees that work in the area and others who do not wish to live in and maintain a single family home. As previously mentioned, there is a current lack of higher density residential zoning and land use immediately south of Interstate 40 and east of Interstate 25. Zoning that allows these uses along I-25 occurs much further north, beyond Gibson Boulevard. As such, the R-2 zoning requested is more advantageous to the community than the current, restrictive SU-1 zoning, which allows multi-family development, but it is restricted by occupant.

There is a growing demand for multi-family housing options. The proposed project will meet this demand by providing the ability for appropriate R-2 uses to locate on the site and within region. Per the R-2 zone, the allowable multi-family density for this subject property is restricted to a maximum of 30 dwelling units per acre. The density allowed by the R-2 zone is ideal for the subject site's development scale potential.

From a broad community standpoint, the increase in renters and demand for rental units, both in Albuquerque and nationwide, represents a changed community condition. The Urban Land Institute recently released a study entitled Emerging Trends in Real Estate (2017) that suggests 59% of new household formation over the next 15 years will be renters, which will cause an even bigger surge in the demand for multi-family rental housing. To meet this changed condition and the growing demand, the City must address the availability of the supply. The proposed development, and others like it, is a step towards preparing the City to meet current and future rental housing demands. This project addresses national and local changed market and demographic conditions and will enable the City to adapt effectively ensure that we are meeting the needs and desires of local residents in regard to the availability of multi-family housing options.

The removal of permissive IP uses from the zoning of this property is an advantage to the community. IP uses are inappropriate for this property for a number of reasons. Access to this property is limited to Mulberry Street and is last property access from Mulberry Street from the north. The property is 1.5 acres in total and is divided by Bethel Avenue, an existing right-of-way. The elimination of potential IP uses on this property ensures that the residents to the north are not impacted by noise, vibrations, and other nuisances that are typically associated with industrial uses.

#### **Changed Neighborhood/Community Conditions**

Property just south of the subject site and south of Transport Street SE was recently approved for a Zone Map Amendment and associated Amended Site Development Plan for Subdivision, and Site Development Plan for Subdivision to allow for multi-family residential development in the area (Project #1009573; 16EPC-40074, 40075, 40076). The zoning that previously governed the property was IP. The applicant's request to SU-1 for IP Permissive Uses and Multi-Family Residential Development was approved by the EPC on January 13, 2017. According to the Findings of the Notice of Decision issued for that request, "The existing zoning is inappropriate because changed community conditions, including the development of student housing and hotels adjacent to the subject site rather than traditional industrial park uses, have changed the area to a more commercial and residential nature. In addition, the proposed zoning is more advantageous to the community as discussed in the policy analysis because of its compatibility with developed uses and allowing for the development of quality multi-family housing that is needed in the community. Therefore, the proposed zoning is more appropriate for the subject site." The approval of the request and analysis by City Planning staff demonstrates the changed community conditions of the area and the need for additional multi-family housing in the area and overall community.

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

**Applicant's Response:** The proposed zone change would decrease the intensity of the uses allowed on the subject property as it would eliminate IP zoning from the site's zoning. The proposed zone eliminates potential for harm associated with the existing IP zoning. The proposed zone change maintains

the safety of the area by creating a separation of residential traffic (north) from non-residential traffic (south), which is accomplished with this zone change and the elimination of the IP uses. Access to the subject lots is limited to the north of the site, off of Mulberry Street and dead-ends at the southern boundary of the property. Limitations of the access to this property is evidenced by the DaVita access entry from the south, off of Transport Street. Therefore, it would not be appropriate to located IP uses on the subject property as the intensity of the potential uses and traffic would disrupt the neighbors to the north. The elimination of potential IP uses on this property ensures that the residents to the north are not impacted by noise, vibrations, and other nuisances that are typically associated with industrial uses.

None of the permissive uses in the R-2 zone will be harmful to the adjacent property, neighborhood, or community. These uses include homes, townhomes, and apartments. The size and shape of the subject property restricts the number of units that can develop there based on physical site. The existing SU-1/IP Permissive Uses and Student Housing zoning already allows multifamily development per the student housing component and phase 3 of the associated Site Plan for Subdivision. The purpose of this zone change request is to allow multifamily development on the site as an option for occupancy by anyone, not just students. Furthermore, the existing R-2 uses provide the most appropriate transition to more intense office and industrial uses in close proximity to the site. This underscores the appropriateness of R-2 uses in this location. The zone map amendment request to R-2 will allow for multi-family development to locate on the property. The existing R-1 zoning and uses to the north and medical office, industrial, and commercial retail uses to the west and south. This property is underutilized and has remained vacant since the approval of the Site Plan for Subdivision in 2013. Phase 3 has not actualized as envisioned by the governing Site Plan for Subdivision. Therefore, it is imperative to accept the changing conditions of the immediate and overall community whereby multifamily development options should not be restricted to student housing. Allowing the choice and options for occupancy addresses the evolving market demand.

This zone map amendment and subsequent development will be a positive change as compared to if the property developed at the currently allowed IP permissive uses and student housing, as it provides more mixed-occupancy options and housing diversity for the area employees and less drive time. The IP uses permissive by the existing zoning are not appropriate for the limited access to the site from the north, off of Mulberry Street. R-2 multifamily uses are more appropriate on the site and would incur a lesser degree of traffic.

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

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

**Applicant's Response:** The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an infill redevelopment property and adequate infrastructure, including roadways, water, sewer, and

storm water facilities already exist to serve the project. Any required extension of these services will be the responsibility of the developer.

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

**Applicant's Response:** The cost of land or other economic considerations are not the determining factor for this zone change request. The requested zone change will allow R-2 uses to develop, thereby providing more housing choices in an area of Albuquerque currently unserved by mixed-use and multi-family living. The zone change will extend the current multifamily options for the property, beyond student housing, allowing occupancy by anyone that wishes to live in the future townhomes. The requested zone change to R-2 is a down zone and eliminates existing IP uses.

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

**Applicant's Response:** The current zoning request is to allow for future R-2 uses to allow multi-family development. Future development permissible by the R-2 zone will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent, low impact neighbor to the surrounding uses. The proposed zone change is a "down zone" in that it will allow uses of lesser intensity than we is currently allowed by the existing IP zoning. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. The location of the property is not adjacent to any collector of major streets. Primary access is from Mulberry Street, which is a local streets. While the property is within close proximity to major arterials such as Gibson Boulevard and University Boulevard, as well as the two major City Interstates, this is not the main reason for providing justification for multi-family zoning, though it does provide some rationale for why the site is suitable for the proposed R-2 zoning and associated uses. Access and connectivity are important considerations for multi-family uses.

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

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

**Applicant's Response:** While the concept of spot zoning may generally be applicable to this request, the proposed use has already been approved by the City through the existing SU-1 zoning and associated, phased Site Plan for

Subdivision. The Site Plan for Subdivision that includes this property anticipated student housing to be developed for the entire subject property. Additionally, the nature of the existing SU-1 zoning is spot zoning. The only difference in the proposed zoning and the anticipated development on this specific site is the elimination of occupancy requirements to be restricted to students and eliminate the IP uses.

While this request may be considered a spot zone, the zone change will clearly facilitate the realization of the Comprehensive Plan policies relative to complementary uses, infill development, transitional uses, and high-quality housing. The proposed change also facilitates the realization of Comprehensive Plan policies that call for creating relationships between existing uses and compatible services. Please see section C. of this letter for specific policies. Please see below for applicant response to the criteria associated with strip zoning.

J. *A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning."*

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

**Applicant's Response:** The zone change request to C-2 is not a strip zone. The proposed zone change helps realize the goals and policies contained in the recently adopted Comprehensive Plan, specifically in regard to housing diversity and higher density infill development along transit corridors (i.e, Gibson and University Boulevards). The proposed zoning will add to the diversity of housing and commercial retail options in an area that is dominated by single-family development to the north and limited housing variety and options for employees and of the area.

### **CONCLUSION**

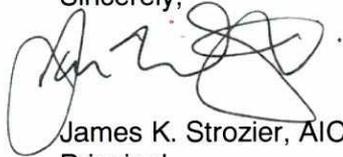
In conclusion, this request for a Zone Map Amendment is more advantageous as articulated by the Comprehensive Plan to the neighborhood and community because it will facilitate the provision of housing diversity and rentals within one of Albuquerque's primary employment centers south of Interstate 40 and east of Interstate 25, and an area that is in close proximity to the City's Downtown. The proposed zone change removes permissive IP uses from the zoning of this property, which is more advantageous to the community. IP uses are inappropriate for this property, especially with access limited to Mulberry Street. The elimination of potential IP uses on this property ensures that the residents to the north are not impacted by noise, vibrations, and other nuisances that are typically associated with industrial uses.

The proposed zoning will promote infill and redevelopment in the area and attract similar, future efforts to improve the region. The proposed zone change will also allow for less drive times and another housing choice in an area dominated by single family residential development to the north and will be

complementary to adjacent medical office, industrial, and commercial retail properties. This project will provide a productive use to a property that is currently underutilized. The zone map amendment to R-2 is appropriate for the area, would facilitate future development that will be an excellent neighbor to the surrounding properties, and would further multiple goals and policies of the Comprehensive Plan in regard to housing diversity and infill development. Furthermore, the existing zoning is not appropriate for the subject site.

We respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier". The signature is stylized and somewhat cursive, with a large loop at the end.

James K. Strozier, AICP  
Principal

**CBRE MAY 2016  
ALBUQUERQUE/SANTA FE MULTIFAMILY MARKET SURVEY**

# STRONG OCCUPANCY AND RENT GROWTH

A discussion on trends by CBRE's  
Albuquerque Multifamily Investment Team



**David Eagle**  
Senior Vice President



**Billy Eagle**  
Senior Associate



**Erik Olson**  
Vice President



**Ryan Mills**  
Client Services Specialist

## ALBUQUERQUE MARKET SURVEY SYNOPSIS

The CBRE May apartment market survey indicates continued strong Albuquerque occupancy and improving rent growth. May year-over-year rent (combined market-rate and affordable properties) increased from \$755 to \$789, a 4.50% increase with all unit types showing rent gains. Three-bedroom/two-bath units had the largest rent gain at 5.68%, followed closely by two-bedroom/two-bath units at 4.10%, two-bedroom/one-bath units at 3.61%, one-bedroom/one-bath units at 3.36%, and studios at 2.71%.

May market occupancy of 95.39% increased from 94.42% the previous year. Albuquerque occupancy trends throughout the year have been consistent since CBRE began tracking them eight years ago. January is consistently the low point, with an increase in May and a high point in September.

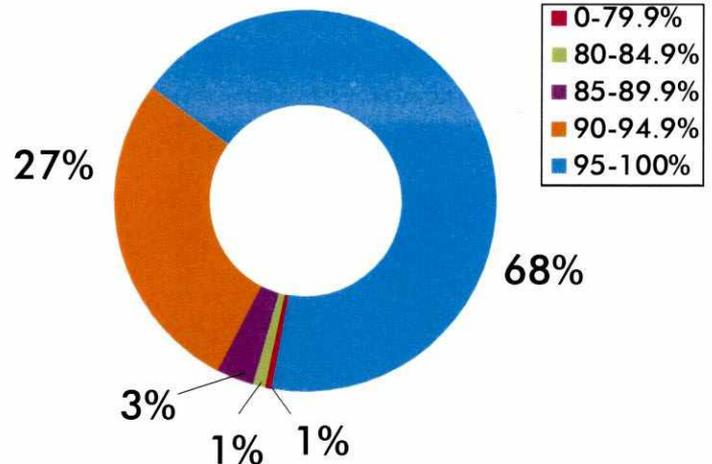
The CBRE May 2016 survey includes 143 market-rate and 46 affordable properties. Market-rate properties average 228 units and affordable properties average 166 units. By unit count, Albuquerque market-rate properties comprise 81% of the surveyed units and affordable properties make up the remaining 19%.

### MAY MARKET-RATE OCCUPANCY INCREASED FROM 94.28% TO 95.32% AND AVERAGE MARKET-RATE RENT INCREASED BY 4.82% FROM ONE YEAR AGO

Market-rate property performance was strong in May with year-over-year occupancy increasing to 95.32% from 94.28% the prior May. Average market rate rent increased from \$767 to \$804, an increase of 4.82%.

Affordable property year-over-year May occupancy increased slightly from 95.05% to 95.73%. Year-over-year affordable rent increased from \$702 to \$724, a 3.13% increase. The difference between market rate and affordable rents increased to 11.05%. The rent differential is due to affordable properties having limits on tenant income that range from 30% to 60% of MSA average median income (AMI).

## ALBUQUERQUE OCCUPANCY



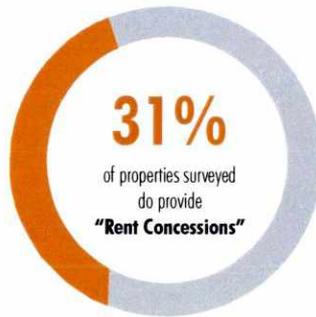
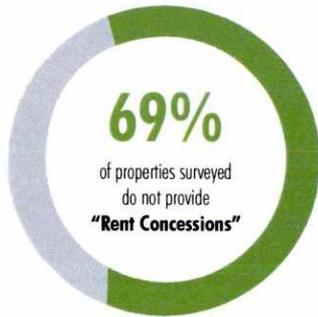
Source: CBRE

The percentage of surveyed properties with occupancy of 95% or better in May 2016 improved to 68% from 57% the prior year. Properties with 90% or higher occupancy increased from 91% to 95%. At the lower end of the scale, the number of properties with occupancy below 85% was at 5%.

The Albuquerque multifamily development pipeline in 2016 will consist of 180 market-rate units in the Northeast Heights and 74 affordable units downtown. Anticipated market-rate deliveries beyond 2016 will likely consist of ±250 units annually with nothing imminent. New affordable units will continue to be delivered gradually, and they will be located primarily either in proximity to downtown or in the southeast, southwest, or northwest quadrants of the MSA.

Albuquerque enjoys a reputation as one of America's most stable rental markets, having avoided the severe occupancy and rent declines experienced by most other Sunbelt markets in 2009 through 2011.

## ALBUQUERQUE CONCESSIONS



Source: CBRE

The percentage of surveyed Albuquerque properties offering some form of concession was 31% in May 2016, a decrease from 45% in May 2015. Most concessions are modest and temporary and continue to involve "look-and-lease" specials or are related to temporary exposures on selected unit types. The low number of properties offering concessions reinforces Albuquerque's improving economy and strong apartment market.

## ALBUQUERQUE MARKET SURVEY - SUMMARY

Unit Type	Total # Units	Percent Mix	# Vacant Units	Weighted Occupancy	Total SQFT	Weighted Average SQ FT	Weighted Average Rent	Rent Per SQFT
Studio	3,001	7.45%	96	96.80%	1,255,247	418	\$531	\$1.27
1/1	16,365	41.58%	693	95.86%	11,227,860	670	\$708	\$1.06
2/1	5,380	13.35%	278	94.83%	4,571,725	850	\$746	\$0.88
2/1.5	659	1.64%	34	94.84%	583,486	885	\$797	\$0.90
2/1.75	40	0.10%	2	95.00%	31,120	778	\$707	\$0.91
2/2	10,685	26.51%	535	94.99%	10,780,878	1,009	\$914	\$0.91
2/2.5	382	0.95%	11	97.12%	458,039	1,199	\$1,288	\$1.07
3/1	53	0.13%	4	92.45%	58,042	1,095	\$1,005	\$0.92
3/1.5	276	0.68%	12	95.65%	293,280	1,063	\$883	\$0.83
3/2	2,783	6.91%	180	93.53%	3,298,800	1,185	\$1,042	\$0.88
3/2.5	152	0.38%	5	96.71%	204,488	1,345	\$1,119	\$0.83
3/3	41	0.10%	1	97.56%	53,888	1,314	\$1,224	\$0.93
4/1.5	14	0.03%	0	100.00%	17,528	1,252	\$835	\$0.67
4/2	76	0.19%	5	93.52%	86,610	1,140	\$933	\$0.82
<b>TOTALS</b>	<b>40,301</b>	<b>100.00%</b>	<b>1,856</b>	<b>95.39%</b>	<b>32,920,990</b>	<b>817</b>	<b>\$789</b>	<b>\$0.97</b>

Source: CBRE

\* Any variances in totals are minor and are a result of weighting, rounding or non-representative units such as retail spaces

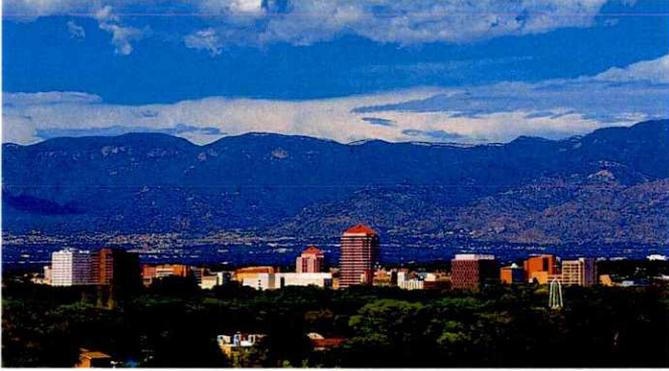
**ALBUQUERQUE MULTIPLE LISTING SERVICE - SUMMARY**

MLS Area	Total # Units	# Vacant Units	Weighted Occupancy	Total SQFT	Weighted Average SQFT	Weighted Average Rent	Rent Per SQFT
21	216	13	93.98%	232,400	1,076	\$1,132	\$1.05
30	5,519	235	95.74%	4,853,038	879	\$913	\$1.04
31	430	40	90.70%	441,388	1,026	\$1,335	\$1.30
32	5,650	266	95.29%	4,624,500	818	\$758	\$0.93
40	984	36	96.34%	690,363	702	\$746	\$1.06
41	4,512	250	94.46%	3,238,709	718	\$716	\$1.00
42	967	30	96.90%	750,970	777	\$800	\$1.03
50	5,386	249	95.38%	4,234,716	786	\$706	\$0.90
51	438	31	92.92%	350,500	800	\$650	\$0.81
70	278	10	96.40%	218,630	786	\$708	\$0.90
71	3,144	186	94.08%	2,220,586	706	\$655	\$0.93
80	1,080	16	98.52%	615,042	569	\$709	\$1.25
92	658	19	97.11%	671,550	1,021	\$1,015	\$0.99
100	495	23	95.35%	361,292	730	\$702	\$0.96
101	300	11	96.33%	241,032	803	\$656	\$0.82
102	224	9	95.98%	158,256	707	\$685	\$0.97
103	356	12	96.63%	329,284	925	\$837	\$0.90
110	1,333	66	95.05%	1,304,896	979	\$954	\$0.97
111	2,423	106	95.63%	2,028,793	837	\$741	\$0.88
120	548	25	95.44%	511,408	933	\$908	\$0.97
121	3,574	119	96.67%	3,306,146	925	\$856	\$0.93
130	748	56	92.51%	603,330	807	\$770	\$0.95
150	690	41	94.06%	636,542	923	\$948	\$1.03
160	348	11	96.84%	297,620	855	\$781	\$0.91
<b>*TOTALS</b>	<b>40,301</b>	<b>1,856</b>	<b>95.39%</b>	<b>32,920,990</b>	<b>817</b>	<b>\$789</b>	<b>\$0.97</b>

Source: CBRE

\* Any variances in totals are minor and are a result of weighting, rounding or non-representative units such as retail spaces

## ALBUQUERQUE MARKET OVERVIEW



Albuquerque is a unique combination of the traditional and the highly contemporary. It is a spectacular blend of diverse cultures, cuisines, people, and landscapes. It is a city with a rich history with evidence of inhabitation dating as far back as 25,000 years. Albuquerque has been called the most culturally diverse city in America with its balance of a prehistoric past and a high-tech present.

The city of Albuquerque, covering roughly 181 square miles, is located on a high, semi-arid plateau at an altitude of 5,311 feet. The Rio Grande River divides the city into east and west sides. Two major interstate freeways, the I-25 (north/south) and the I-40 (east/west), bisect the city. Historic Route 66, now Central Boulevard, also runs through Albuquerque.

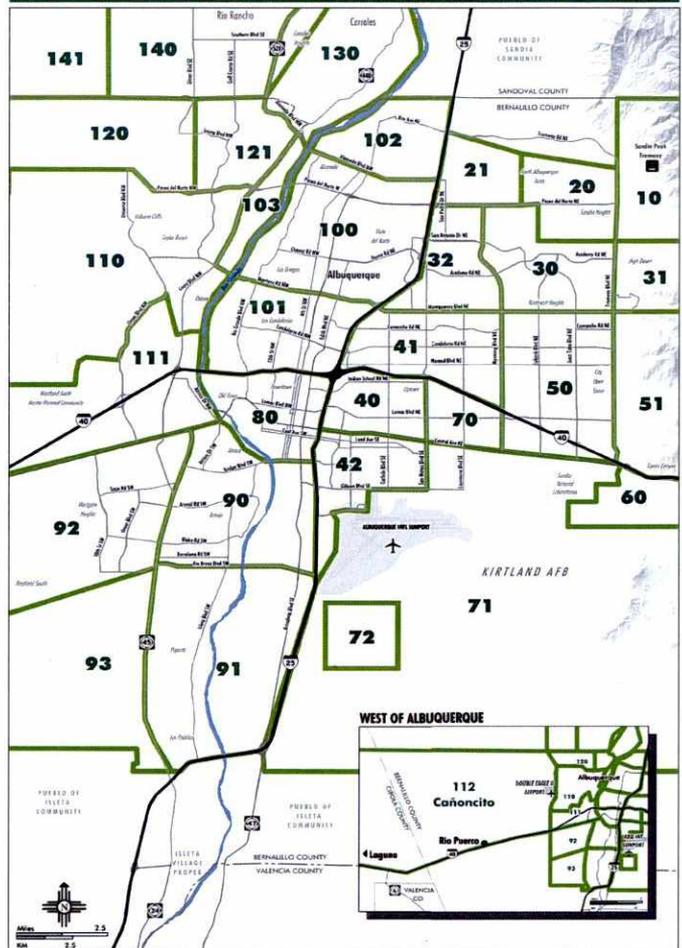
Located at the approximate geographic center of New Mexico, Albuquerque serves as the state's major commercial center. As the state's largest urban metropolitan area, Albuquerque plays a central role in New Mexico's economy, serving as a business, trade, finance, industry, and government center. Albuquerque's moderate climates, breathtaking scenery, well-developed transportation network, and overall quality of life have all contributed to the city's continued growth and prosperity.

The east side of Albuquerque is essentially built out, thus much of MSA growth has been on the west side, including the far Westside bedroom community of Rio Rancho. According to estimates by On Numbers, a national research firm, the Albuquerque MSA is the nation's 59th-most populous MSA with 918,876 residents, up from 887,077 from the April 2010 Federal Census. The Albuquerque MSA accounts for nearly half of New Mexico economic activity.

### ALBUQUERQUE PROPERTY STATISTICS - SUMMARY

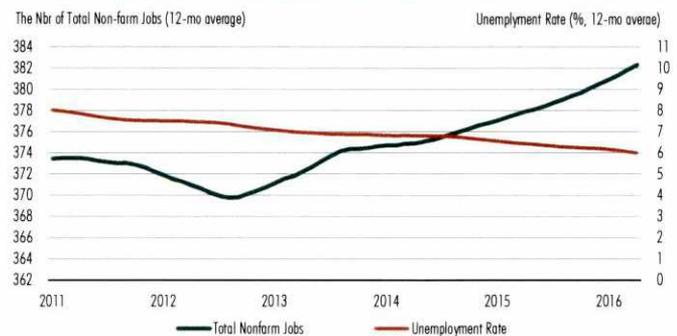
Number of Properties Reportings	189
Total Units Reporting	40,301
Average Property Size	213 Units
Average Occupancy Rate	95.39%
Smallest Property	47 Units
Largest Property	572 Units
Earliest Year Built	1953
Latest Year Built	2015
Average Year Built	1983

### ALBUQUERQUE MLS MAP



Source: Albuquerque MLS

### ALBUQUERQUE ECONOMIC INDICATORS



Source: Bureau of Labor Statistics, June 2016.

The Albuquerque MSA seasonally adjusted unemployment rate was 5.6% in April, an improvement from 6.3% a year earlier. Total nonfarm payroll employment in the Albuquerque MSA grew by 4,700 jobs. The private sector added 4,000 jobs for a 1.3% growth rate, while government employment added 700 jobs, or 0.9%. Employment in education and health services lead all other Albuquerque MSA industries with a gain of 3,200 jobs, or 5.0%. Decreases were seen in leisure & hospitality, construction, manufacturing, transportation, warehousing and utilities, and wholesale trade.

## SANTA FE MARKET SURVEY SYNOPSIS

The Santa Fe May 2016 apartment market survey is composed of 12 market-rate and 11 affordable communities totaling 3,627 units. By unit count, the survey consists of 58% market-rate and 42% affordable units. The large affordable percentage reflects a local government preference for affordable housing because of high home prices and a large population segment with moderate incomes.

Combined market-rate and affordable May occupancy of 97.30% increased slightly from 97.22% the prior year. Santa Fe occupancy has exceeded 95% since September 2014. Continued strong occupancy indicates a more permanent supply/demand imbalance.

Combined market-rate and affordable May rent increased 8.71% over the prior year. Affordable-property average May rent of \$780 increased by 2.36% over the prior year. Market-rate average rent of \$985 increased by 12.83% over the prior year.

Market-rate occupancy was 97.54% in May compared to 97.45% a year earlier. Affordable occupancy was 96.96% this May compared to 96.89% a year earlier. Both market-rate and affordable occupancy continue to be at record levels.

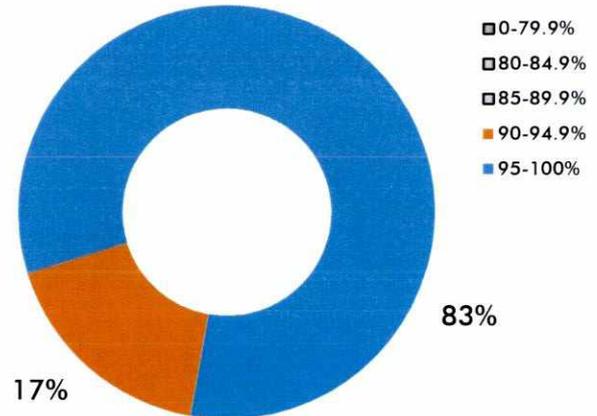
## BOTH MARKET-RATE AND AFFORDABLE OCCUPANCY CONTINUE TO BE AT RECORD LEVELS.

The Santa Fe development pipeline shows no deliveries in 2016. Residential development in Santa Fe is difficult. The affordability requirement for new residential development combined with high land and construction costs versus relatively low rents make building a Santa Fe market-rate property challenging.

The Santa Fe May apartment market survey is composed of a relatively small sample of 3,627 units. The market-rate property population includes some large properties, and the results of an individual CBRE market report can be skewed by a small number of properties with increases or decreases in occupancy or with unusually aggressive short-term pricing programs. We believe that the Santa Fe survey rent and occupancy figures are accurate, but issue the following caveats with each survey edition:

- The reported rents are asking rents and may be overstated for an individual property by a particularly aggressive concession program in place on the date the survey data is collected. This sort of anomaly would be immaterial with a larger market survey population.
- As previously mentioned, some of the individual affordable properties operate under a number of different programs that can result in a wide range of asking rents for a particular unit type. We average these individual unit type rents without regard to the number at each price point.
- Anyone analyzing a single property is advised to conduct their own detailed survey of direct competitors

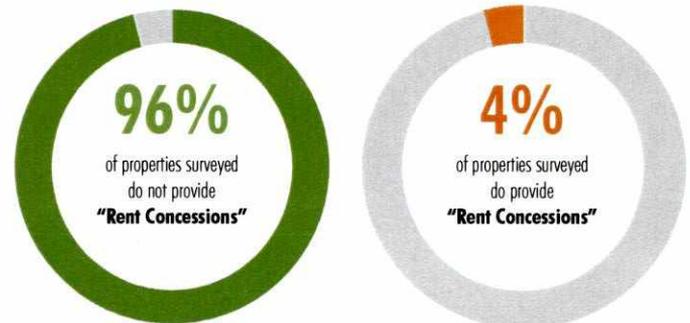
## SANTA FE OCCUPANCY



Source: CBRE

The percentage of Santa Fe properties with occupancy at 95% or better in May 2016 remains at 83% (19 properties), the same number as May 2015. Remarkably, 100% of Santa Fe properties reported occupancy of 90% or better. The Santa Fe apartment market continues to experience performance metrics indicative of an extremely strong demand for living accommodations coupled with very high barriers to entry.

## SANTA FE CONCESSIONS



Source: CBRE

The percentage of Santa Fe properties offering concessions decreased to 4% in May 2016 (1 property) compared to 9% the prior year (2 properties). The low number of properties offering concessions further illustrates the strength of the market and a severe supply/demand imbalance.

## SANTA FE MARKET SURVEY - SUMMARY

Unit Type	Total # Units	Percent Mix	# Vacant Units	Weighted Occupancy	Total SQFT	Weighted Average SQ FT	Weighted Average Rent	Rent Per SQFT
Studio	374	10.31%	24	93.58%	190,184	509	\$633	\$1.24
1/1	978	26.96%	17	98.26%	637,019	651	\$854	\$1.31
2/1	905	24.95%	36	96.02%	740,135	818	\$853	\$1.04
2/2	834	22.99%	27	96.76%	783,021	939	\$969	\$1.03
3/1	89	2.45%	0	100.00%	76,580	860	\$972	\$1.13
3/2	402	11.08%	2	99.50%	456,746	1,136	\$1,047	\$0.92
4/2	45	1.24%	0	100.00%	55,221	1,227	\$1,074	\$0.88
<b>TOTALS</b>	<b>3,627</b>	<b>100.00%</b>	<b>98</b>	<b>97.30%</b>	<b>2,938,905</b>	<b>810</b>	<b>\$899</b>	<b>\$1.11</b>

Source: CBRE

\* Any variances in totals are minor and are a result of weighting or rounding

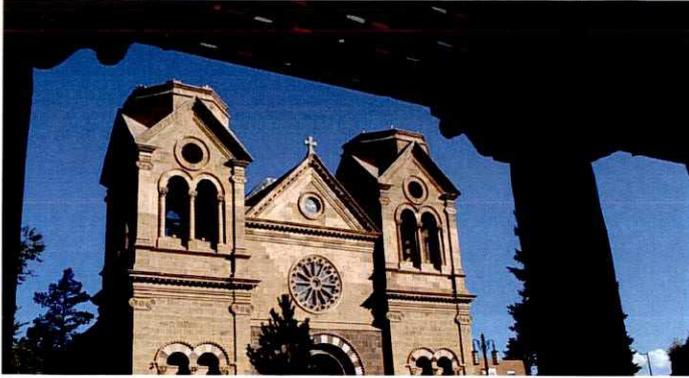
## SANTA FE MULTIPLE LISTING SERVICE - SUMMARY

MLS Area	Total # Units	# Vacant Units	Weighted Occupancy	Total SQFT	Weighted Average SQFT	Weighted Average Rent	Rent Per SQFT
2	162	0	100.00%	158,554	979	\$1,095	\$1.12
3	712	12	98.31%	576,280	809	\$1,154	\$1.43
4N	403	9	97.77%	335,043	831	\$822	\$0.99
4S	895	38	95.75%	655,304	732	\$796	\$1.09
13	1,455	39	97.32%	1,213,724	834	\$838	\$1.01
<b>*TOTALS</b>	<b>3,627</b>	<b>98</b>	<b>97.30%</b>	<b>2,938,905</b>	<b>810</b>	<b>\$899</b>	<b>\$1.11</b>

Source: CBRE

\* Any variances in totals are minor and are a result of weighting or rounding

## SANTA FE MARKET OVERVIEW



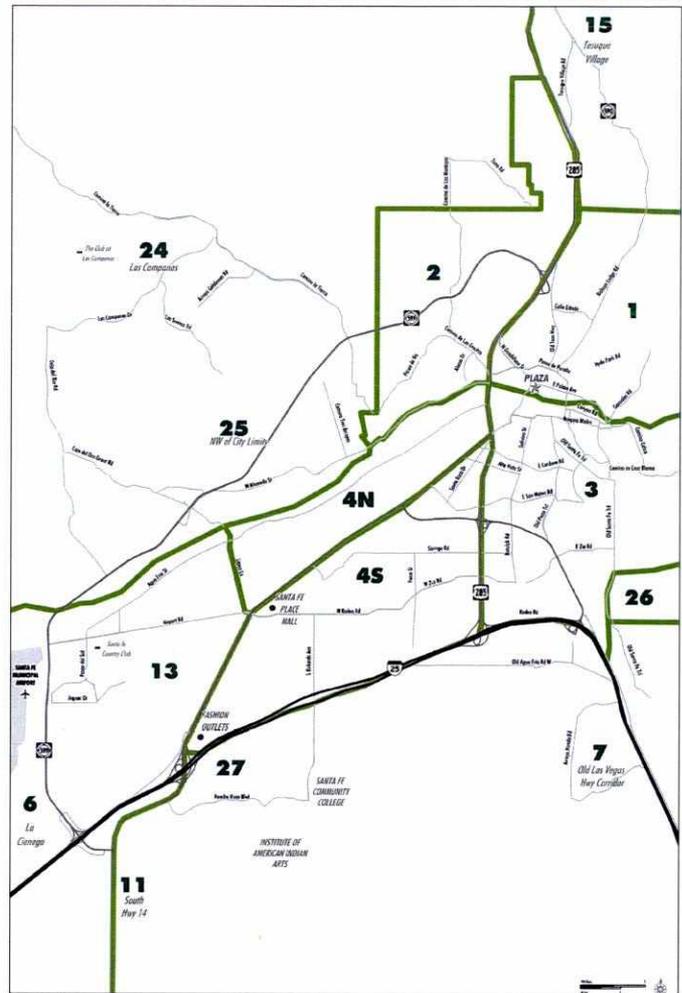
Santa Fe, founded in 1607, is located 50 miles north of Albuquerque and is a world-renowned tourist destination that attracts 1.5 million tourists annually. Santa Fe also serves as the New Mexico state capital, is the oldest capital city in America and the fourth largest city in New Mexico with a population of about 80,000. Santa Fe continues as an attractive apartment market due to relatively high single-family residential prices coupled with slow supply growth due to a combination of affordability requirements on all new residential development and high land and construction costs in relation to rents. New apartment development has been almost exclusively subsidized (LIHTC) units. Santa Fe's median single-family home price is currently \$370,000, which makes renting the only option for many local residents.

The seasonally adjusted unemployment rate for the Santa Fe MSA was 5.0% in March, an improvement from 5.1% in February and 5.5% the prior year. Total MSA nonfarm employment remained at 62,500 jobs. Over the year, total MSA nonfarm employment was up 1,100 jobs, or 1.8%. The latest month represents the MSA's sixteenth consecutive month of growth in total payroll employment. All gains occurred in the private sector, which was up 1,300 jobs, or 2.9%. Government employment was down 200 jobs, with all losses occurring in state government. Santa Fe employment tends to expand most during the prime summer tourism season, although the city attracts a steady stream of visitors year round. Among its world famous attractions are the Santa Fe Opera, the Santa Fe Indian Market, the Spanish Market, more than 250 art galleries, 50 Indian jewelry shops, 450 restaurants, many nationally ranked, and some of the finest museums in the country.

### SANTA FE MULTIFAMILY PROPERTY STATISTICS - SUMMARY

Number of Properties Reporting	23
Total Units Reporting	3,627
Average Property Size	158 Units
Average Occupancy Rate	97.30%
Smallest Property	64 Units
Largest Property	296 Units
Earliest Year Built	1973
Latest Year Built	2014
Average Year Built	1995

### SANTA FE MLS MAP



## PURPOSE, METHODOLOGY & ACKNOWLEDGMENT

### PURPOSE

The purpose of the Albuquerque/Santa Fe Apartment Market Survey is to satisfy demand from property managers, investors, lenders, appraisers, and other real estate professionals for comprehensive information about Albuquerque and Santa Fe rents and occupancy. We are committed to making this data as widely available as possible.

### METHODOLOGY

CBRE originally included all Albuquerque properties totaling 90 or more units and has been gradually adding representative smaller properties. This survey sample includes substantially all of Albuquerque's larger properties, but omits certain non-representative properties as well as new properties in lease up and those undergoing heavy renovation programs resulting in non-representative vacancy. The May 2016 Albuquerque market survey population includes 189 properties totaling 40,301 units. Of these, 143 properties totaling 32,644 units (81%) are market rate and 46 properties totaling 7,657 units (19%) are affordable.

The May 2016 Santa Fe market survey encompasses 23 Santa Fe properties totaling 3,627 units. This represents most apartment complexes of more than 80 units and some smaller properties. The Santa Fe population is composed of 12 market-rate properties totaling 2,116 units (58%) and 11 affordable properties totaling 1,511 units (42%).

The objective of the survey is to determine weighted average occupancy and rent for individual unit types and for the overall market. The survey also reports data by Greater Albuquerque Association of Realtors MLS areas, which are generally homogeneous residential neighborhoods. This facilitates comparison of multifamily data with single family residential data.

The CBRE market report is comprised of Class A, B and C market-rate and income-restricted properties as well as properties with varying degrees of utilities paid by either the tenant or the property. Properties that include utilities in the rent generally have lower rent than those that do not, which is counterintuitive, but reflects their catering to a lower-income clientele that needs certainty of their monthly housing expenses. Because of the diversity of properties surveyed, we believe that the CBRE report accurately reflects Albuquerque and Santa Fe market averages and trends.

We consider concessions as only those "specials" that affect first month or ongoing monthly rent. Concessions that result in reduced rent for the entire term of the lease are treated as rent reductions and are also counted as concessions. Concessions continue to be moderate in Albuquerque and rare in Santa Fe, and tend to relate to short-term exposure with a particular unit type or other special circumstances.

We ask properties on a "yes" or "no" basis if they offer rent concessions and report the response as a percentage of all responders. Concessions come and go and are difficult to accurately quantify, but we believe that significant trends over time in the percentage of properties offering some form of concession give an indication of the market's health.

### MARKET OCCUPANCY AND RENT ARE REPORTED BY WEIGHTED AVERAGES:

Weighted average figures for occupancy and rent more accurately reflect market performance than do arithmetic averages. Total market and individual unit occupancy and rent are reported as weighted averages.

Please note that reported rents are "asking rents" and should be adjusted to take into account loss-to-lease and concessions. Vacant units are physically vacant or empty units and would include a vacant but pre-leased unit.

### SURVEY TIMING

CBRE produces the survey three times annually: In January to correspond to the winter occupancy low point, in May to correspond to the usual spring rise in occupancy, and in September to correspond to the end-of-summer occupancy peak.

### CUSTOM REPORTS

The CBRE market survey summary contains basic information on the overall Albuquerque and Santa Fe apartment markets and on the MLS districts making up the markets. CBRE also has the ability to prepare more detailed custom reports containing in-depth information on specific market segments or areas and will consider doing so upon request.

### ACKNOWLEDGMENTS

We wish to thank the property owners, property management firms and their senior management, regional managers, and on-site staff who have made this survey possible by providing rental rates and vacancy data. We will continue to seek recommendations from them for adjustments or additions to future surveys that will make it an even more useful management tool.

### CBRE MULTIFAMILY GROUP TEAM PROFILE

The CBRE national multifamily platform features market-leading professionals in most major markets across the country. The national team's constant exchange of market intelligence provides a foundation for the highest level of service to our local and national clients.

The CBRE New Mexico Multifamily Group is committed to providing the most accurate and comprehensive information possible about our local apartment markets. The team is composed of the following individuals:

#### DAVID EAGLE

Senior Vice President  
+1 505 837 4942  
david.eagle@cbre.com

#### ERIK OLSON

Vice President  
+1 505 837 4941  
erik.olson@cbre.com

#### BILLY EAGLE

Senior Associate  
+1 505 837 4947  
billy.eagle@cbre.com

#### RYAN MILLS

Client Services Specialist  
+1 505 837 4944  
mills@cbre.com

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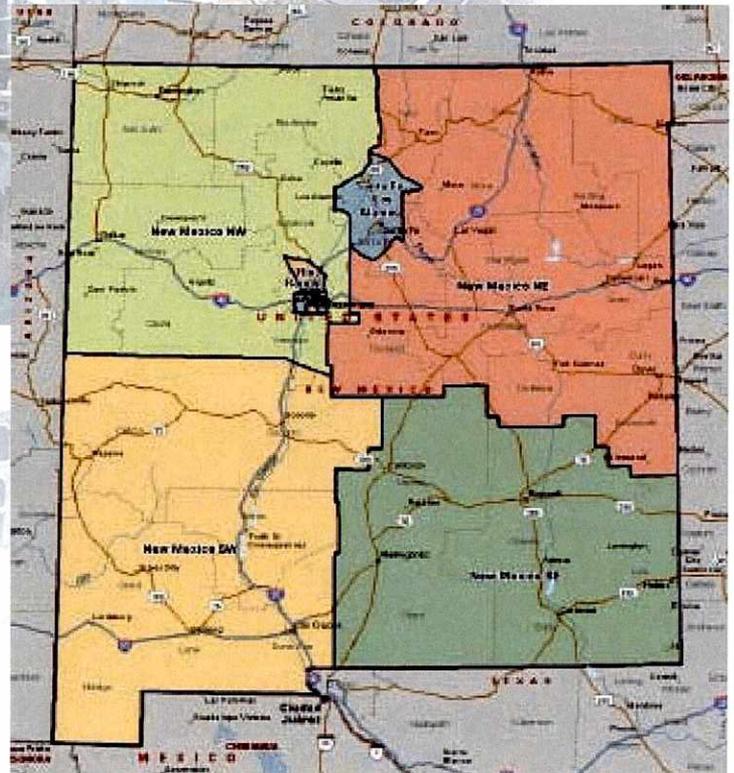


Spring 2016

# NEW MEXICO

## APARTMENT MARKET SURVEY & TREND REPORT

"AMSTR"<sup>TM</sup>



In Cooperation with:



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### Appendix

Includes information regarding the AANM Market Survey

\* The Airport/Kirtland AFB, Mesa del Sol, New Mexico NE, NW, SE, and South Valley Report Zones are not analyzed in this edition.

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MyRentComps.com 350 East Pine Street, Suite 100, Orlando, FL 32801 Tel: (407) 206-3791 Fax: (866) 206-5930 Email: Support@myrentcomps.com

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MyRentComps.com is an online information system designed to serve industry professionals within the rental multi-family industry, including owners, property and asset managers, onsite managers, lenders, brokers, appraisers, etc. The power of this system is derived from its ability to conduct the collection and dissemination of the most current real-time market data available.

MyRentComps.com is an automated Internet based (website) rental, occupancy, and relevant information collection system that provides to apartment managers, regional asset managers, large and independent owner/managers the ability to obtain real-time access to the rents and occupancies of competitive properties in their markets. Participating properties get FREE comparable property information online daily, weekly, or monthly - as they need it - at the time and place of their convenience.

As most managers and/or owners perform local "market surveys" on a weekly or monthly basis of their comparable properties, MyRentComps.com allows properties to update relevant market information on a daily or weekly (or whenever they wish) basis online within seconds, and then all the comparable properties that participate can instantly get competitive information with literally, a click of a button.

Another benefit to apartment managers, regional asset managers, independent owner/managers and other industry professionals is that because of the real-time nature of the data we collect, we will be able to provide affordable, timely reports on various reporting levels while the information is current and not after it has become historical trend data.

MyRentComps.com is pleased to present this edition of a Summary Report for the state of New Mexico using our patented online data collection service. The Spring 2016 "*New Mexico Apartment Market Survey & Trend Report*" is an aggregated analysis of all the data collected through the MyRentComps.com platform. This report will be modified and enhanced as we continue to publish based on market needs and the feedback we get from our customers.

MyRentComps.com is working with and affiliated with various state and local apartment associations throughout the country. The goal when working with apartment organizations is to not only offer free benefits to all of the properties and owners in the areas they service, but to also provide current market data for these areas as well. MyRentComps.com will make every effort to provide accurate and statistically valid market data to assist in analyzing market position and other individual client informational needs.

For more information regarding the "*New Mexico Apartment Market Survey & Trend Report*", or if you are in need of customized analysis of this data, please contact MyRentComps.com at (855) 206-3791. If you are a manager or owner of rental multifamily property and would like a free MyRentComps account, please email us at [Support@MyRentComps.com](mailto:Support@MyRentComps.com). More information about MyRentComps is located at the back of this report.

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## New Mexico Apartment Market Survey &amp; Trend Report

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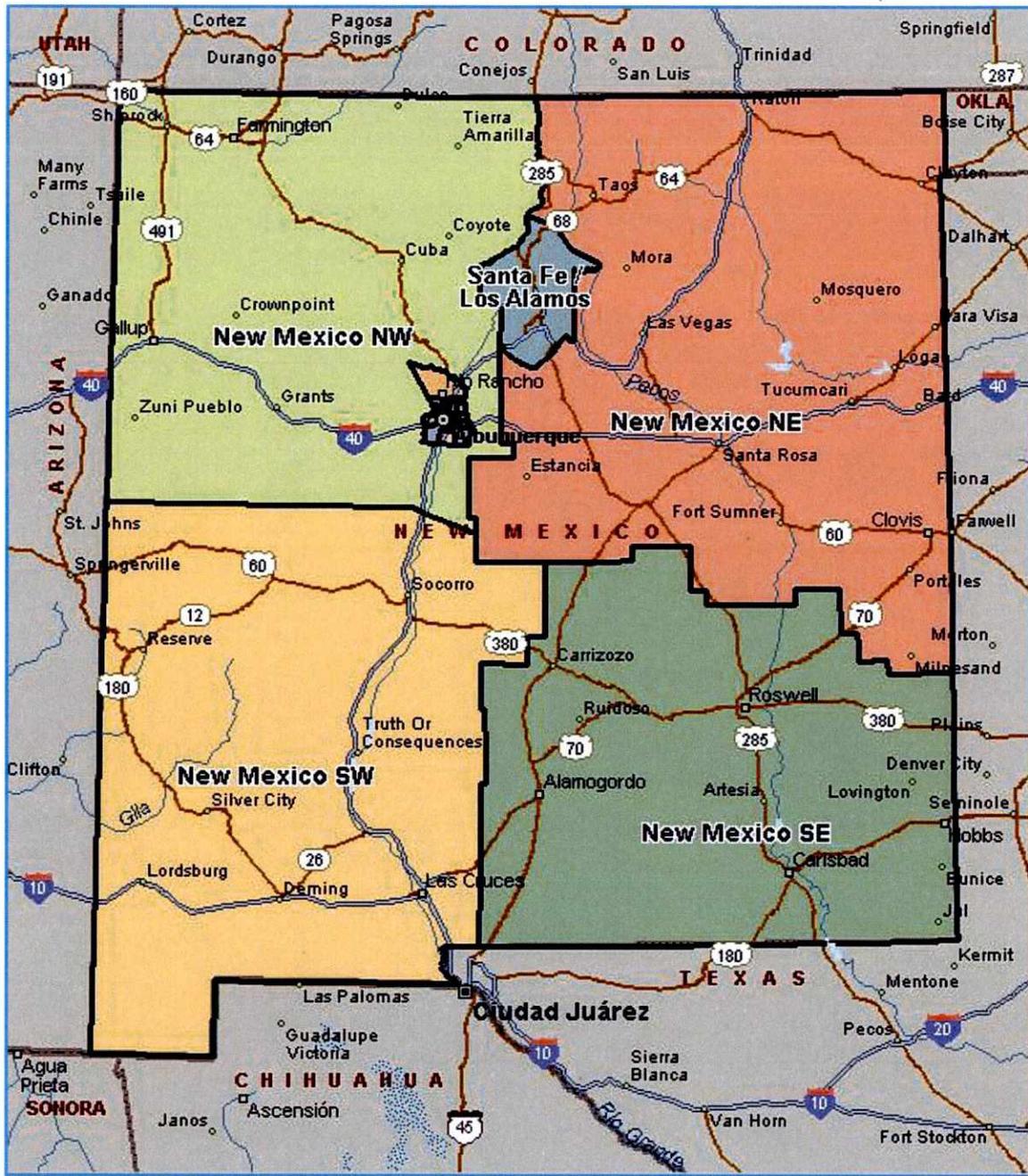
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Any specific analysis of the data included in the "*New Mexico Apartment Market Survey & Trend Report*" reflecting numbers or the trends for any market area for the purpose of determining financial feasibility or economic projections should be viewed with the understanding and knowledge that these numbers are not necessarily absolute.

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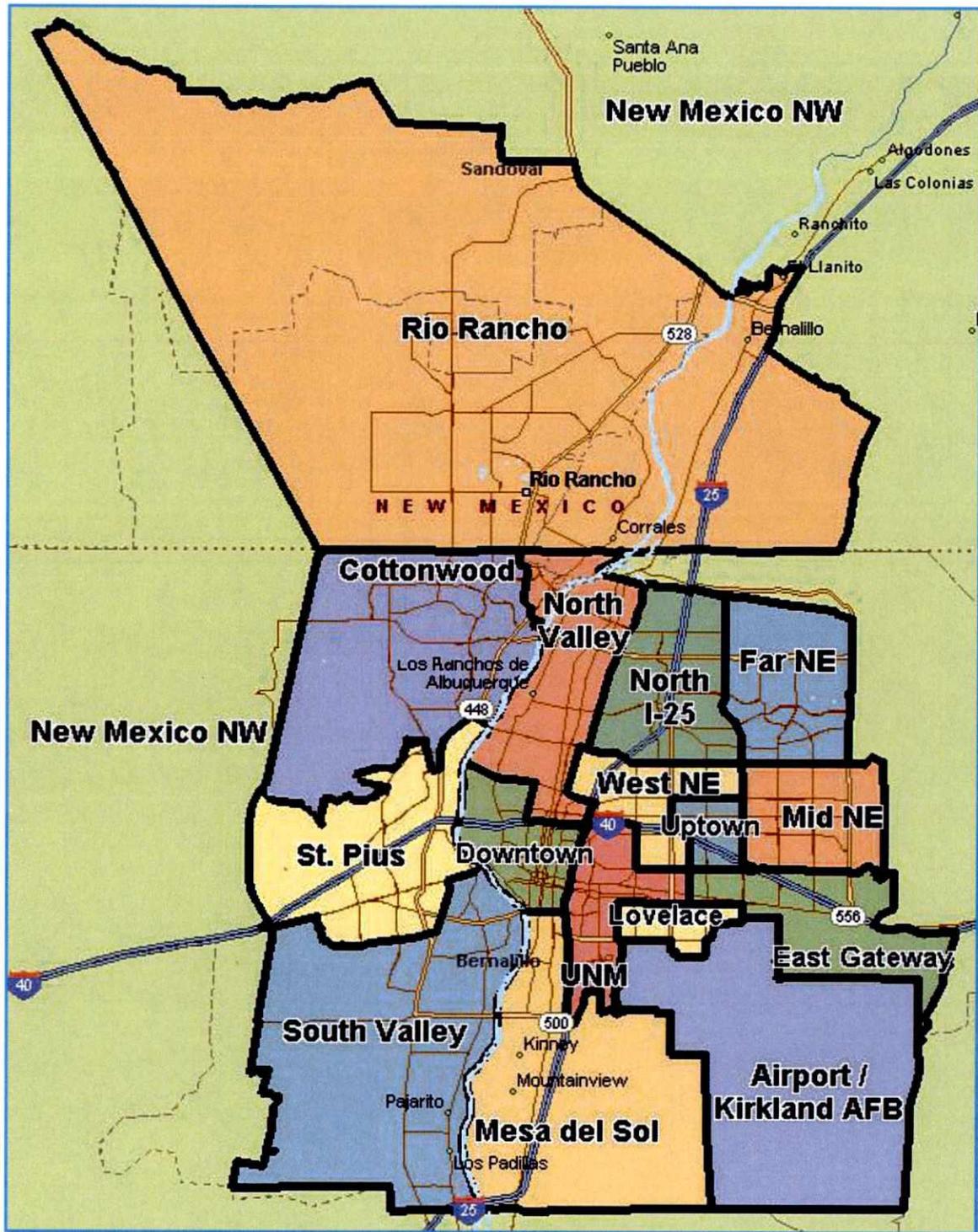
## New Mexico Report Zones



\* The Airport/Kirtland AFB, Mesa del Sol, New Mexico NE, NW, SE, and South Valley Report Zones are not analyzed in this edition.

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## Greater Albuquerque Area Report Zones



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## New Mexico Report Zones

### Walk Score, Transit Score, and Bike Score Analysis

Report Zone	Occupancy	Avg SqFt	Avg Rent	Avg Rent/SqFt	Walk Score	Transit Score	Bike Score
Airport / Kirkland AFB							
Cottonwood	96.47%	926	\$858	\$0.93	36.4	28.1	50.1
Downtown	94.63%	684	\$723	\$1.06	74.3	46.6	87.3
East Gateway	93.80%	822	\$708	\$0.86	46.7	40.4	63.2
Far NE	95.47%	879	\$880	\$1.01	47.7	27.5	61.4
Lovelace	95.87%	756	\$637	\$0.84	54.2	39.0	81.1
Mesa del Sol							
Mid NE	94.92%	770	\$669	\$0.87	56.1	29.6	64.3
North I-25					63.1	32.8	63.5
North Valley	96.56%	770	\$734	\$0.95	50.6	31.2	57.8
Rio Rancho	96.74%	843	\$773	\$0.92	38.6		
South Valley	90.10%	1081	\$1,045	\$0.97	36.4	29.2	55.9
St. Pius	95.54%	846	\$707	\$0.83	42.1	29.8	60.6
UNM	96.19%	680	\$765	\$1.12	60.1	41.7	87.6
Uptown	95.02%	636	\$682	\$1.07	57.5	38.8	76.5
West NE	96.70%	691	\$681	\$0.99	55.9	33.7	74.9
Santa Fe / Los Alamos	97.81%	787	\$861	\$1.10	49.9	25.0	80.1
New Mexico NE					40.2		
New Mexico NW					38.7	40.0	81.5
New Mexico SE					36.4		
New Mexico SW	96.52%	839	\$675	\$0.81	41.5		

\* Go to [www.WalkScore.com](http://www.WalkScore.com) to find out more info on what these scores mean.

Walk Score data is used by analysts and researchers in the fields of real estate, urban planning, government, public health, and finance. Walk Score received grants from the Rockefeller Foundation and the Robert Wood Johnson Foundation to align their algorithms with the latest academic research. Visit [www.WalkScore.com](http://www.WalkScore.com) for more details.

**Walk Score®:** Measures walkability on a scale from 0 – 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail.

**Transit Score®:** Measures transit accessibility on a scale from 0 - 100. Calculates distance to closest stop on each route, analyzes route frequency and type.

**Bike Score™:** Measures bike accessibility on a scale from 0 - 100 based on bike infrastructure, topography, destinations and road connectivity.

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## Analysis of New Mexico Properties

Grouped by Property Walk Score, Transit Score, and Bike Score

Walk Score Group	# Properties Scored	# Units Scored	Occupancy	Avg Rent	Avg SqFt	Avg Rent/SqFt
0 - 9	4	616	98.38%	\$675	848	\$0.80
10 - 19	5	989	59.05%	\$846	984	\$0.86
20 - 29	12	1,461	93.09%	\$811	858	\$0.95
30 - 39	23	4,202	96.03%	\$827	835	\$0.99
40 - 49	53	10,174	95.31%	\$766	825	\$0.93
50 - 59	48	7,752	91.91%	\$737	832	\$0.89
60 - 69	42	6,711	95.72%	\$689	736	\$0.94
70 - 79	14	2,318	97.07%	\$816	814	\$1.00
80 - 89	3	729	95.47%	\$707	741	\$0.95
90 - 100	4	342	94.74%	\$804	717	\$1.12
All	208	35,294	93.79%	\$757	814	\$0.93

Transit Score Group	# Properties Scored	# Units Scored	Occupancy	Avg Rent	Avg SqFt	Avg Rent/SqFt
0 - 9						
10 - 19	2	524	97.14%	\$941	979	\$0.96
20 - 29	41	8,372	91.14%	\$839	861	\$0.97
30 - 39	80	16,100	93.97%	\$722	810	\$0.89
40 - 49	34	2,984	93.40%	\$704	748	\$0.94
50 - 59	6	656	95.27%	\$712	596	\$1.19
60 - 69						
70 - 79						
80 - 89						
90 - 100						
No Score	45	6,658	96.44%	\$754	801	\$0.94
ALL	208	35,294	93.79%	\$757	814	\$0.93

Bike Score Group	# Properties Scored	# Units Scored	Occupancy	Avg Rent	Avg SqFt	Avg Rent/SqFt
0 - 9						
10 - 19						
20 - 29						
30 - 39	2	465	95.70%	\$822	895	\$0.92
40 - 49	7	1,534	73.14%	\$799	871	\$0.92
50 - 59	31	7,651	95.62%	\$796	854	\$0.93
60 - 69	48	8,351	95.86%	\$711	815	\$0.87
70 - 79	30	3,415	95.05%	\$735	818	\$0.90
80 - 89	13	1,876	95.74%	\$695	649	\$1.07
90 - 100	15	1,439	94.93%	\$819	739	\$1.11
No Score	62	10,563	92.82%	\$766	809	\$0.95
ALL	208	35,294	93.79%	\$757	814	\$0.93

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New Mexico Apartment Market Survey & Trend Report

**Greater Albuquerque Area**  
 (Includes All Report Zones in Greater Albuquerque Area)  
**Summary Analysis of ALL Responding Units**

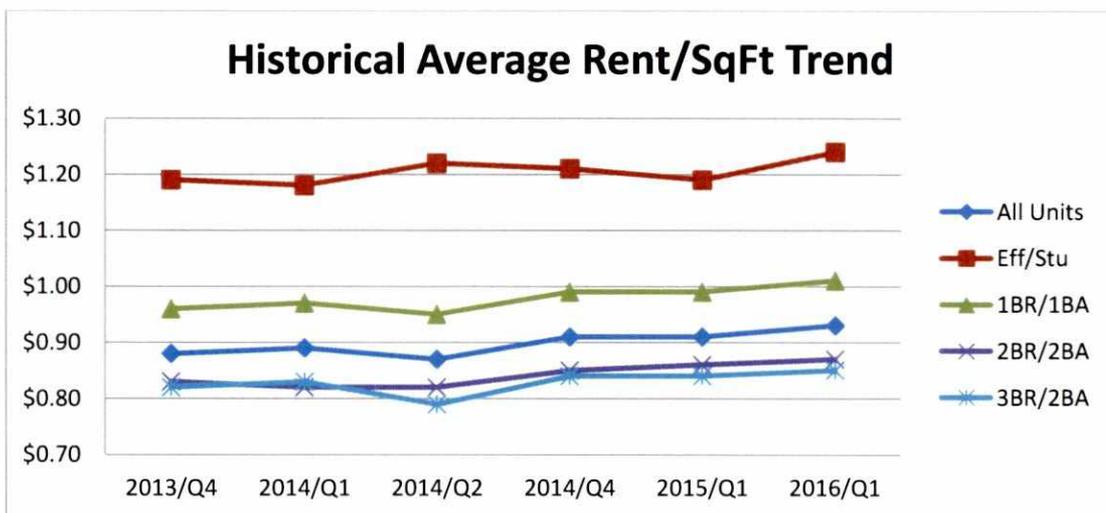
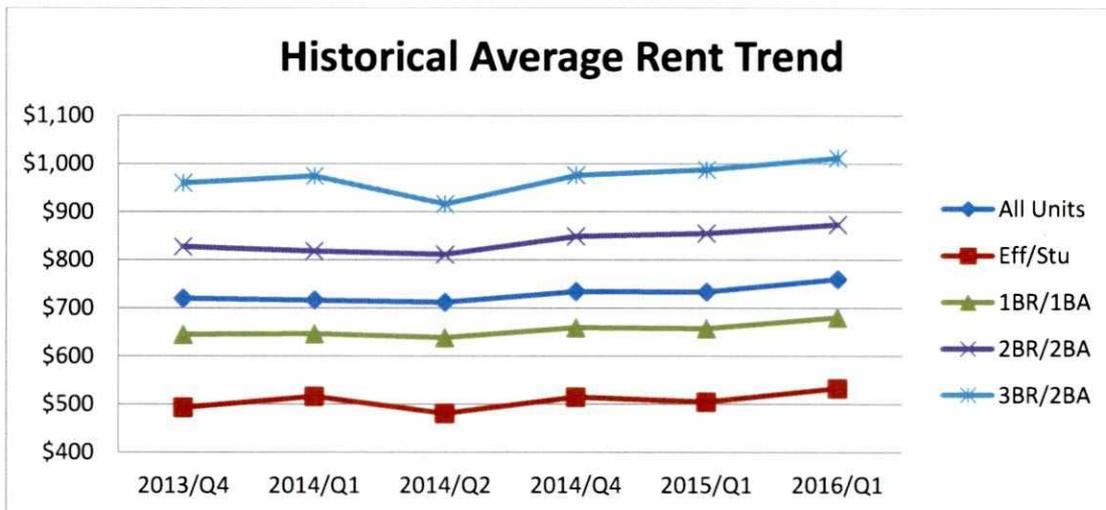
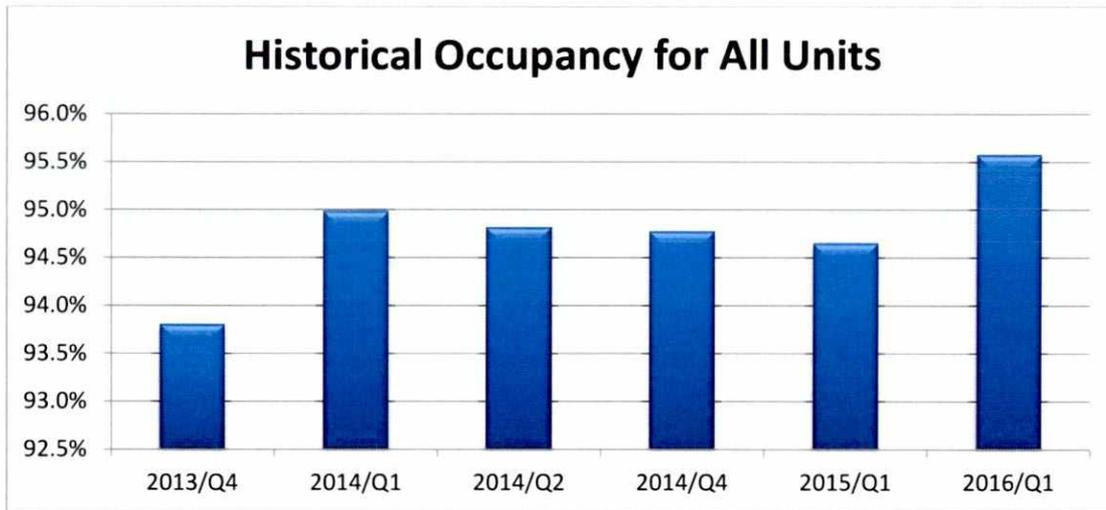


Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>31,107</b>	<b>1,375</b>	<b>95.58%</b>	<b>816</b>	<b>\$758</b>	<b>\$0.93</b>
EFF	272	15	94.49%	456	\$582	\$1.28
STU	2,014	94	95.33%	427	\$525	\$1.23
1BR/1BA	13,102	493	96.24%	673	\$679	\$1.01
1BR/1.5BA	7	0	100.00%	1,240	\$840	\$0.68
1BR/2BA	40	2	95.00%	829	\$706	\$0.85
2BR/1BA	3,995	170	95.74%	858	\$730	\$0.85
2BR/1.5BA	603	37	93.86%	887	\$758	\$0.85
2BR/2BA	8,589	423	95.08%	1,001	\$873	\$0.87
2BR/2.5BA	139	10	92.81%	1,271	\$1,208	\$0.95
3BR/1BA	3	0	100.00%	1,178	\$709	\$0.60
3BR/1.5BA	45	6	86.67%	1,179	\$977	\$0.83
3BR/2BA	2,054	109	94.69%	1,185	\$1,010	\$0.85
3BR/2.5BA	117	9	92.31%	1,262	\$1,160	\$0.92
3BR/3BA	56	2	96.43%	1,460	\$1,012	\$0.69
3BR/3.5BA	4	0	100.00%	1,532	\$1,679	\$1.10
4BR/2BA	58	4	93.10%	1,120	\$935	\$0.83
4BR/2.5BA	9	1	88.89%	1,415	\$1,334	\$0.94

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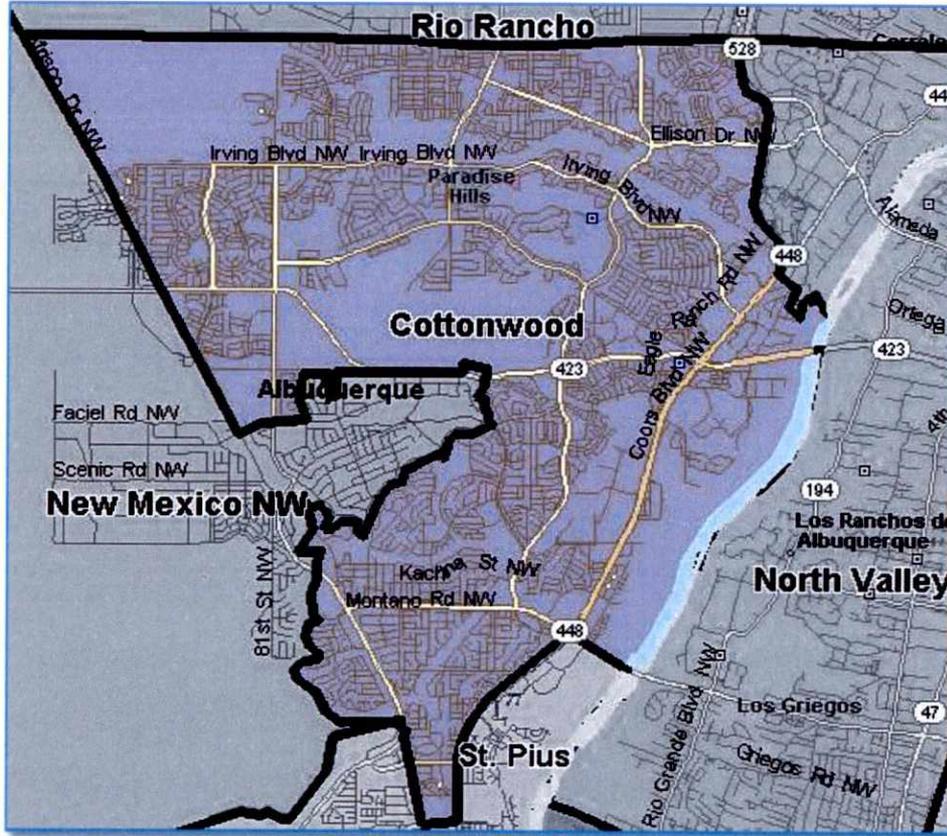
## Greater Albuquerque Area



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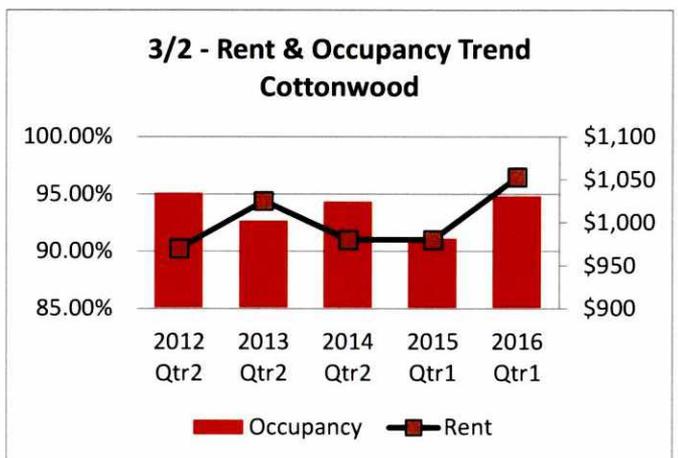
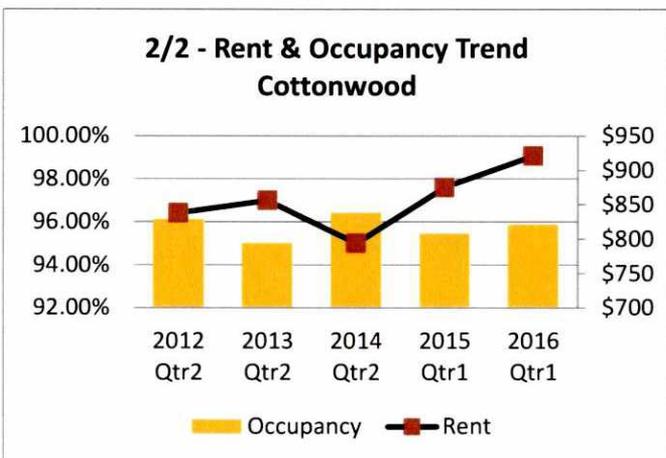
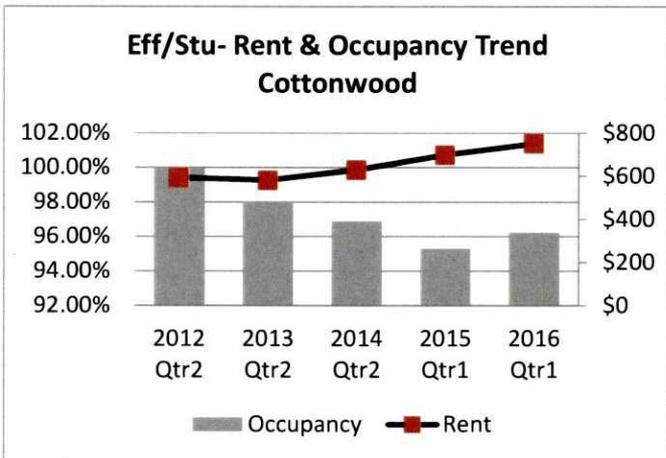
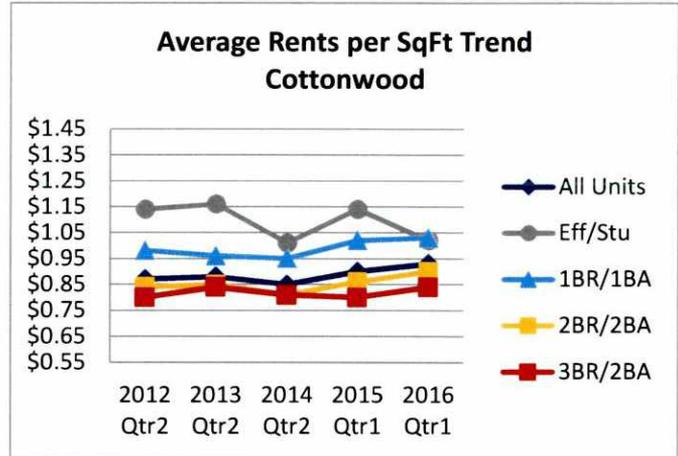
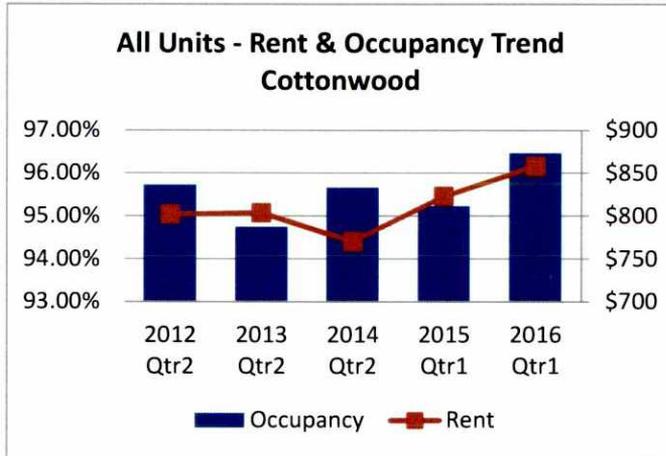
New Mexico Apartment Market Survey & Trend Report

## Cottonwood Summary Analysis of ALL Responding Units



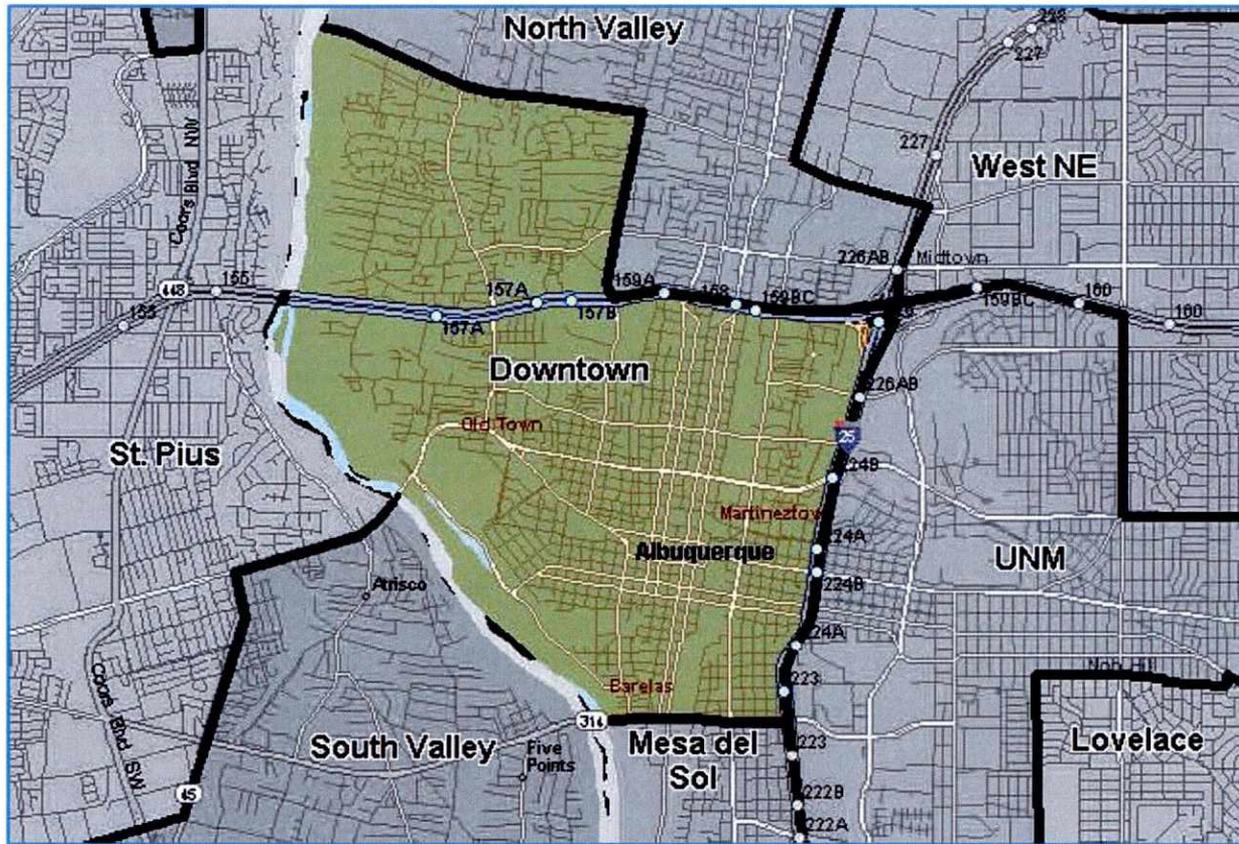
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>3,510</b>	<b>124</b>	<b>96.47%</b>	<b>926</b>	<b>\$858</b>	<b>\$0.93</b>
EFF	28	2	92.86%	1,071	\$960	\$0.90
STU	52	1	98.08%	555	\$638	\$1.15
1BR/1BA	1,343	34	97.47%	735	\$756	\$1.03
2BR/1BA	249	7	97.19%	879	\$745	\$0.85
2BR/1.5BA	39	1	97.44%	963	\$745	\$0.77
2BR/2BA	1,314	54	95.89%	1,022	\$921	\$0.90
3BR/1.5BA	6	0	100.00%	1,200	\$860	\$0.72
3BR/2BA	479	25	94.78%	1,249	\$1,053	\$0.84

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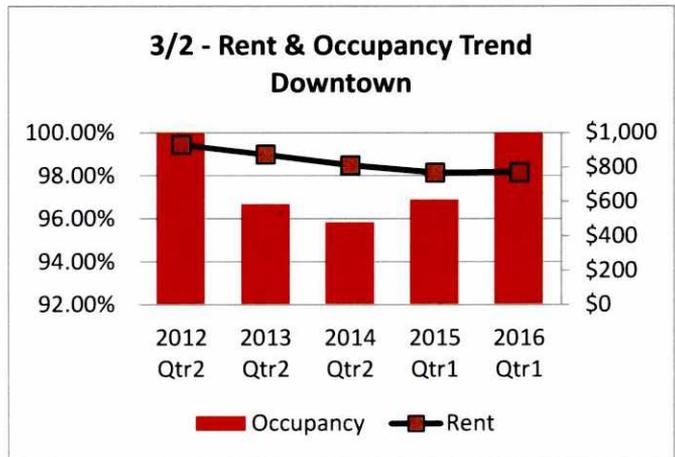
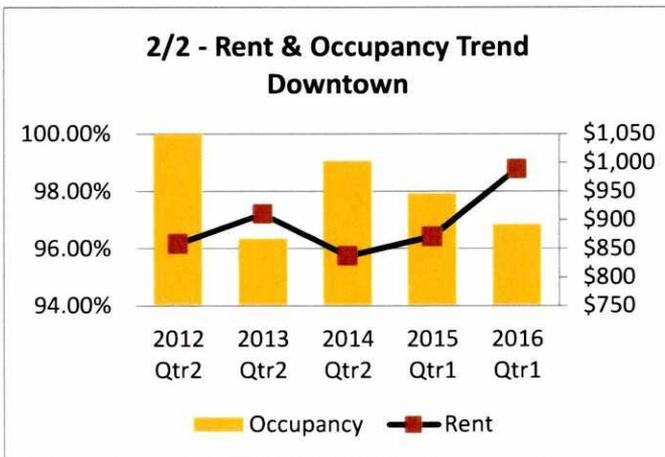
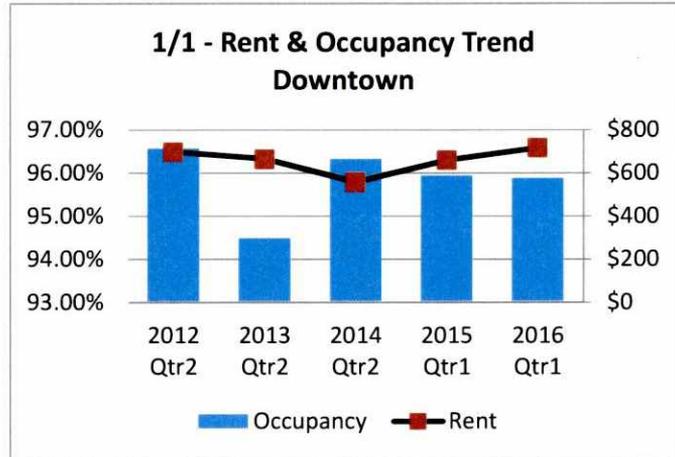
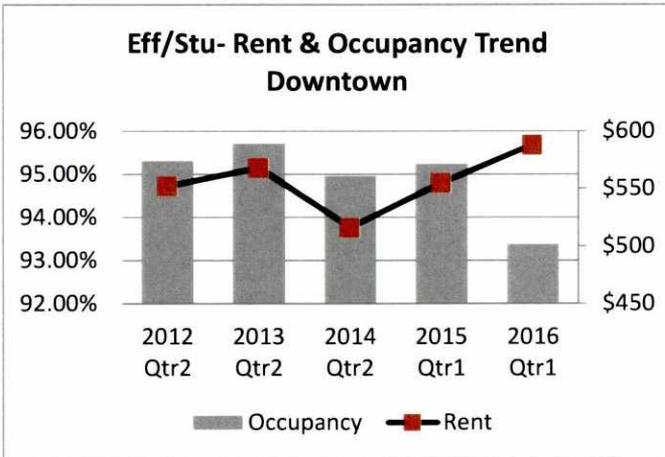
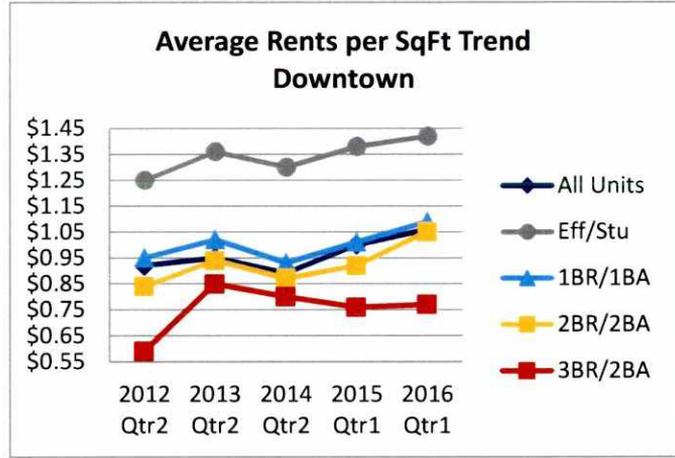
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## Downtown Summary Analysis of ALL Responding Units



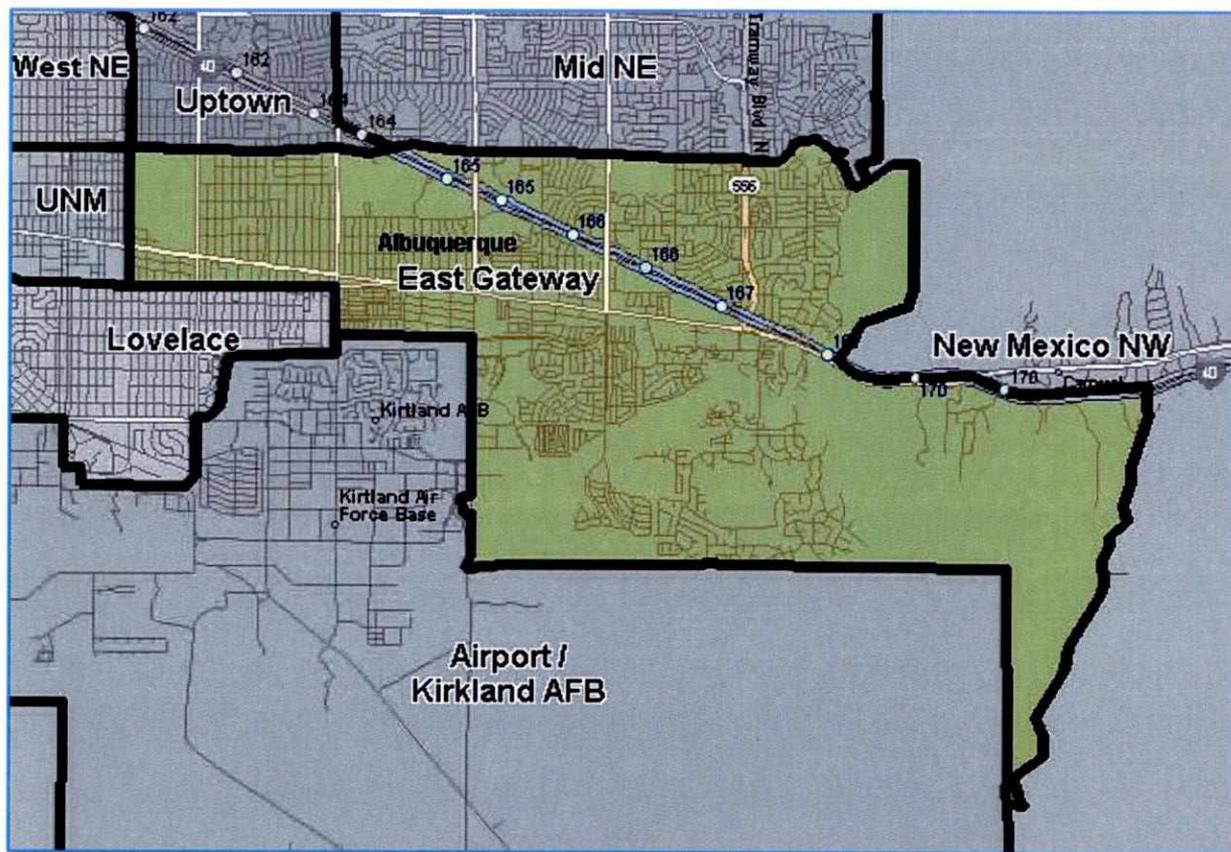
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
All Units	708	38	94.63%	684	\$723	\$1.06
STU	136	9	93.38%	414	\$588	\$1.42
1BR/1BA	340	14	95.88%	661	\$717	\$1.09
2BR/1BA	105	12	88.57%	780	\$665	\$0.85
2BR/2BA	95	3	96.84%	938	\$989	\$1.05
3BR/2BA	32	0	100.00%	1,005	\$770	\$0.77

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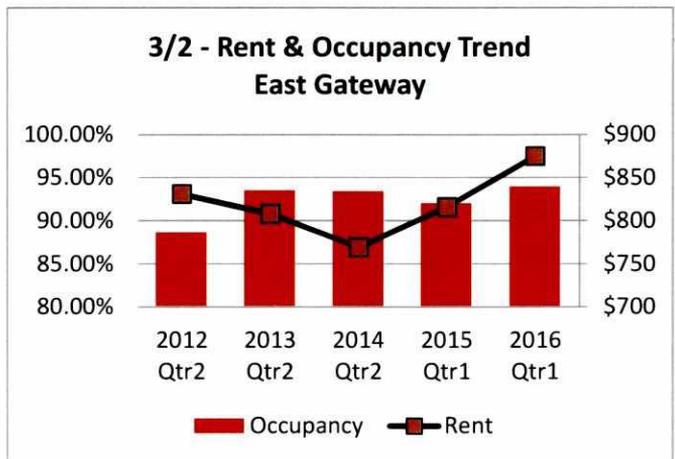
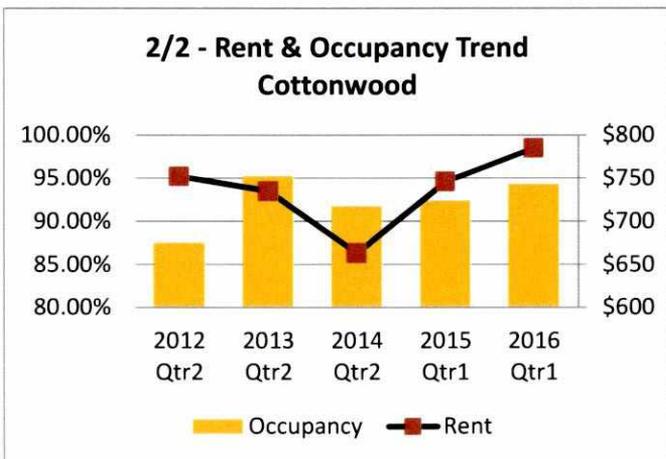
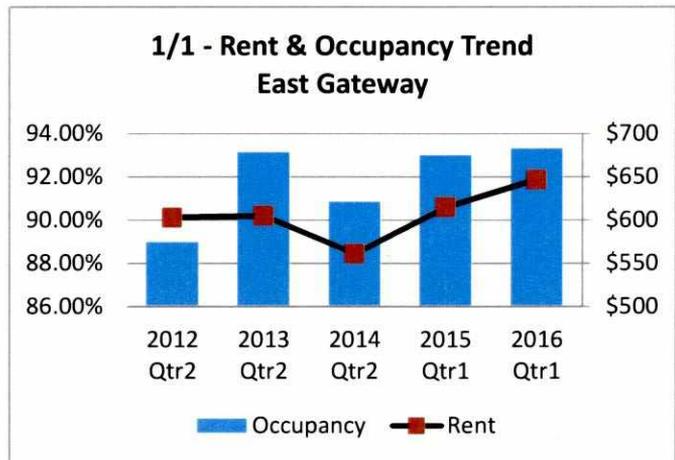
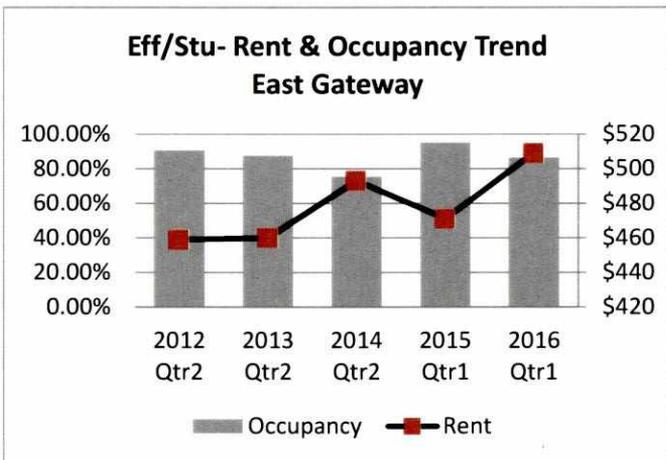
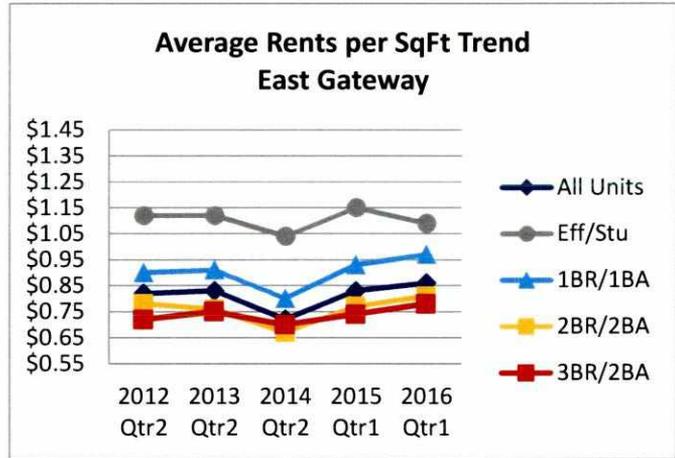
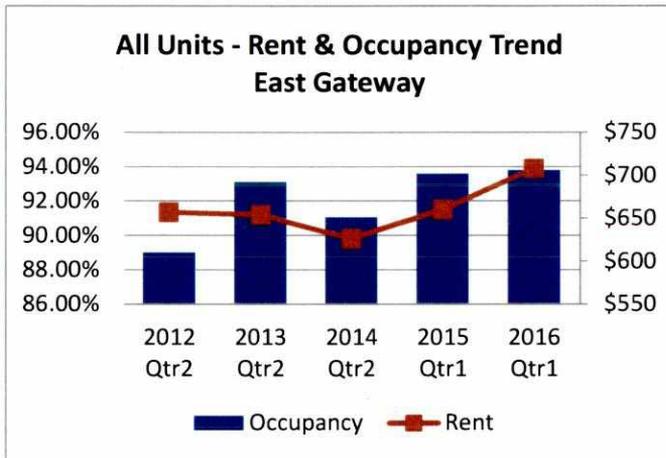
## East Gateway Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>2,305</b>	<b>143</b>	<b>93.80%</b>	<b>822</b>	<b>\$708</b>	<b>\$0.86</b>
EFF	25	3	88.00%	396	\$445	\$1.11
STU	57	8	85.96%	495	\$537	\$1.08
1BR/1BA	929	62	93.33%	667	\$647	\$0.97
1BR/1.5BA	7	0	100.00%	1,240	\$840	\$0.68
2BR/1BA	396	19	95.20%	843	\$671	\$0.80
2BR/1.5BA	4	0	100.00%	1,000	\$549	\$0.55
2BR/2BA	672	38	94.35%	967	\$785	\$0.81
3BR/2BA	215	13	93.95%	1,115	\$875	\$0.78

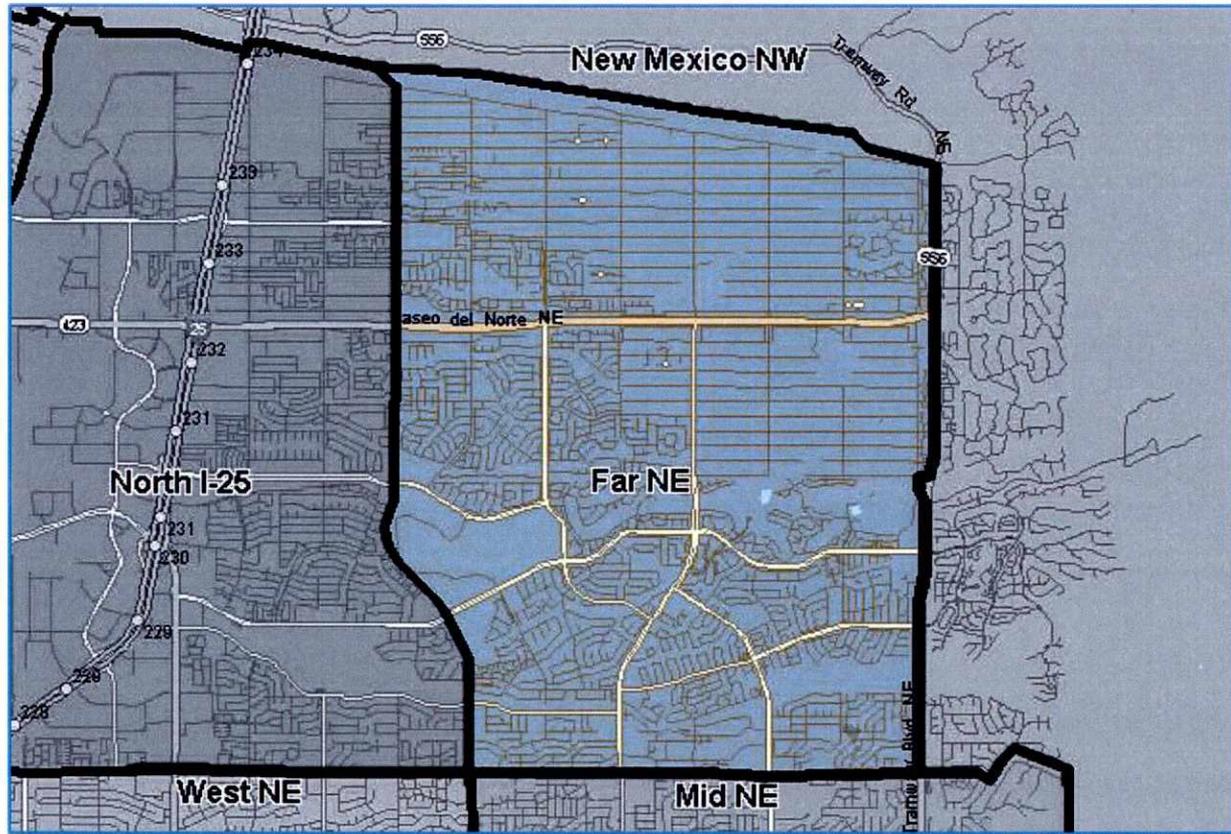
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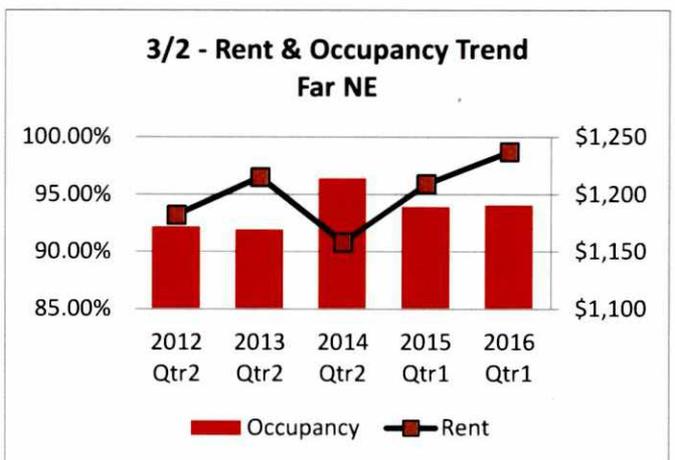
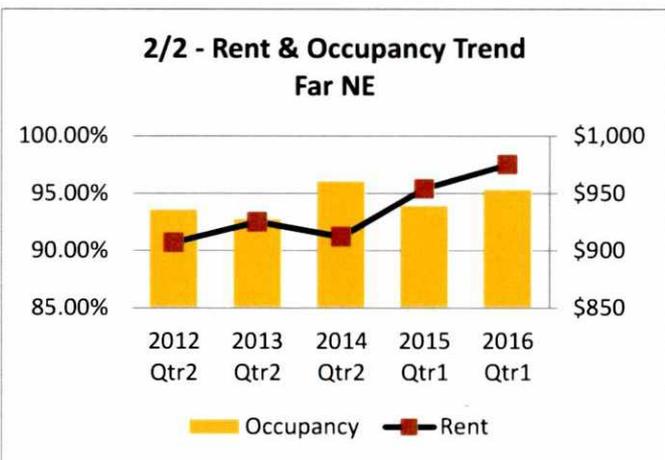
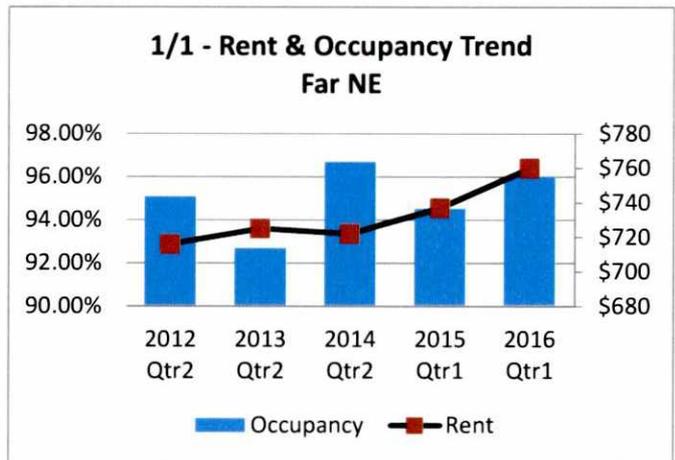
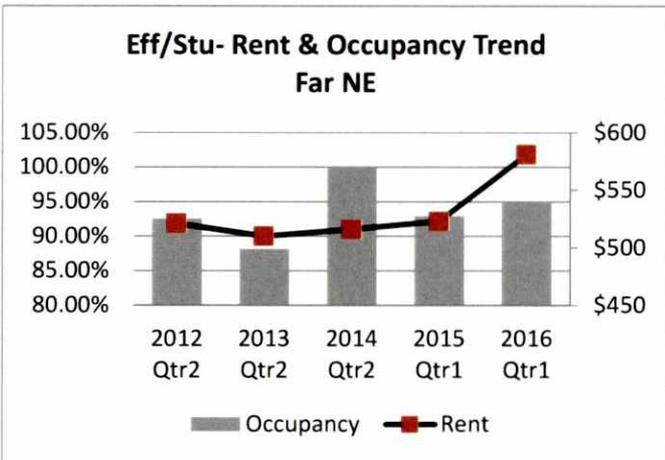
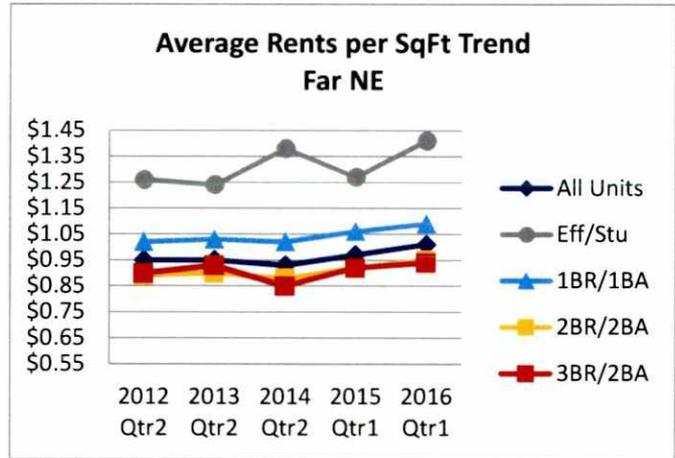
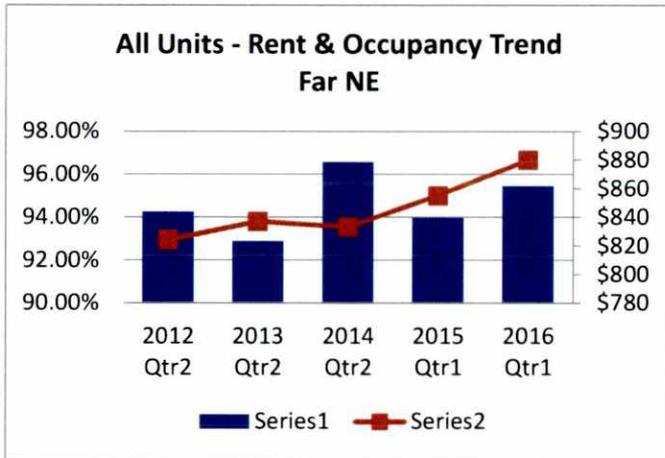
## Far NE Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq F
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>5,877</b>	<b>266</b>	<b>95.47%</b>	<b>879</b>	<b>\$880</b>	<b>\$1.01</b>
STU	162	8	95.06%	412	\$581	\$1.41
1BR/1BA	2,643	106	95.99%	702	\$760	\$1.09
2BR/1BA	508	26	94.88%	915	\$895	\$0.99
2BR/2BA	2,107	99	95.30%	1,034	\$975	\$0.95
2BR/2.5BA	76	5	93.42%	1,295	\$1,181	\$0.91
3BR/2BA	369	22	94.04%	1,317	\$1,237	\$0.94
3BR/3BA	12	0	100.00%	1,660	\$1,296	\$0.78

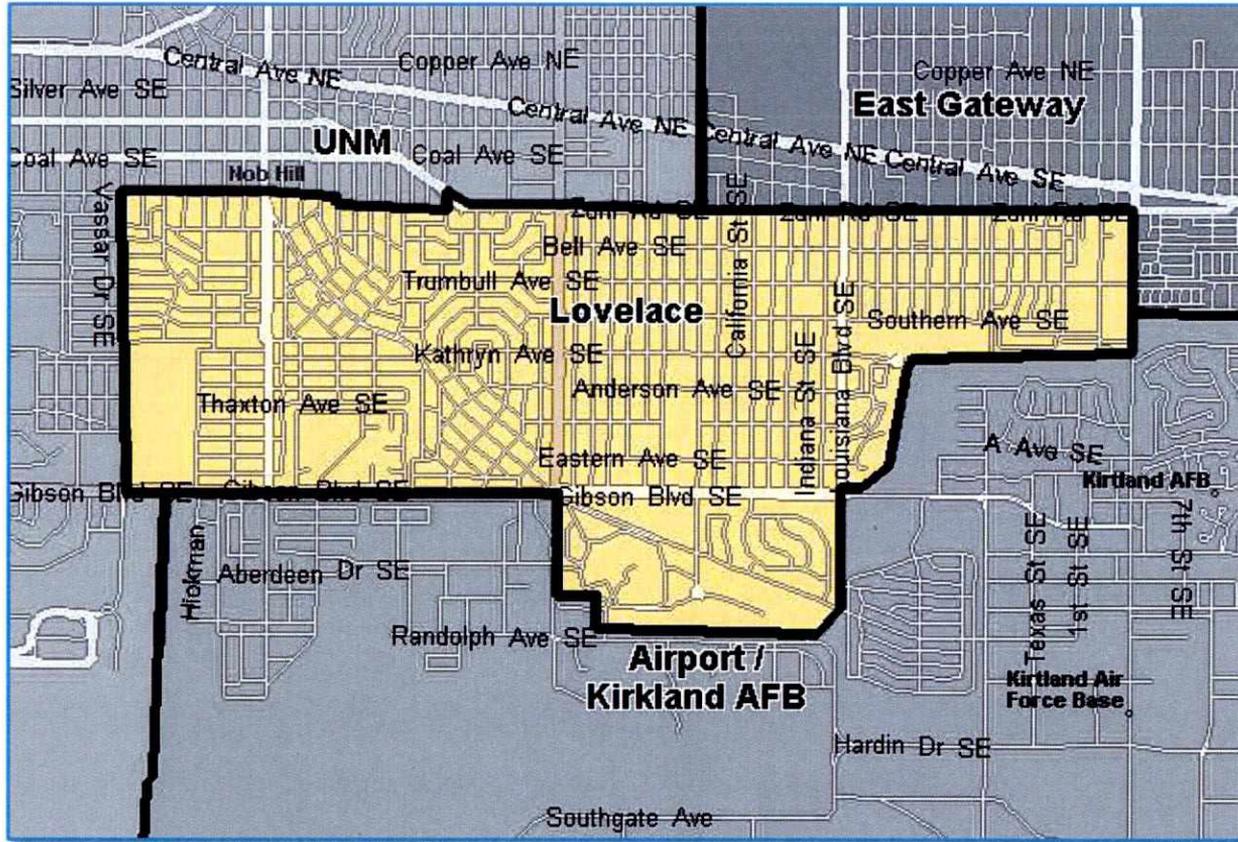
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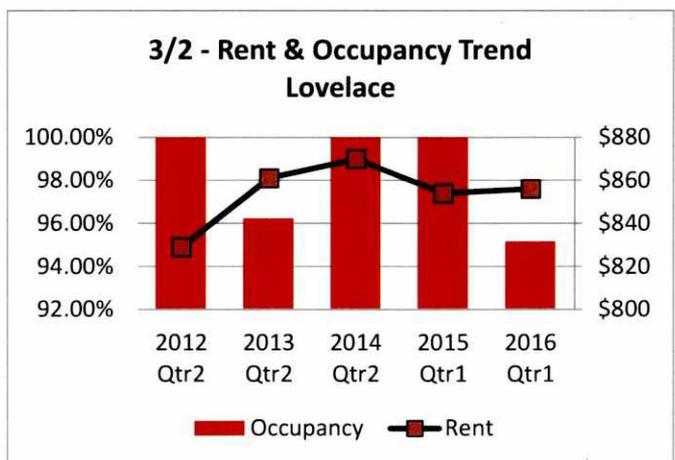
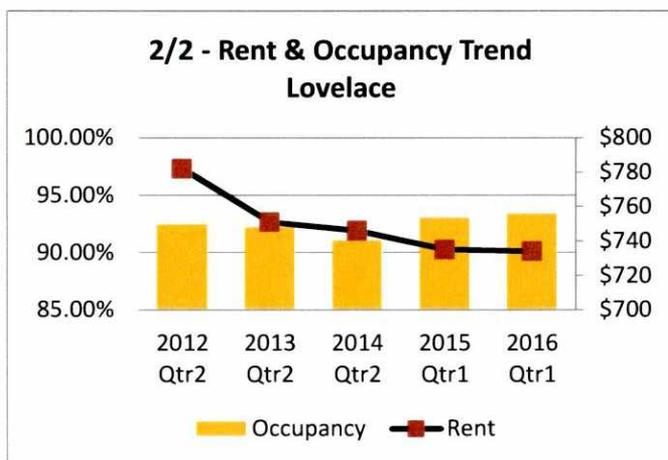
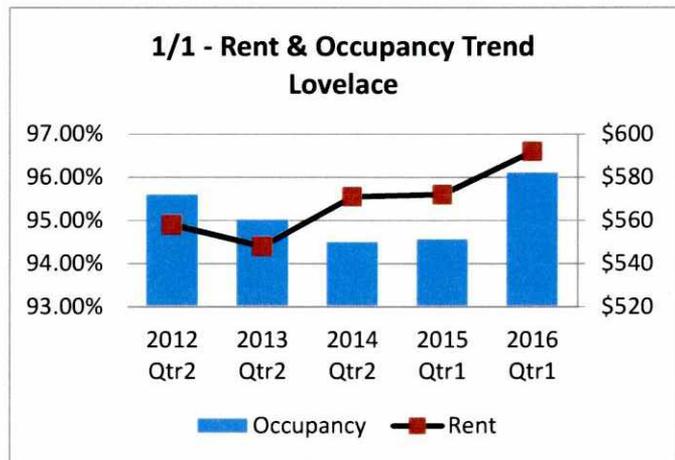
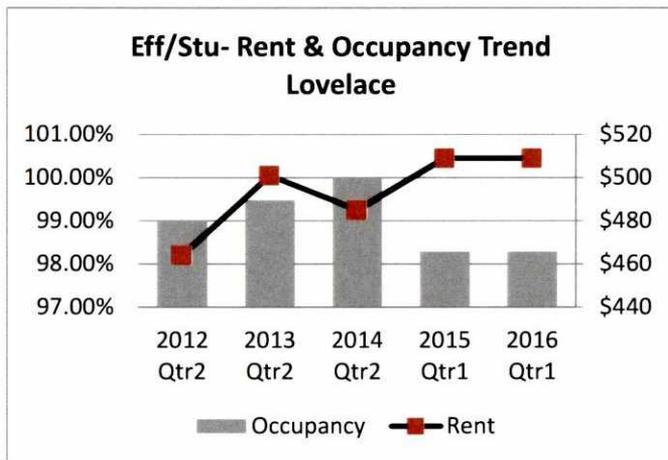
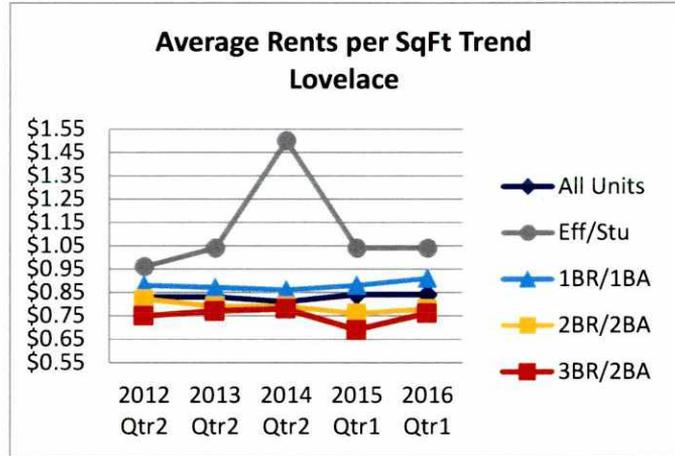
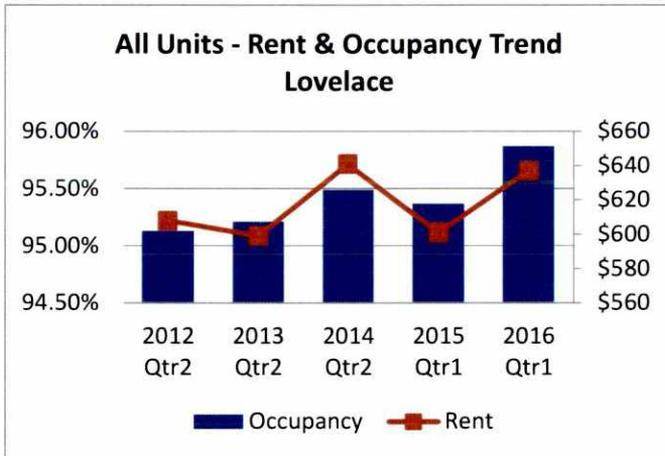
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## Lovlace Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>992</b>	<b>41</b>	<b>95.87%</b>	<b>756</b>	<b>\$637</b>	<b>\$0.84</b>
STU	175	3	98.29%	490	\$509	\$1.04
1BR/1BA	386	15	96.11%	657	\$592	\$0.91
2BR/1BA	206	10	95.15%	870	\$660	\$0.76
2BR/2BA	136	9	93.38%	946	\$734	\$0.78
3BR/1BA	2	0	100.00%	1,017	\$689	\$0.68
3BR/1.5BA	1	0	100.00%	1,340	\$785	\$0.59
3BR/2BA	62	3	95.16%	1,134	\$856	\$0.76
4BR/2BA	24	1	95.83%	1,200	\$960	\$0.80

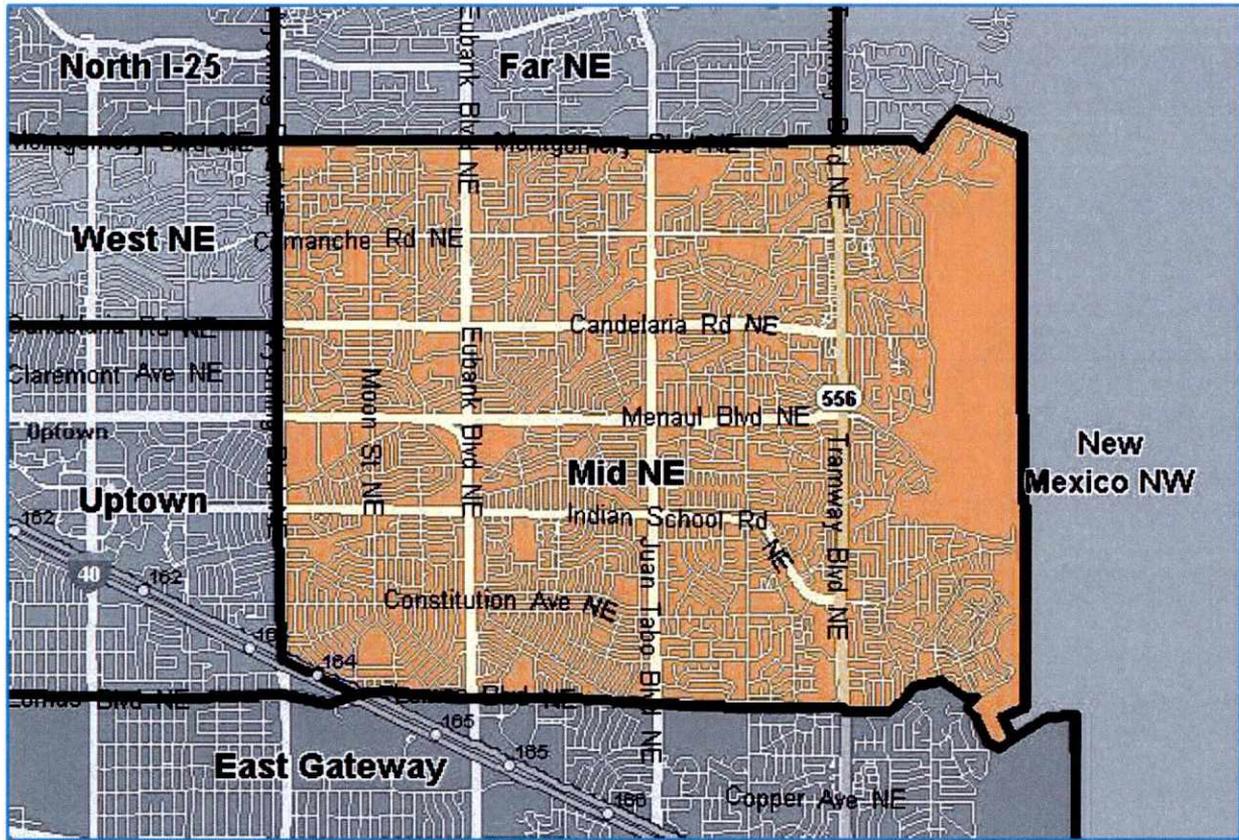
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## Mid NE Summary Analysis of ALL Responding Units

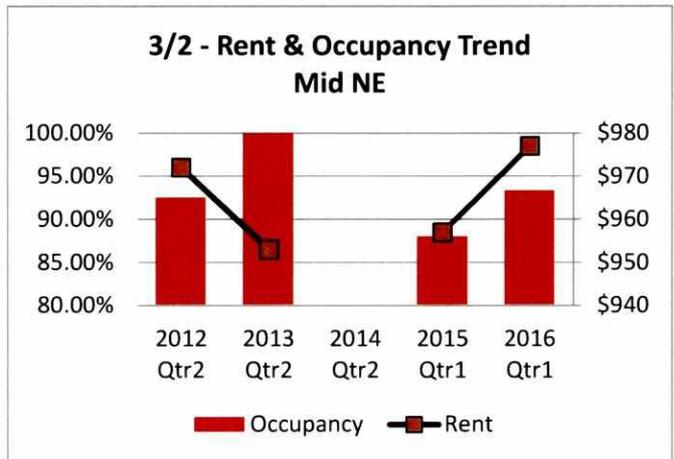
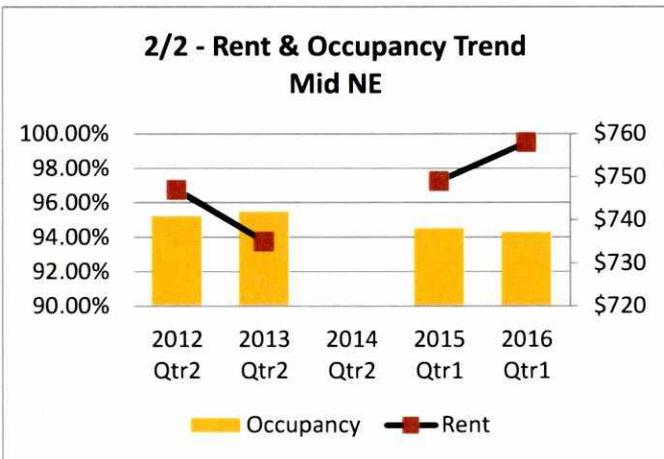
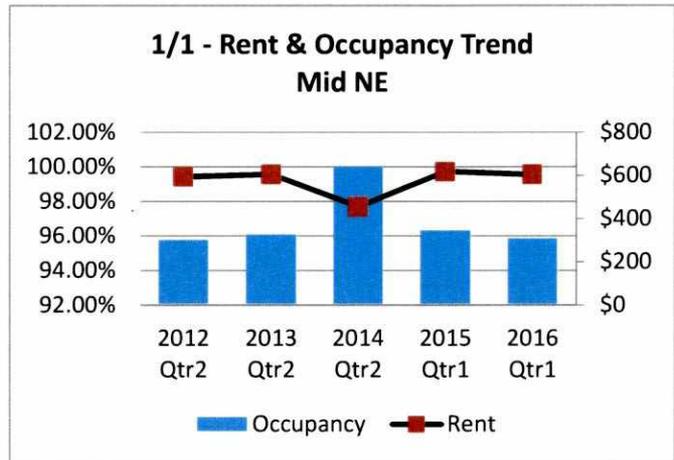
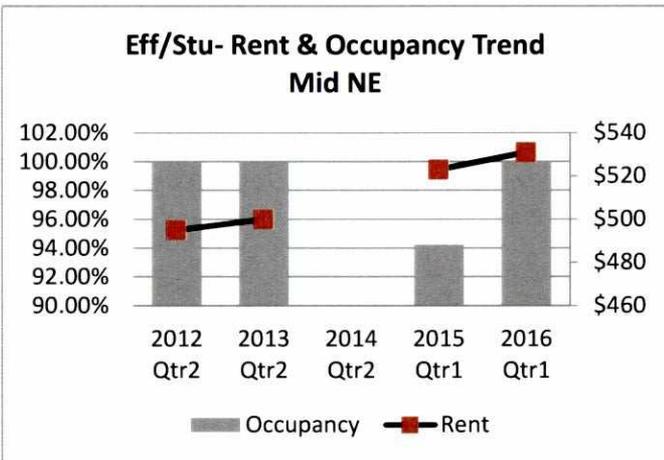
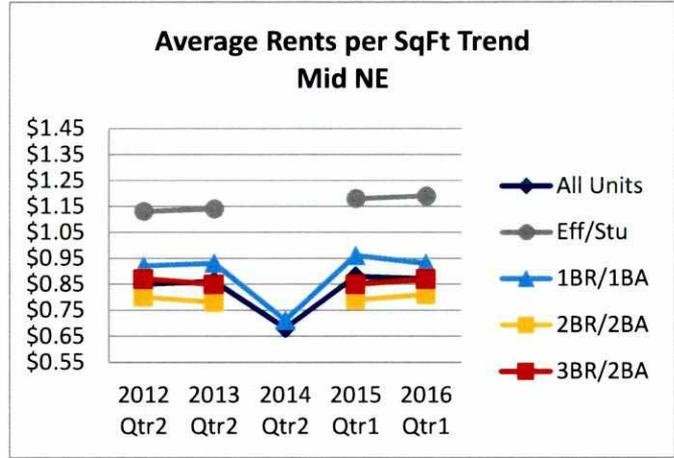
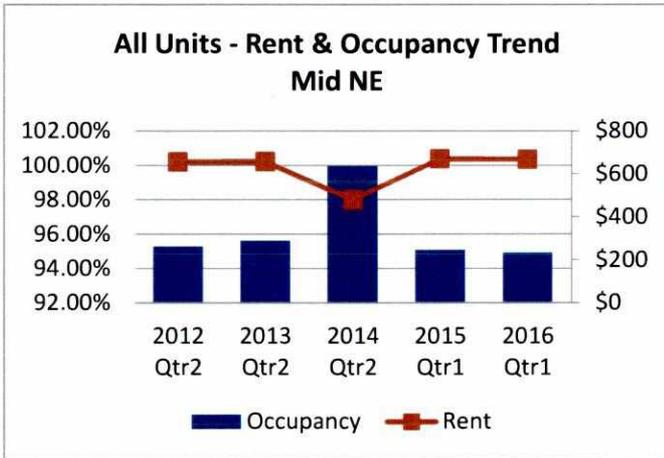


Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>2,794</b>	<b>142</b>	<b>94.92%</b>	<b>770</b>	<b>\$669</b>	<b>\$0.87</b>
EFF	12	0	100.00%	506	\$517	\$1.02
STU	40	0	100.00%	427	\$535	\$1.25
1BR/1BA	1,426	59	95.86%	651	\$604	\$0.93
1BR/2BA	40	2	95.00%	829	\$706	\$0.85
2BR/1BA	393	19	95.17%	833	\$670	\$0.81
2BR/1.5BA	28	8	71.43%	1,060	\$815	\$0.77
2BR/2BA	788	45	94.29%	928	\$758	\$0.81
3BR/1.5BA	22	6	72.73%	1,290	\$1,030	\$0.80
3BR/2BA	45	3	93.33%	1,117	\$977	\$0.87

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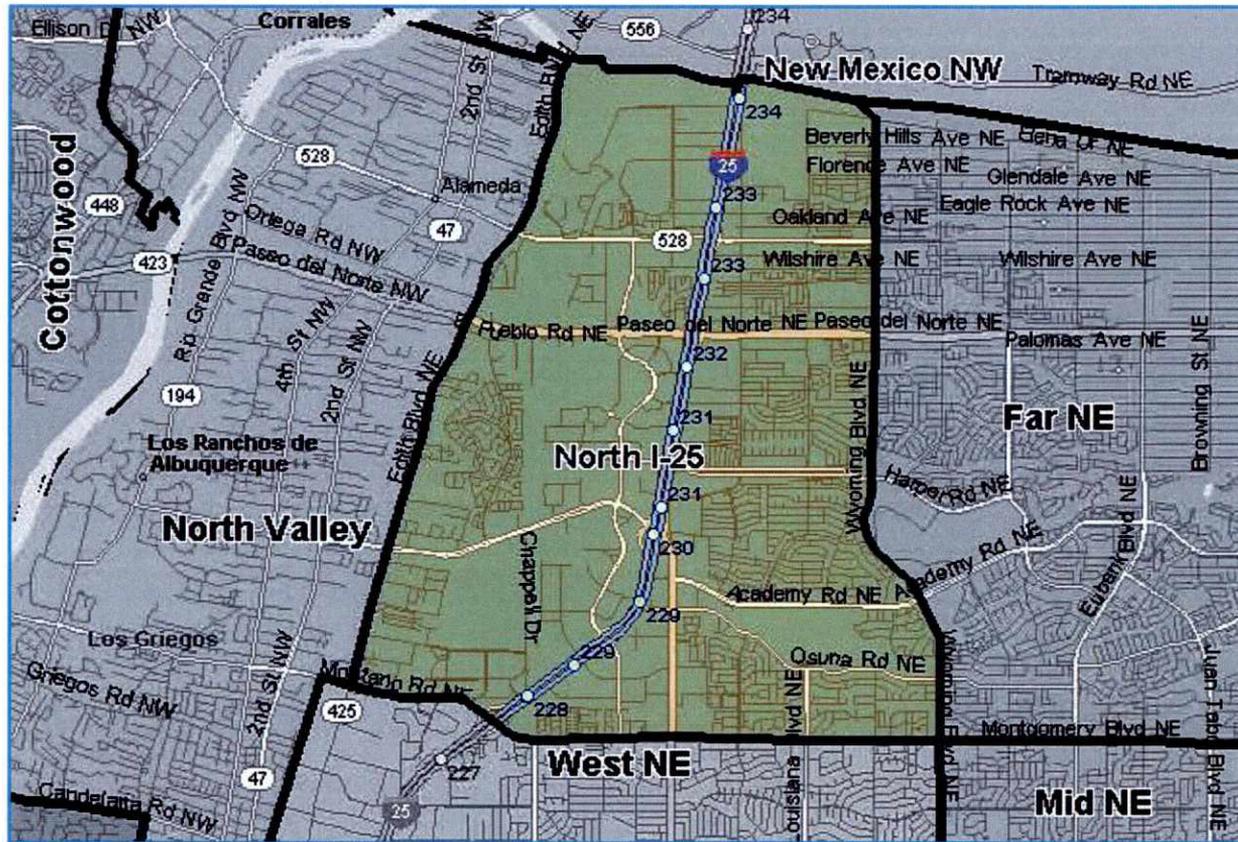
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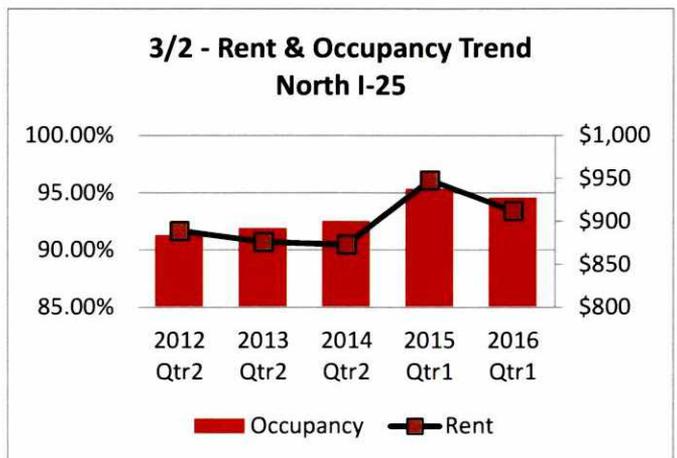
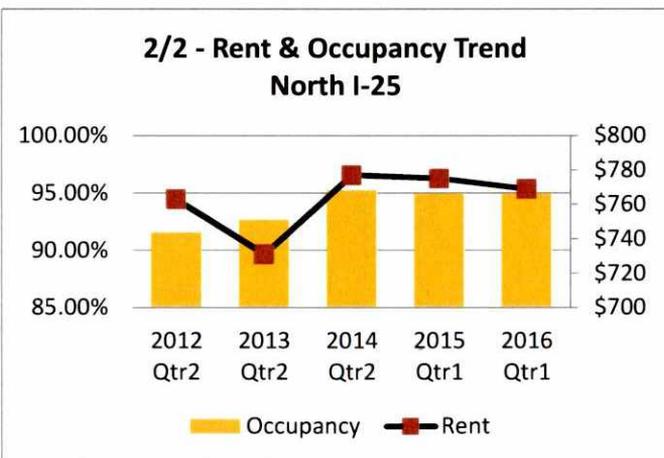
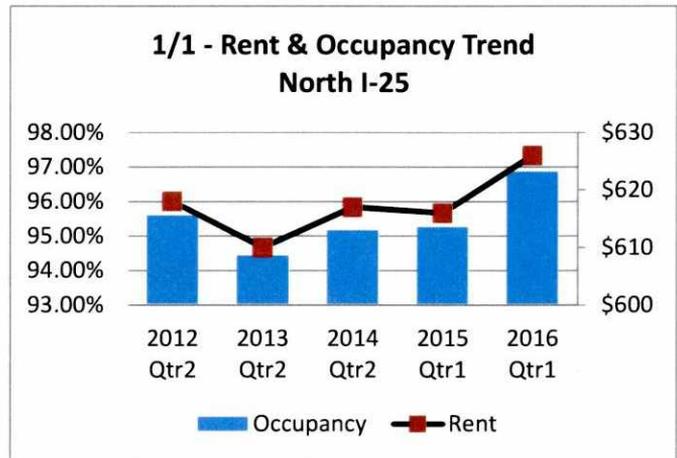
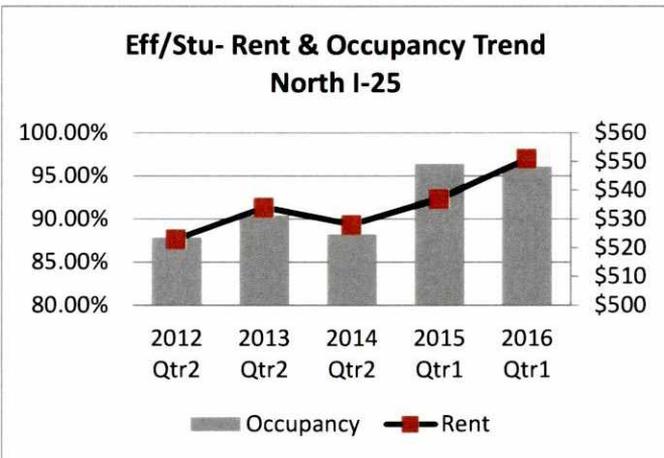
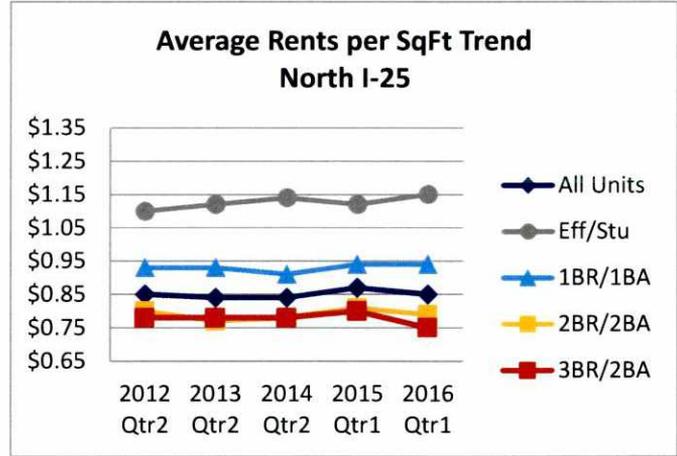
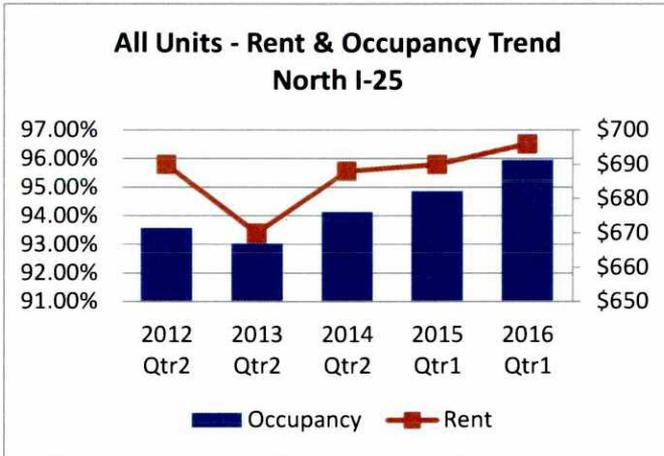
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## North I-25 Summary Analysis of ALL Responding Units



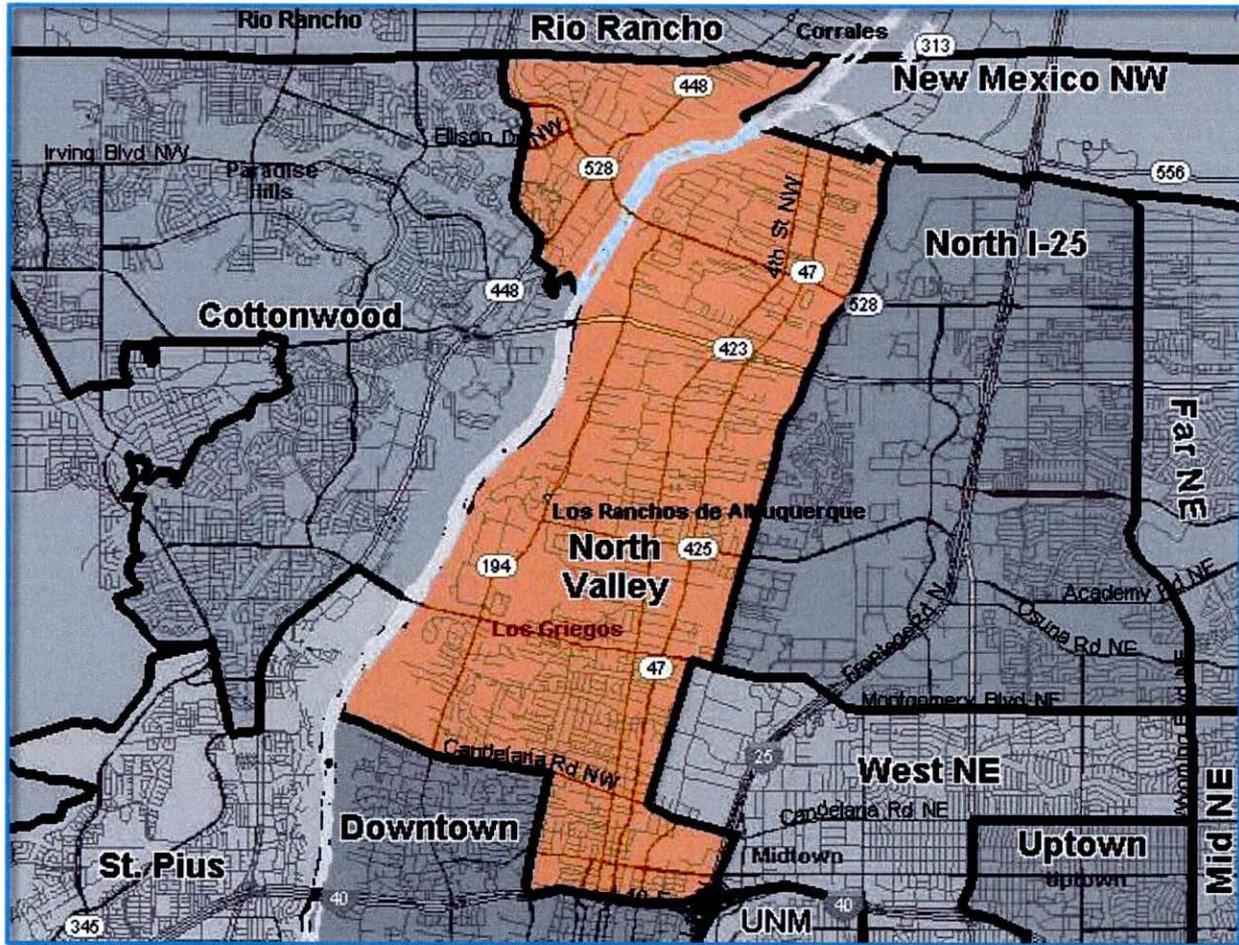
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>5,699</b>	<b>231</b>	<b>95.95%</b>	<b>816</b>	<b>\$696</b>	<b>\$0.85</b>
EFF	26	1	96.15%	471	\$522	\$1.11
STU	257	10	96.11%	478	\$554	\$1.16
1BR/1BA	2,460	77	96.87%	666	\$626	\$0.94
2BR/1BA	1,101	49	95.55%	897	\$718	\$0.80
2BR/1.5BA	202	10	95.05%	928	\$784	\$0.84
2BR/2BA	1,306	66	94.95%	975	\$769	\$0.79
2BR/2.5BA	13	1	92.31%	1,228	\$837	\$0.68
3BR/1.5BA	16	0	100.00%	1,009	\$959	\$0.95
3BR/2BA	238	13	94.54%	1,219	\$912	\$0.75
3BR/2.5BA	36	2	94.44%	1,228	\$913	\$0.74
3BR/3BA	44	2	95.45%	1,406	\$935	\$0.67

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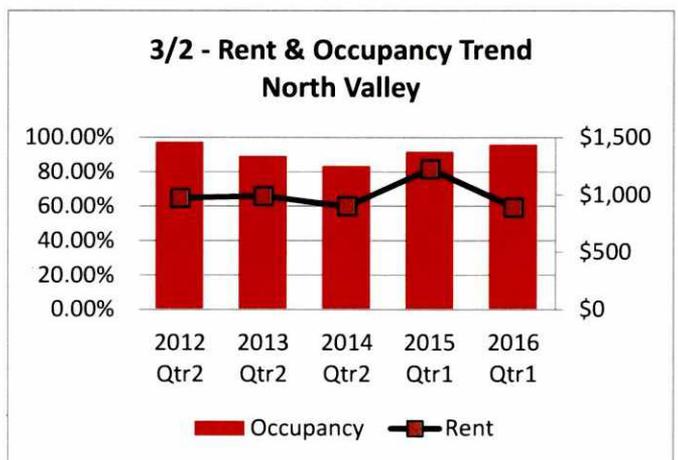
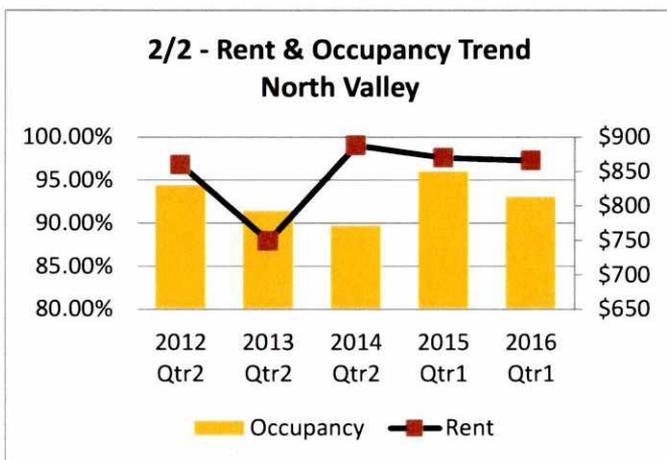
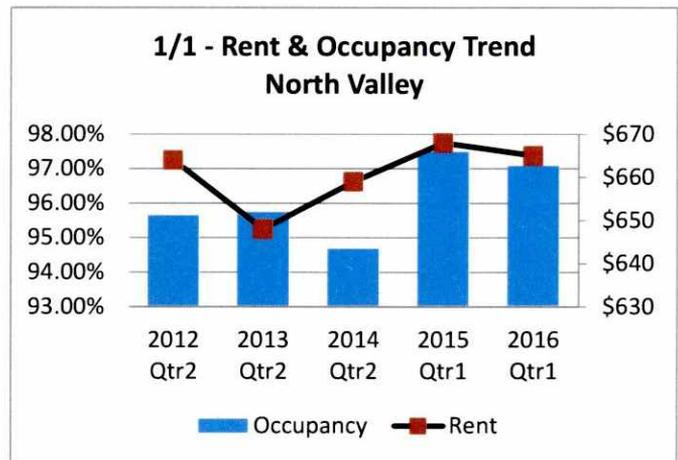
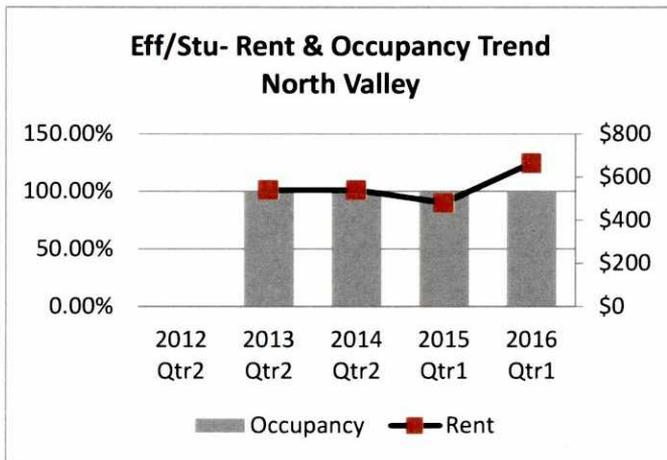
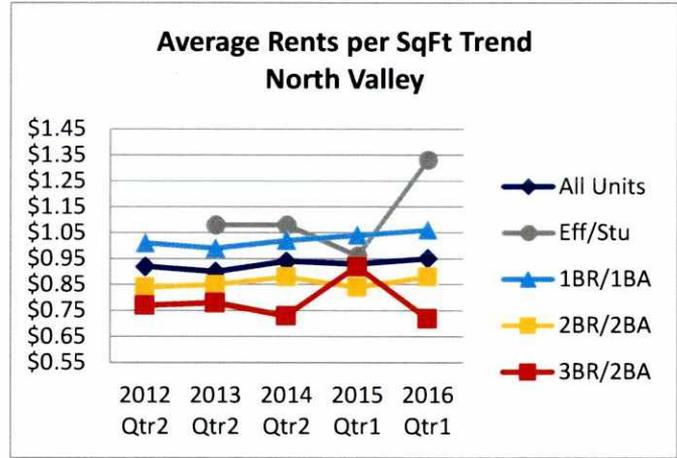
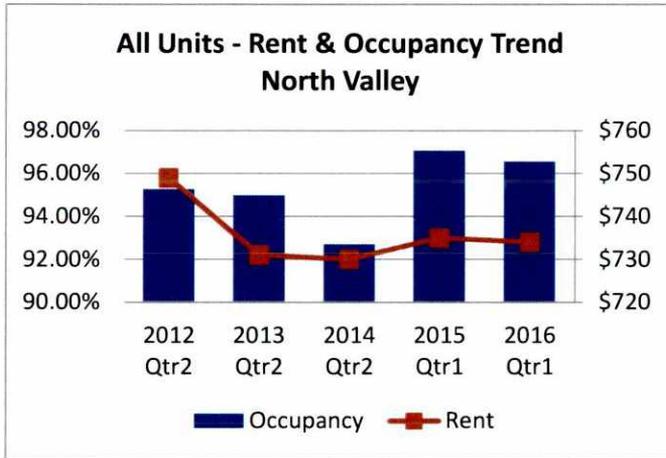
## North Valley Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>1,338</b>	<b>46</b>	<b>96.56%</b>	<b>770</b>	<b>\$734</b>	<b>\$0.95</b>
STU	8	0	100.00%	500	\$665	\$1.33
1BR/1BA	719	21	97.08%	626	\$665	\$1.06
2BR/1BA	311	5	98.39%	880	\$774	\$0.88
2BR/1.5BA	16	1	93.75%	975	\$750	\$0.77
2BR/2BA	259	18	93.05%	990	\$866	\$0.88
3BR/1BA	1	0	100.00%	1,500	\$750	\$0.50
3BR/2BA	24	1	95.83%	1,240	\$889	\$0.72

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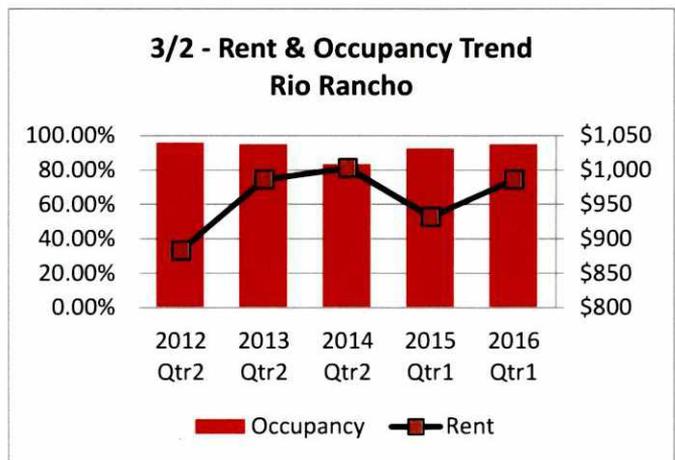
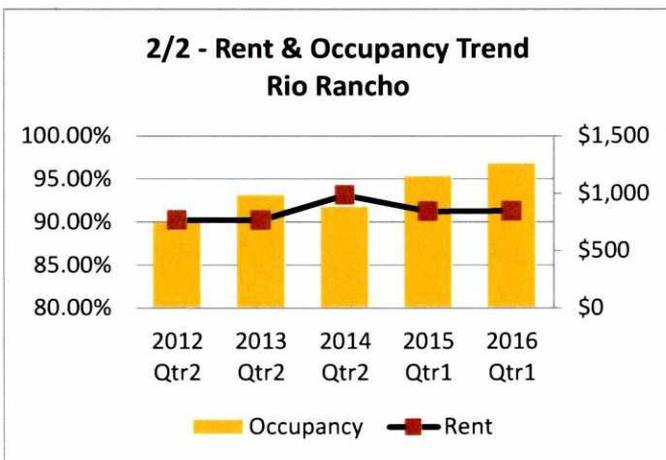
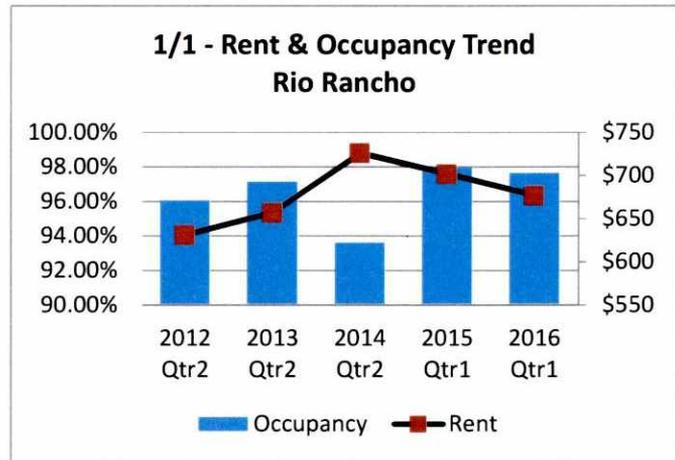
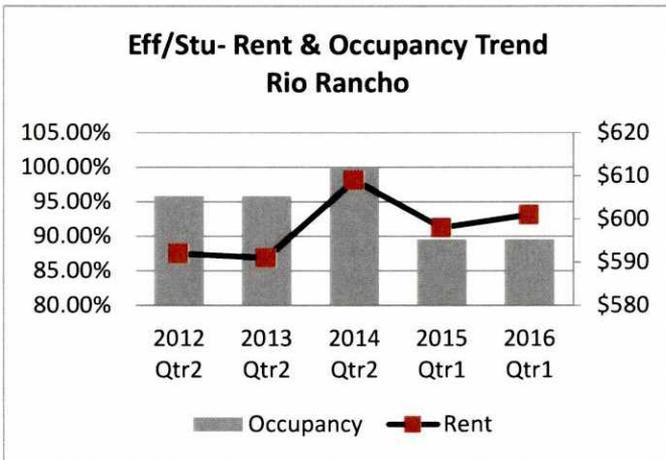
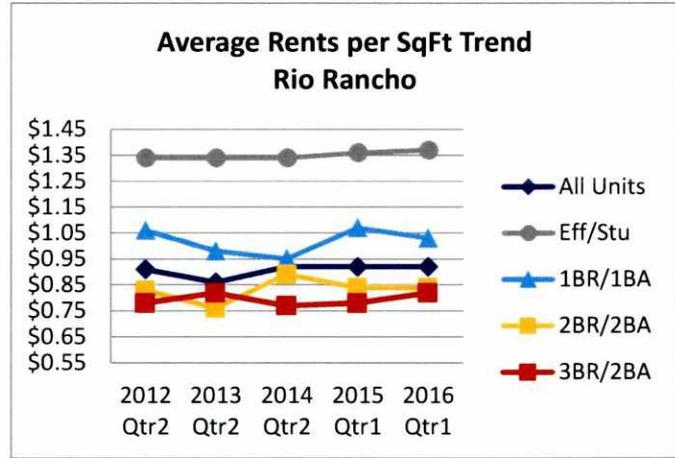
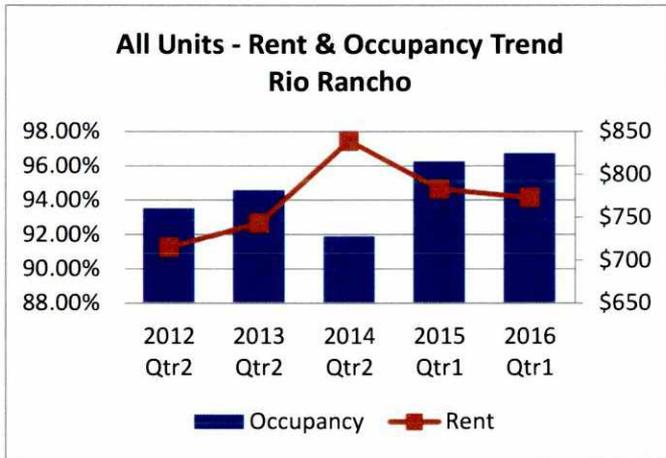
## Rio Rancho Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>1,290</b>	<b>42</b>	<b>96.74%</b>	<b>843</b>	<b>\$773</b>	<b>\$0.92</b>
STU	48	5	89.58%	440	\$601	\$1.37
1BR/1BA	464	11	97.63%	656	\$677	\$1.03
2BR/1BA	97	5	94.85%	779	\$768	\$0.99
2BR/1.5BA	154	2	98.70%	872	\$755	\$0.87
2BR/2BA	407	13	96.81%	1,004	\$846	\$0.84
3BR/2BA	120	6	95.00%	1,201	\$986	\$0.82

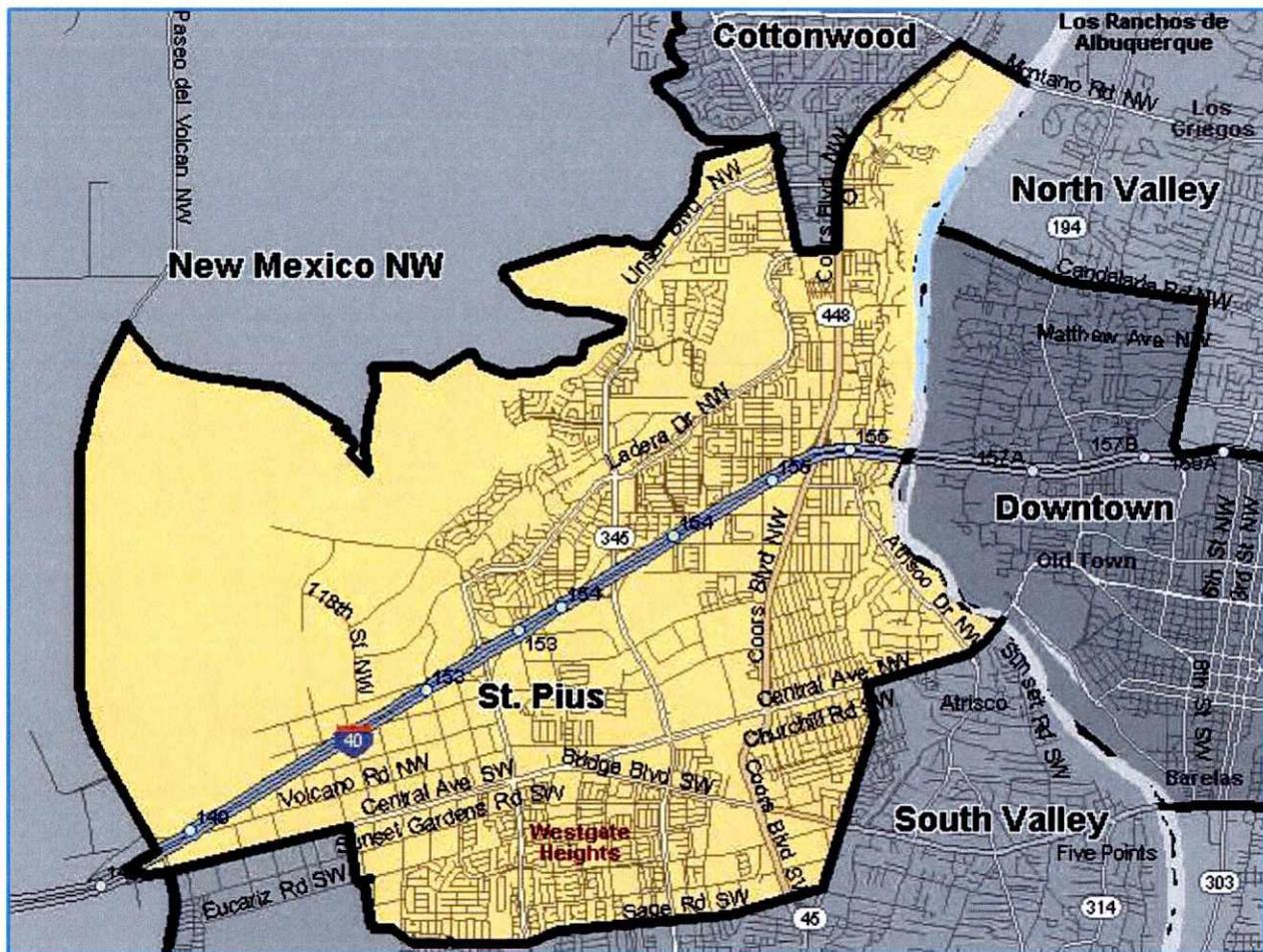
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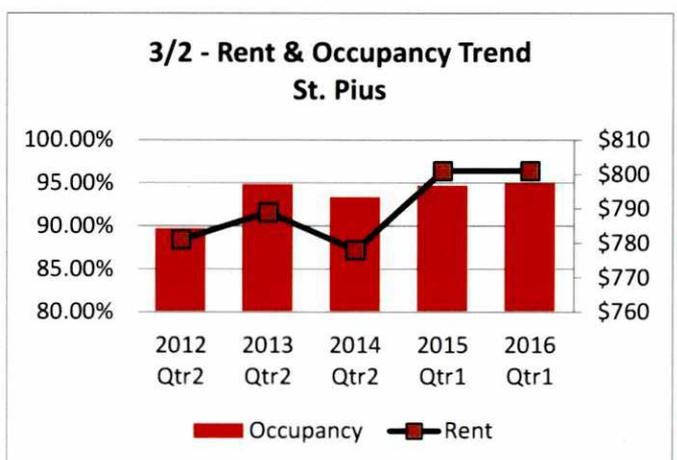
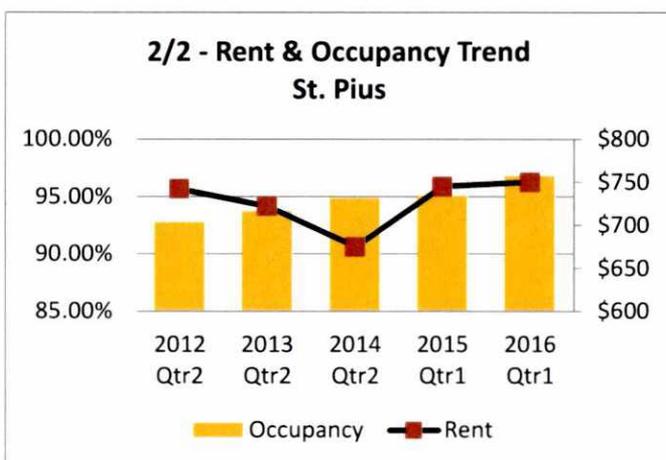
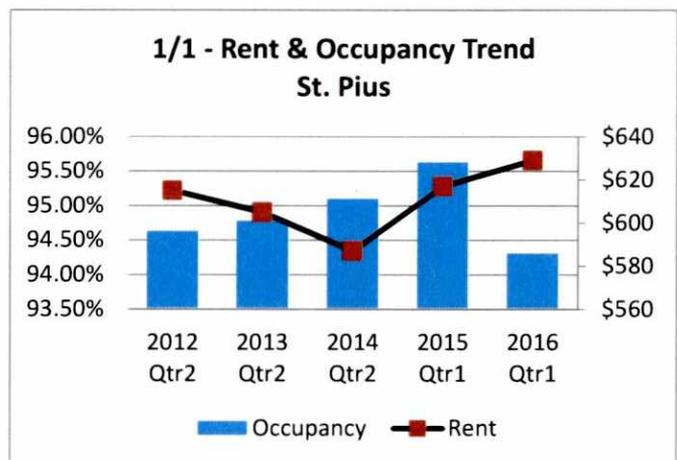
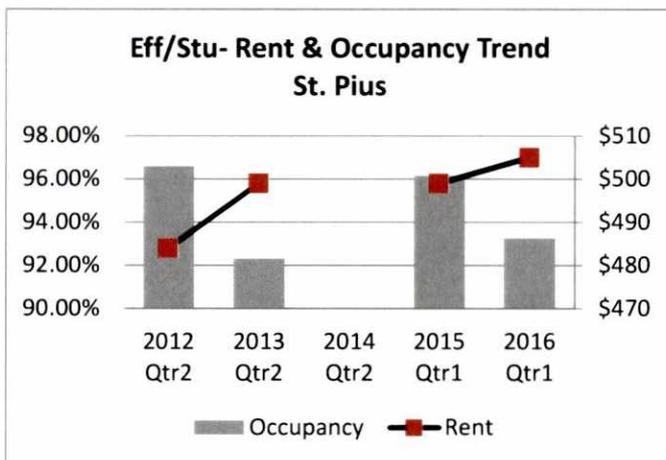
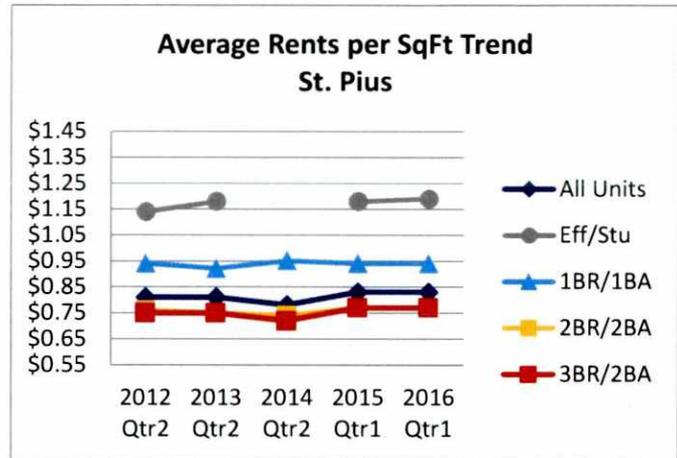
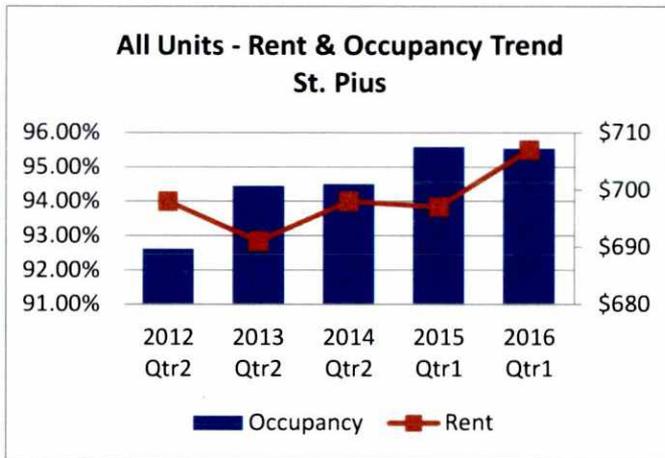
## St. Pius Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>2,084</b>	<b>93</b>	<b>95.54%</b>	<b>846</b>	<b>\$707</b>	<b>\$0.83</b>
STU	104	7	93.27%	423	\$505	\$1.19
1BR/1BA	492	28	94.31%	666	\$629	\$0.94
2BR/1BA	391	11	97.19%	788	\$698	\$0.89
2BR/1.5BA	30	5	83.33%	925	\$639	\$0.69
2BR/2BA	753	24	96.81%	968	\$750	\$0.77
3BR/2BA	296	15	94.93%	1,039	\$801	\$0.77
4BR/2BA	18	3	83.33%	1,112	\$921	\$0.83

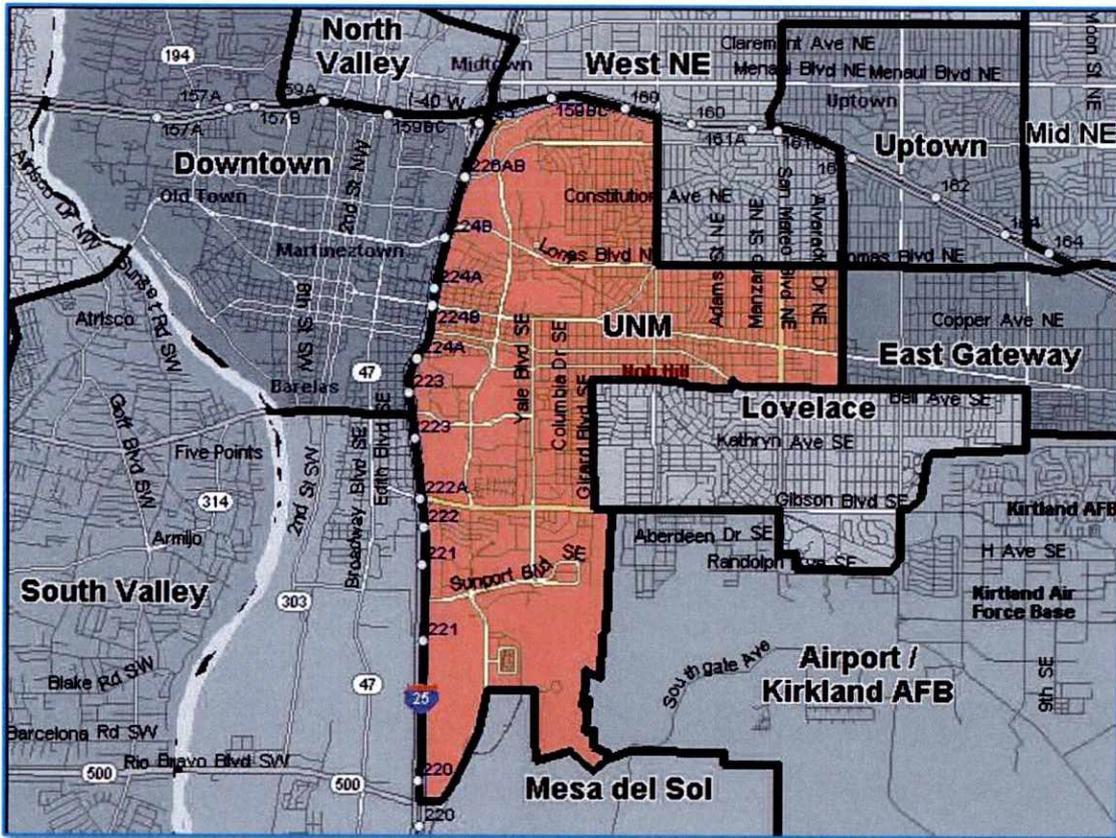
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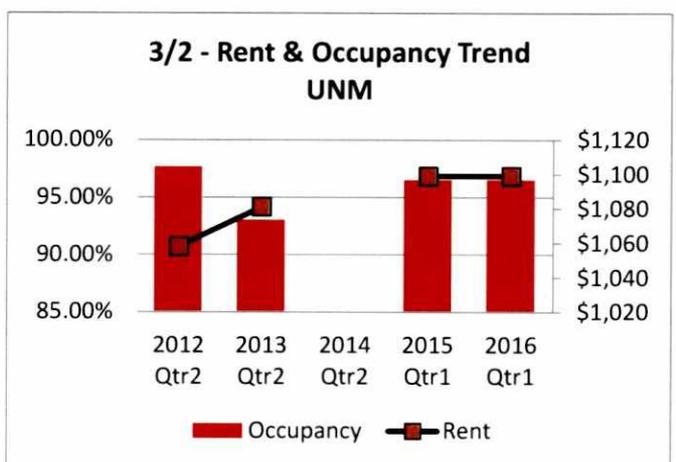
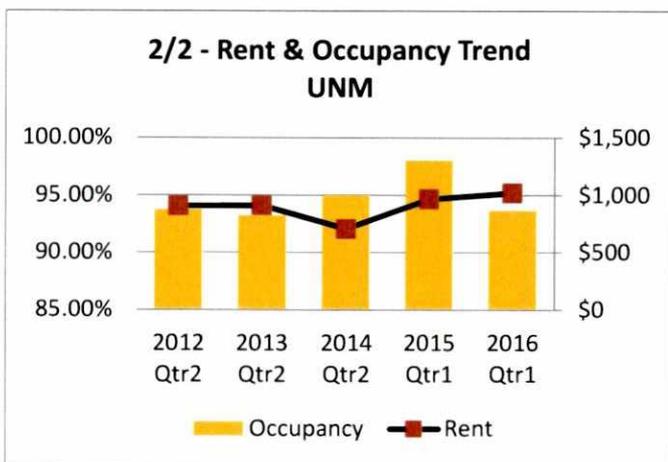
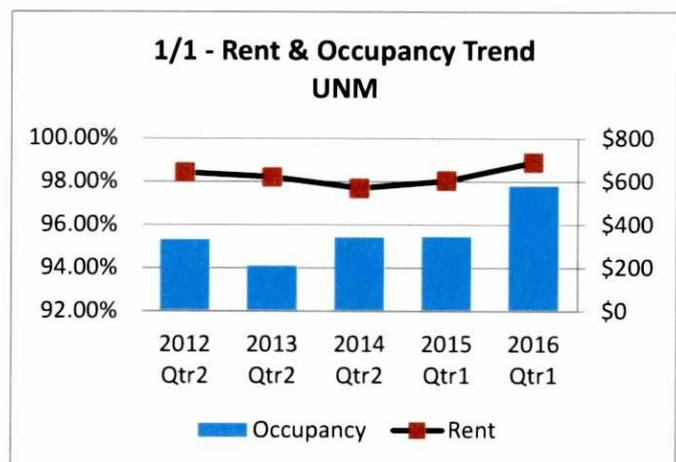
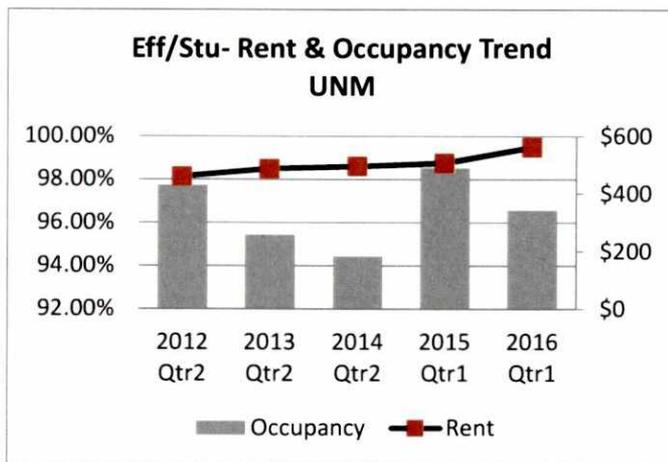
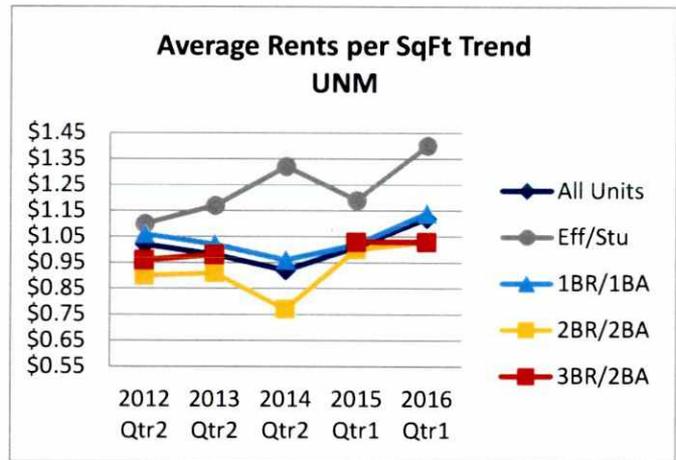
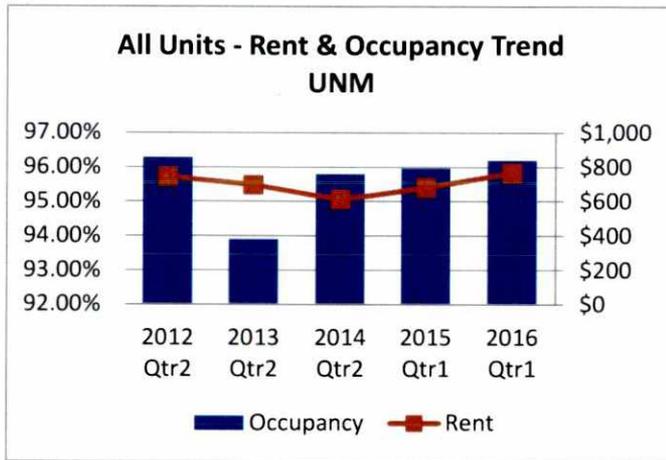
## UNM Summary Analysis of ALL Responding Units



Unit	# Units	# Units	Percent	Average	Average	Average
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>1,337</b>	<b>51</b>	<b>96.19%</b>	<b>680</b>	<b>\$765</b>	<b>\$1.12</b>
EFF	181	9	95.03%	364	\$556	\$1.53
STU	141	2	98.58%	447	\$570	\$1.27
1BR/1BA	548	12	97.81%	606	\$689	\$1.14
2BR/1BA	116	3	97.41%	704	\$751	\$1.06
2BR/1.5BA	30	7	76.67%	1,053	\$881	\$0.84
2BR/2BA	189	12	93.65%	986	\$1,018	\$1.03
2BR/2.5BA	42	3	92.86%	1,231	\$1,365	\$1.11
3BR/2BA	86	3	96.51%	1,052	\$1,099	\$1.03
3BR/3.5BA	4	0	100.00%	1,532	\$1,679	\$1.10

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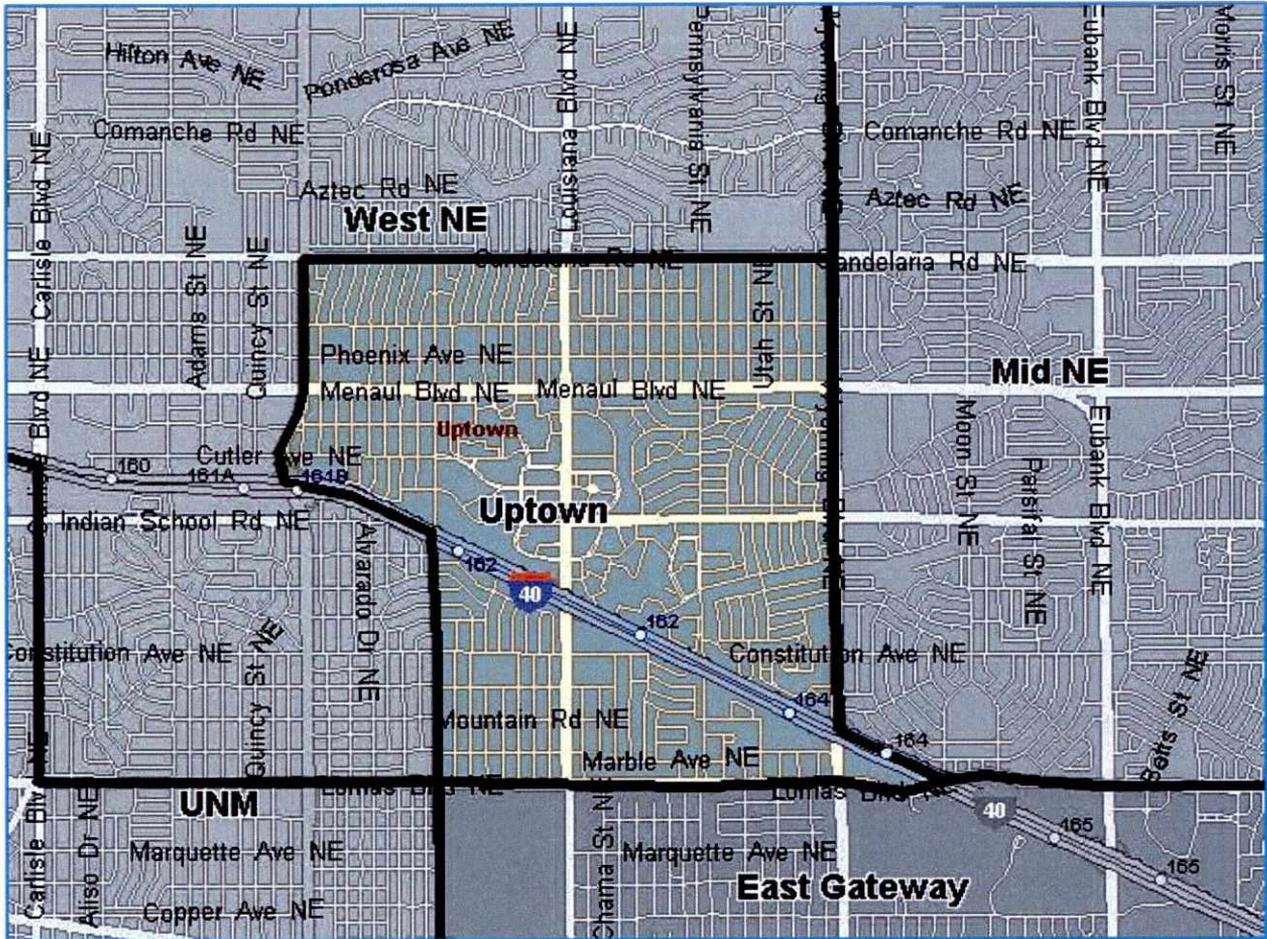
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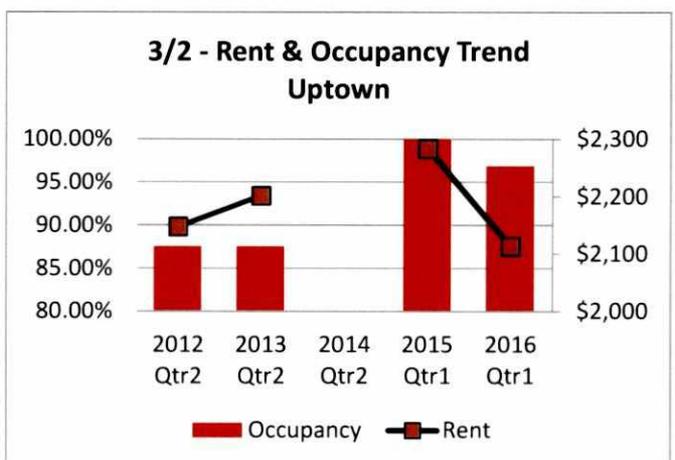
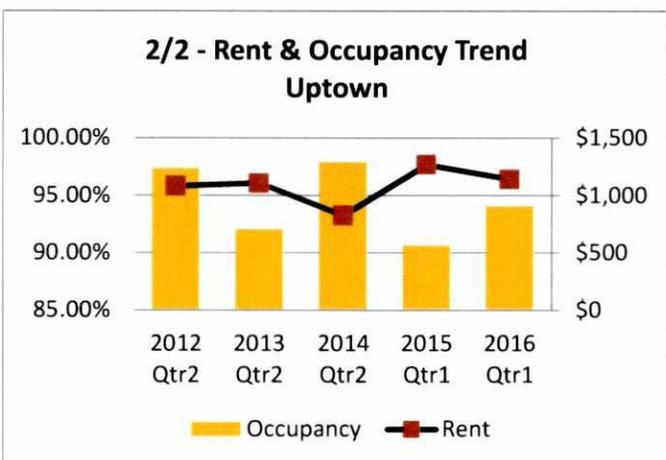
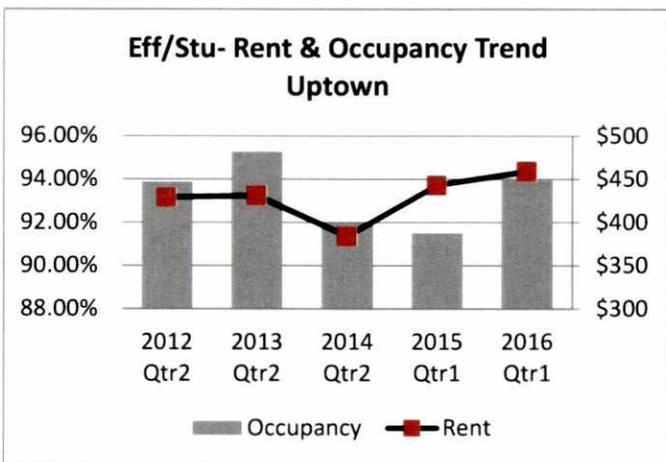
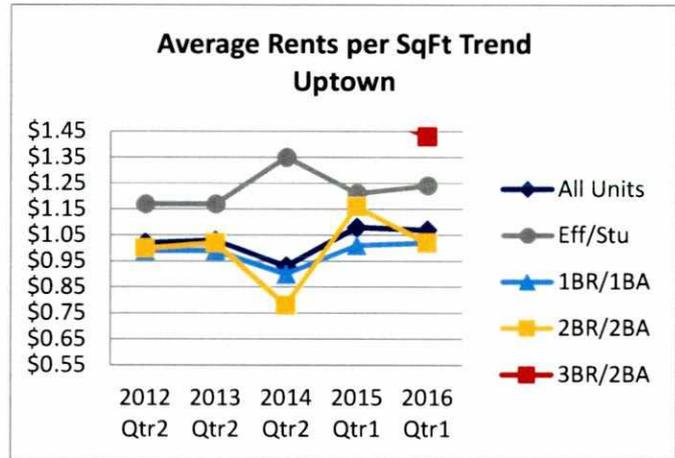
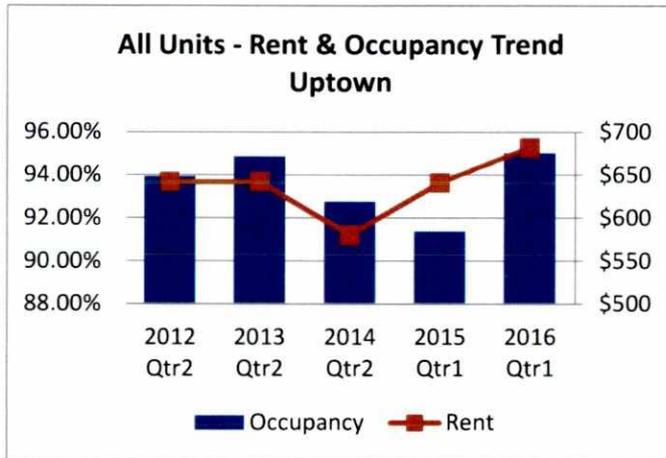
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## Uptown Summary Analysis of ALL Responding Units



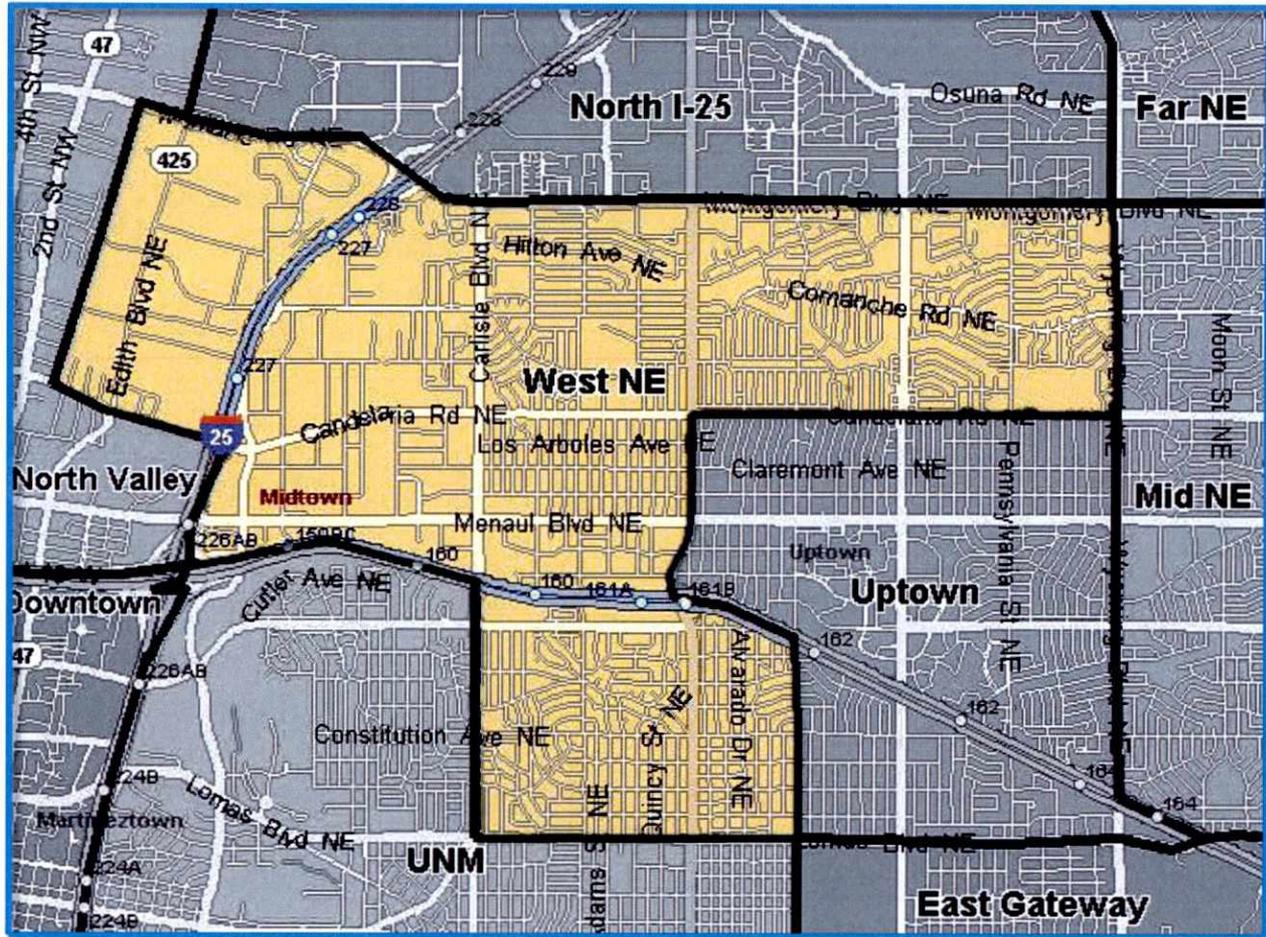
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>1,667</b>	<b>83</b>	<b>95.02%</b>	<b>636</b>	<b>\$682</b>	<b>\$1.07</b>
STU	550	33	94.00%	370	\$459	\$1.24
1BR/1BA	860	35	95.93%	663	\$676	\$1.02
2BR/1BA	40	3	92.50%	857	\$635	\$0.74
2BR/2BA	185	11	94.05%	1,111	\$1,139	\$1.02
3BR/2BA	32	1	96.88%	1,481	\$2,113	\$1.43

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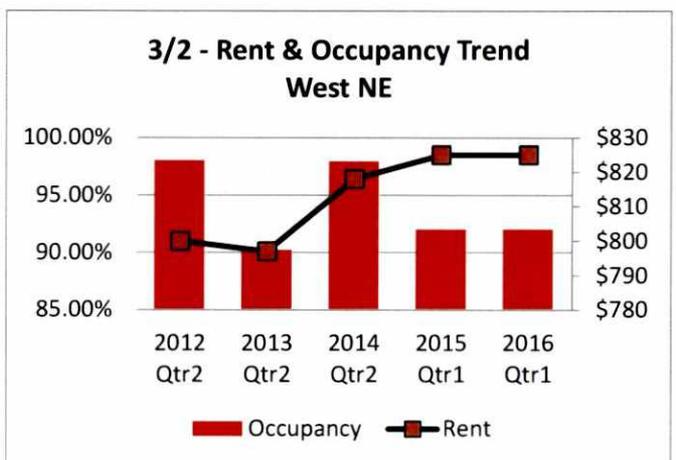
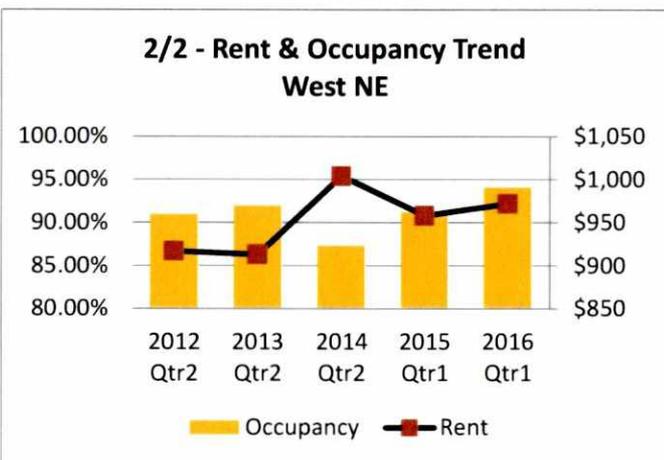
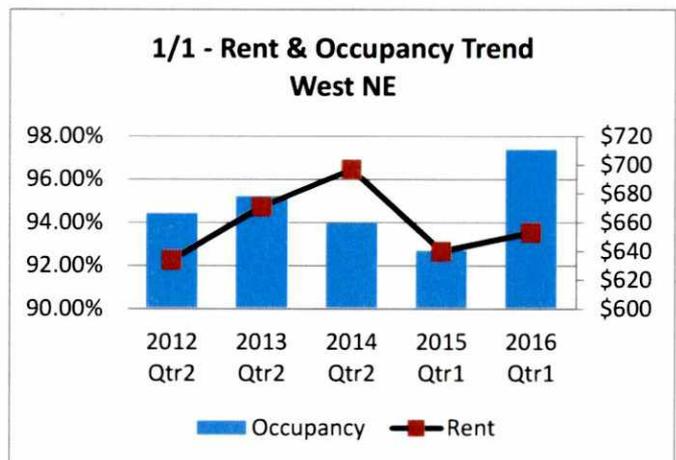
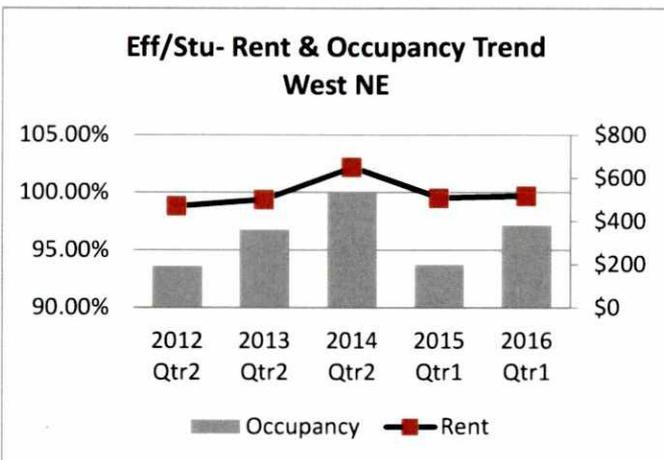
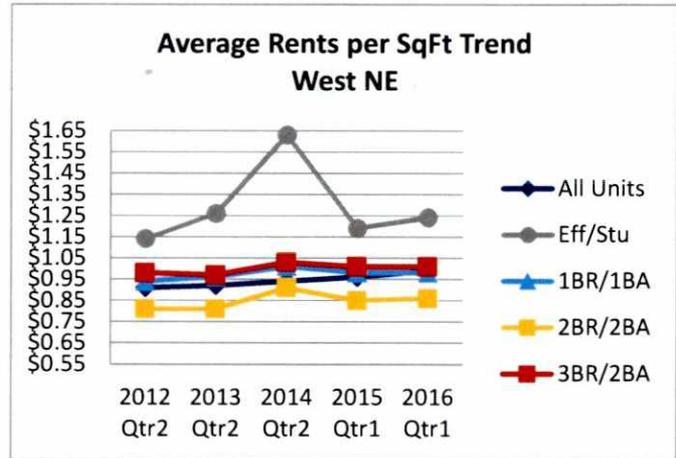
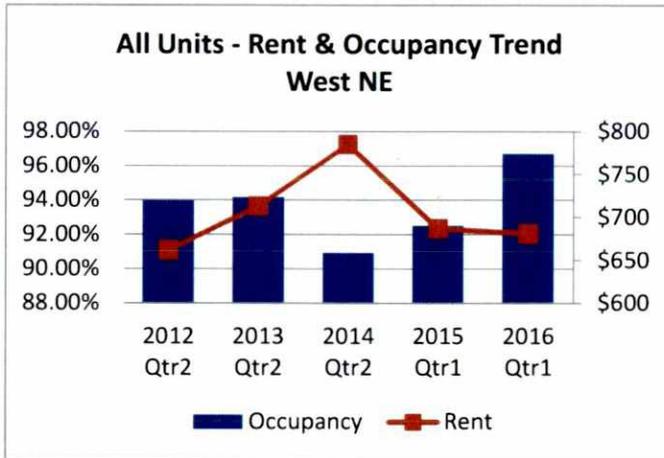
## West NE Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>1,122</b>	<b>37</b>	<b>96.70%</b>	<b>691</b>	<b>\$681</b>	<b>\$0.99</b>
STU	284	8	97.18%	415	\$517	\$1.24
1BR/1BA	420	11	97.38%	668	\$653	\$0.98
2BR/1BA	82	1	98.78%	747	\$628	\$0.84
2BR/1.5BA	100	3	97.00%	669	\$708	\$1.06
2BR/2BA	170	10	94.12%	1,125	\$972	\$0.86
3BR/2BA	50	4	92.00%	816	\$825	\$1.01
4BR/2BA	16	0	100.00%	1,008	\$912	\$0.90

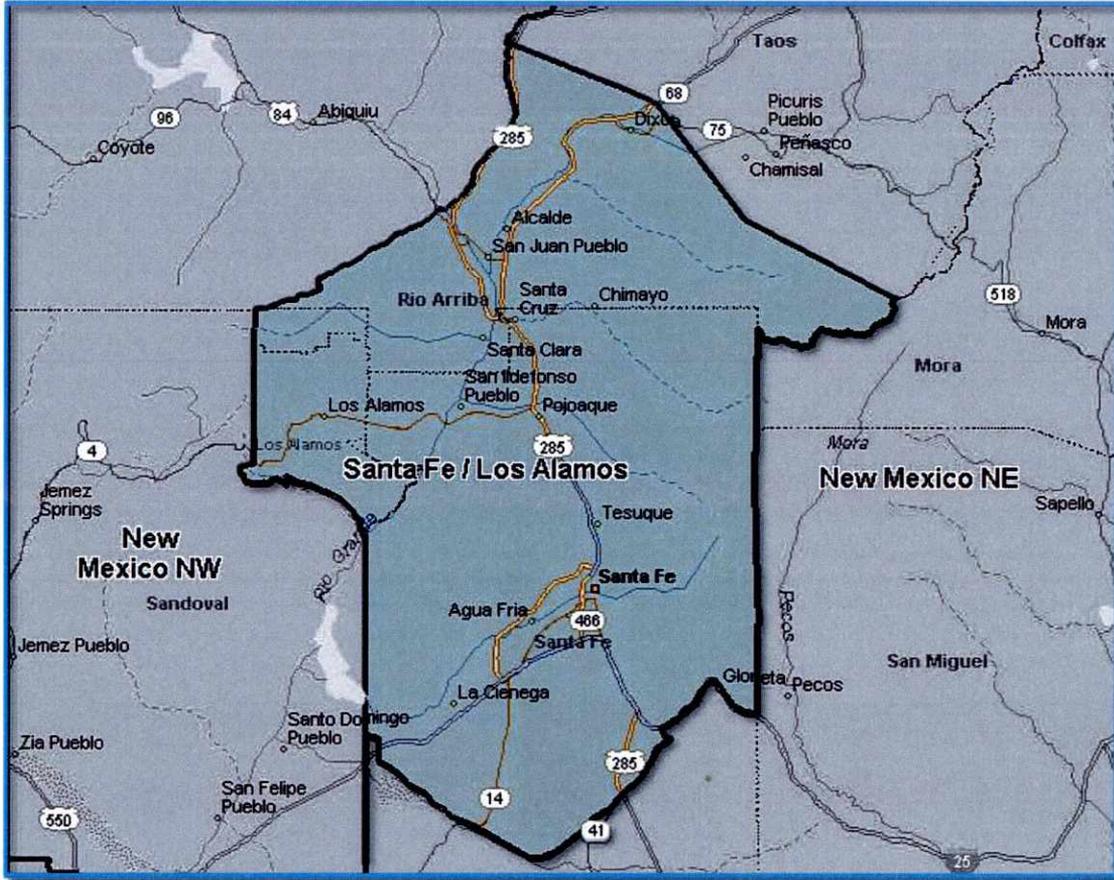
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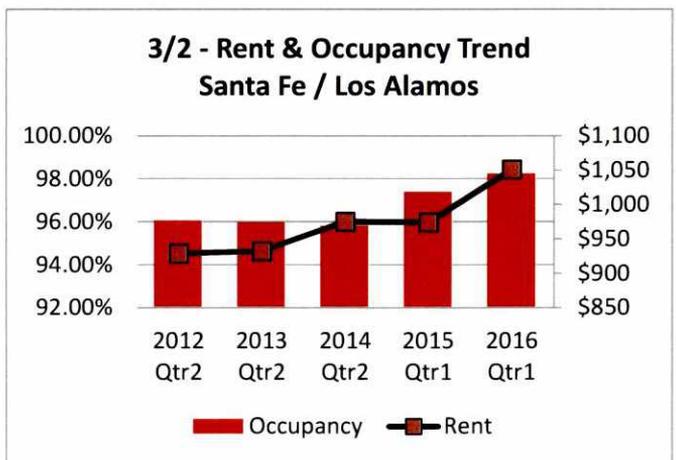
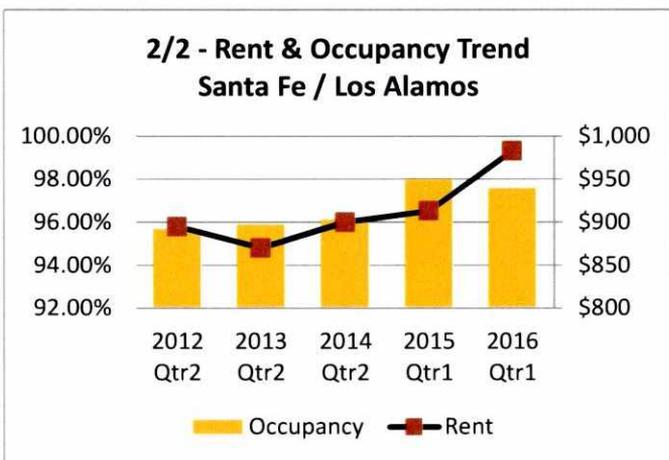
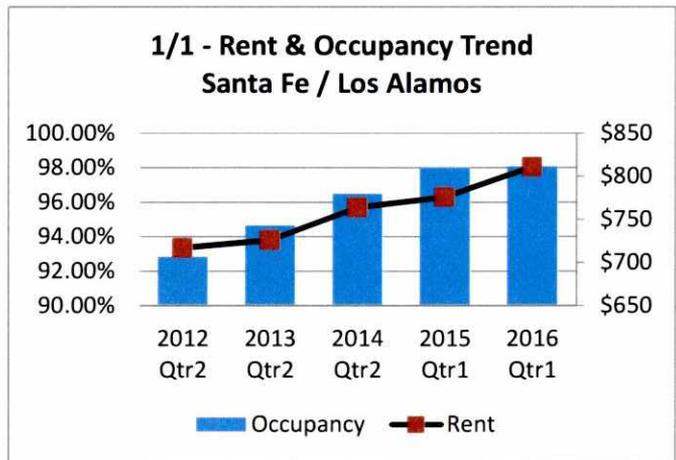
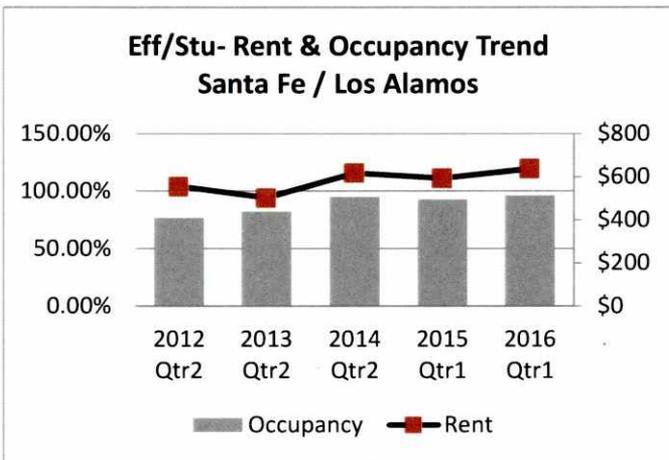
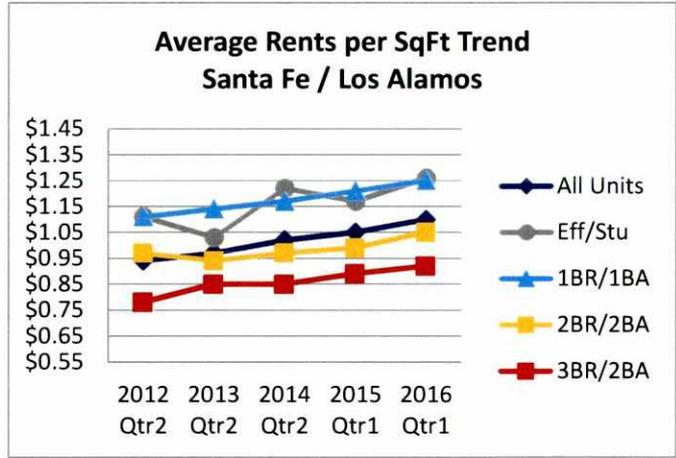
## Santa Fe / Los Alamos Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>3,246</b>	<b>71</b>	<b>97.81%</b>	<b>787</b>	<b>\$861</b>	<b>\$1.10</b>
EFF	5	0	100.00%	397	\$685	\$1.71
STU	351	13	96.30%	507	\$636	\$1.25
1BR/1BA	983	19	98.07%	648	\$811	\$1.25
2BR/1BA	646	13	97.99%	788	\$818	\$1.04
2BR/1.5BA	42	0	100.00%	782	\$703	\$0.90
2BR/2BA	866	21	97.58%	931	\$983	\$1.05
3BR/1BA	42	0	100.00%	804	\$904	\$1.12
3BR/2BA	282	5	98.23%	1,141	\$1,051	\$0.92
4BR/2BA	29	0	100.00%	1,146	\$1,031	\$0.90

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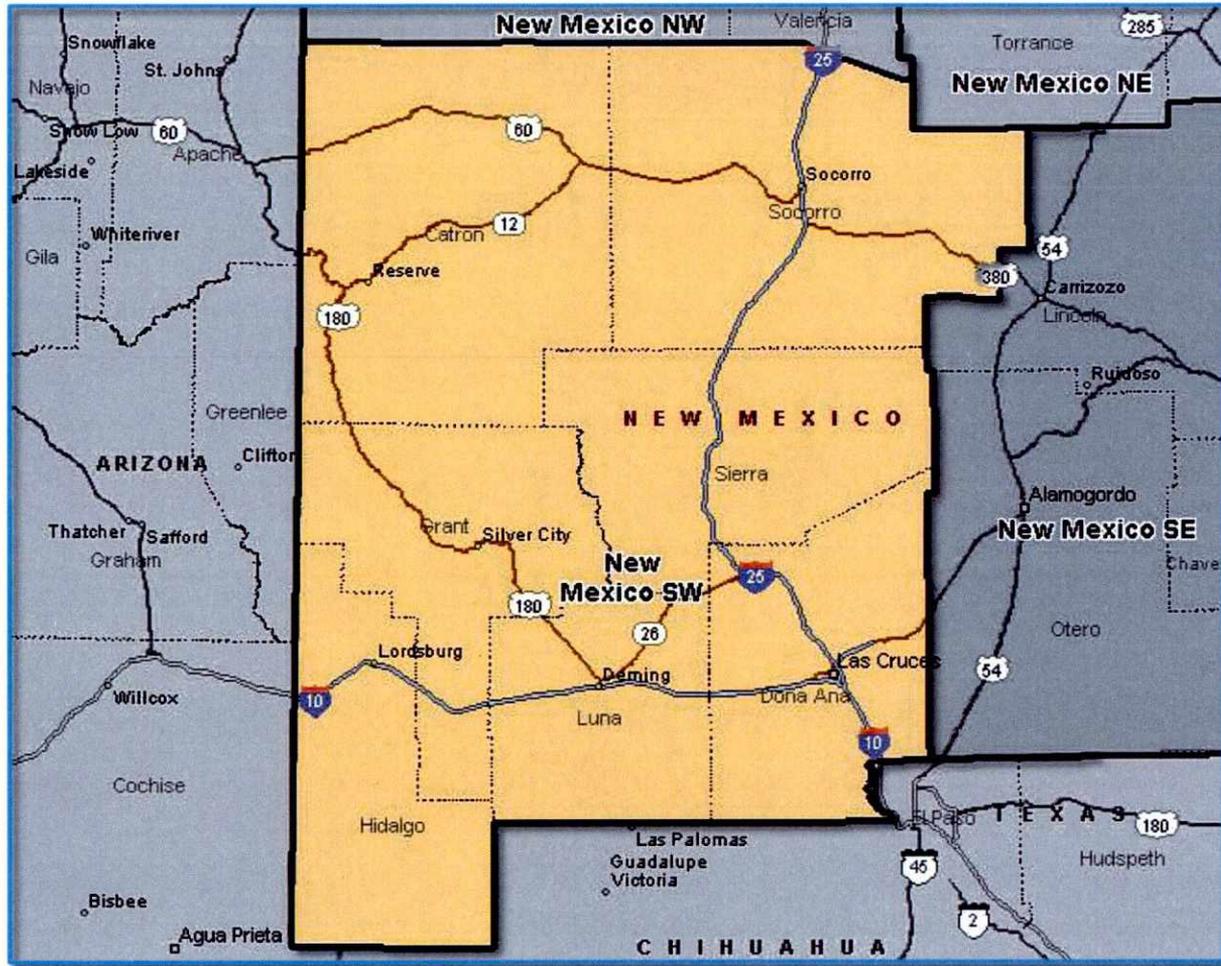
New Mexico Apartment Market Survey & Trend Report



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New Mexico Apartment Market Survey & Trend Report

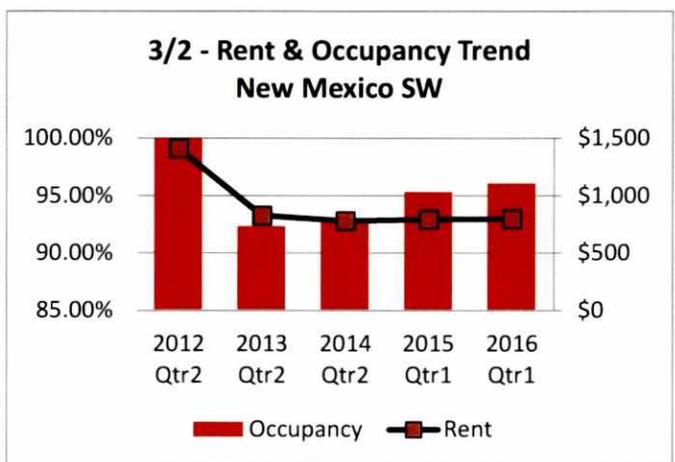
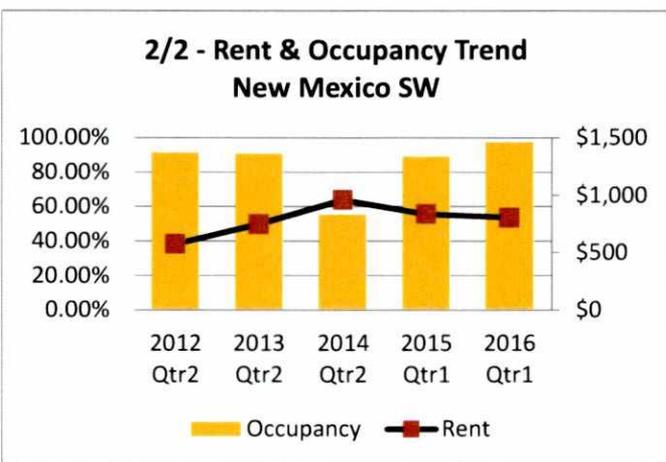
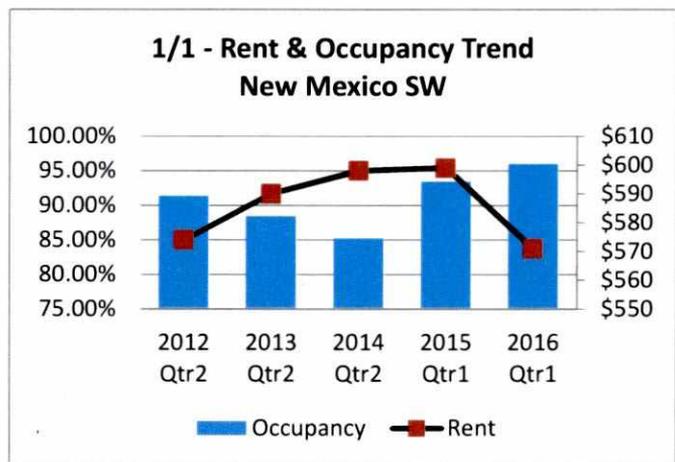
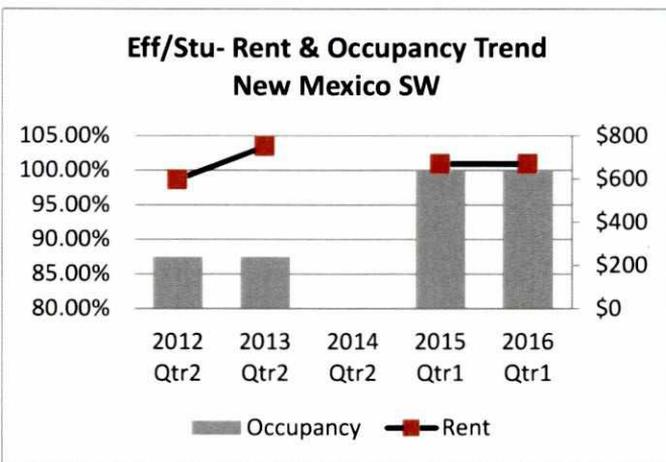
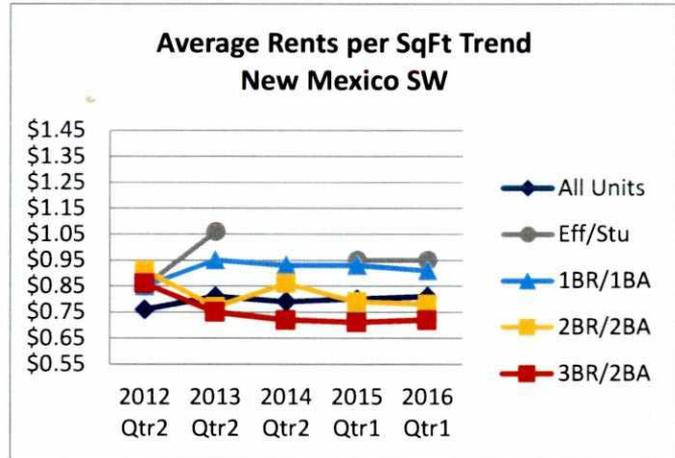
## New Mexico SW Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
<b>Summary Analysis (All Units)</b>						
<b>All Units</b>	<b>1,607</b>	<b>56</b>	<b>96.52%</b>	<b>839</b>	<b>\$675</b>	<b>\$0.81</b>
EFF	8	0	100.00%	706	\$670	\$0.95
1BR/1BA	551	22	96.01%	631	\$571	\$0.91
2BR/1BA	429	11	97.44%	789	\$629	\$0.80
2BR/1.5BA	50	3	94.00%	874	\$675	\$0.77
2BR/2BA	281	7	97.51%	1,026	\$804	\$0.78
2BR/2.5BA	6	1	83.33%	1,517	\$1,310	\$0.86
3BR/2BA	278	11	96.04%	1,110	\$795	\$0.72
3BR/2.5BA	4	1	75.00%	1,636	\$1,425	\$0.87

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New Mexico Apartment Market Survey & Trend Report



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## METHODOLOGY STATEMENT

### WHAT IS MYRENTCOMPS.COM

MyRentComps.com is an automated Internet based (website) rental, occupancy, and relevant information collection system that provides, apartment managers, regional asset managers, large and independent owner/managers the ability to obtain real-time access to the rents and occupancies of competitive properties in their markets. Participating properties get FREE comparable property information online daily, weekly, or monthly as they need it, at the time and place of their convenience.

MyRentComps.com maintains a database that is directly accessible thru a secured access system by all onsite property management personnel to instantaneously update their current and real time data including rents, occupancies, concessions, promotions, and other relevant data.

Our database has a profile of multi-family rental properties throughout markets nationwide that includes contact information, amenities, pictures, directions, unit mix, unit size, base rents and vacancy by unit type, etc. For those properties that don't use MyRentComps.com on a weekly or monthly basis for their FREE online rent comparables report, we send out ongoing reminders for onsite management personnel to log in and update their profile to acquire the most current and accurate property data possible. MyRentComps.com also staffs a phone center to continuously reach out and contact properties to share information about our online platform and collect information.

### DATA USED IN OUR REPORT

MyRentComps.com has partnered with many local and state apartment associations to use our online platform as a member benefit/association service and as the data collection tool for reporting information for their membership and other industry professionals in an affordable, timely manner. Once affiliated with the Apartment Association of New Mexico (AANM), the MyRentComps.com platform became known in their geographic area as the AANM Online Market Survey. All multifamily rental properties in the AANM Region can use the AANM Online Market Survey as needed, as a free association service.

Therefore, the data that MyRentComps.com collected and reported in this particular document will describe and/or summarize the aggregated performance in local and regional areas of the Apartment Association of New Mexico. To find out more about the Apartment Association of New Mexico, please call 800-687-0993 or find them on the Internet at [www.aanm.org](http://www.aanm.org).

For the purposes of this report, the study group that MyRentComps.com will analyze will include only multi-family rental properties that meet the methodological criteria described as such. Properties must be multi-family rental in nature and located in current AANM coverage area. Properties included in our analysis were non-public housing to include market rate rentals, fractured condo conversions, and affordable rental housing to include bond financed, low income housing tax credit properties, etc..

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We include all properties in the market area that meet the above conditions and include the newly constructed properties that are still in their initial lease-up period. Depending on the size and total number of units in a Submarket or “Report Zone”, any properties included that are still in lease-up could affect the Report Zones Overall Occupancy or the Occupancy of certain Unit Types.

Within the report, the Summary Analyses throughout the report describes the number of units within the geographic area covered (State, Area, County, or Report Zone) that participated or responded in this edition of the report. The number of units responding represents “Currently Rentable” units and would therefore exclude existing units on a property that an owner or manager has indicated as being currently “down”. Down units are usually out of the property’s inventory for a longer period of time (ie. Flood Damage, Fire Damage, etc.) It is therefore possible for all of the properties to respond in an area but not all of the units.

For each report, a final closing date for the acceptance of updated survey data is determined for each survey period by MyRentComps.com.

Thanks to the cooperation and support of survey participants, and specifically the on-site personnel at the properties, the asset and management companies serving these properties, as well as the ownership of these properties, we were able to obtain responses from 36,936 units within the entire New Mexico study group as defined above.

## **SURVEY & TREND REPORT LAYOUT**

This edition will contain geographical and tabular information describing and analyzing the study group for each reportable area or “Report Zone”.

### **Geographical**

The analysis of each report zone will display a map of that report zone.

### **Tabular Analysis**

For each report zone analyzed, the “Summary Analysis” shows the Total Units responding, their Vacant Units, Occupancy Percentages, Average Square Footage, Average Base Market Rents and Average Base Market Rent Per Square Foot.

The “Average Base Market Rent” is what each property shows as their current base market rent for each unit, before any special pricing considerations. As this concessionary activity is used on a case by case basis and not on every unit within a particular unit type, we do not include concessionary activity in our Averages.

### **Historical Graphs**

This report contains historical trend graphing information depicting the current and historical occupancy and pricing trends for all appropriate reporting zones. The graphs cover “Overall Occupancy Trend Analysis”, “Overall Gross Average Rent Trend Analysis” by unit type, “Overall Average Rent Per Square Foot Trend Analysis” by unit type, and “Occupancy Trends” by common unit types (Efficiency, Studio, 1Bdrm/1Bath, 2Bdrm/2Bath, and 3Bdrm/2Bath).

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## New Mexico Apartment Market Survey & Trend Report

### Walk Score

This report contains Walk Score Data for selected New Mexico Report Zones. Each selected report zone received three scores: Walk Score®, Transit Score®, and Bike Score™. Each score represents that zone's walkability, on a scale from 0 – 100, to nearby amenities using the transportation modes indicated in the score type. To learn more about Walk Score and their methodology, please visit their website at: [www.walkscore.com](http://www.walkscore.com).

### Additions to Future Apartment Market Survey & Trend Reports

As more properties participate in the AANM Online Market Survey, and the data gets more complete and detailed, many more analysis will be provided. Please read below for examples of some more analysis that will be included in future additions of this report. Contact us if you would like to see additional analysis in future reports.

Summary Analysis by Vintage Group - The Vintage Groups for this type of Summary Analysis are generally as follows: all units built in 1979 or earlier; units built between 1980 and 1989; units built between 1990 and 1999; and units built since 2000.

Aging Analysis - A look at the age of all units within our study group in both total numbers and percentage of total units by region, county, and by “submarket” or “reporting zone”. The age of the units is described by the following categories: Age Unknown (Unk), properties Over 30 Years, 20-30 Years, 10-20 Years, 5-10 Years, and 0-5 Years. The Aging Analysis numbers represent ALL units in the geographic area that are in the database, whereas the Summary Analyses throughout the report describes those developments and units within the geographic area that participated in this edition of the report.

### ADDITIONAL REPORTS AND INFORMATION

The “*New Mexico Apartment Market Survey & Trend Report*” is an aggregated analysis of the entire state of New Mexico. If you require further information or more detailed reports covering New Mexico or any area in the country, please email us at [Support@MyRentComps.com](mailto:Support@MyRentComps.com) or call us at (855) 206-3791.

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**NOTIFICATION & NEIGHBORHOOD INFORMATION**

## Malak Hakim

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Thursday, January 18, 2018 12:28 PM  
**To:** Malak Hakim  
**Subject:** Notification Inquiry\_Bethel Ave and Mulberry St\_EPC  
**Attachments:** Page\_M-15-Z.PDF; Notification Inquiry\_Bethel Ave and Mulberry St\_EPC.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf

Malak,

See attached list of affected associations related to your upcoming DRB submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	
Kirtland Community Association	Elizabeth	Aikin	1524 Alamo SE	Albuquerque	NM	87106	5052886324	
Kirtland Community Association	Kimberly	Brown	1533 San Jose SE	Albuquerque	NM	87106		505

Respectfully,

**Vicente M. Quevedo, MCRP**

Neighborhood Liaison, Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332  
cabq.gov/neighborhoods

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Tuesday, January 16, 2018 6:02 PM  
**To:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Notification Inquiry Sheet Submission

Notification Inquiry For:  
Environmental Planning Commission Submittal

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

Contact Name

Malak Hakim

Company Name

Consensus Planning, Inc.

Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Telephone Number

5057649801

Email Address

[hakim@consensusplanning.com](mailto:hakim@consensusplanning.com)

Anticipated Date of Public Hearing (if applicable):

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

Lots A-F, Lots 1-5, Kirtland Addition.

Located on/between (physical address, street name or other identifying mark):

Bethel Avenue, between Mulberry Street & Richmond Drive.

This site is located on the following zone atlas page:

M-15-Z

<b>Association Name</b>	<b>First Name</b>	<b>Last Name</b>	<b>Address Line 1</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Mobile Phone</b>	<b>Phone</b>	<b>Email</b>
Kirtland Community Association	Elizabeth	Aikin	1524 Alamo SE	Albuquerque	NM	87106	5052886324		bakieaikin@comcast.net
Kirtland Community Association	Kimberly	Brown	1533 San Jose SE	Albuquerque	NM	87106		5052429439	kande0@yahoo.com

## **Neighborhood Notification Letters Must Include the Following:**

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660.  
A facilitated meeting request must be received by ADR by: February 5, 2018.
6. **\*\*\*NEW\*\*\* Public Hearing Information** - Hearing Date, Start Time and Location.

## **Neighborhood Notification Checklist**

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

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

\*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.



PLANNING

CONSENSUS

January 24, 2018

Elizabeth Aikin  
1524 Alamo SE  
Albuquerque, NM 87106

Kimberly Brown  
1533 San Jose SE  
Albuquerque, NM 87106

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

Dear Ms. Aikin, Ms. Brown, and the Kirtland Community Association:

This letter is notification that Consensus Planning has submitted a request for a Zone Map Amendment to the Environmental Planning Commission (EPC) on behalf of Cornerstone Capital, LLC. The site is located between Mulberry Street and Richmond Drive, along Bethel Avenue. The existing zoning is SU-1/IP Permissive Uses and Student Housing. The applicant is requesting to change the zoning to R-2. The EPC hearing for this application will be held on **March 8, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2<sup>nd</sup> Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by February 5, 2018.

Sincerely,

James K. Strozier, AICP  
Principal

Attached: Zone Atlas Map M-15-Z

#### PRINCIPALS

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$6.70</b>

Sent To  
 Elizabeth Aikin Kirtland Comm. Assoc.  
 Street and Apt. No., or PO Box No.  
 1524 Alamo SE  
 City, State, ZIP+4®  
 ALBUQUERQUE, NM 87106

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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**ALBUQUERQUE, NM 87106**

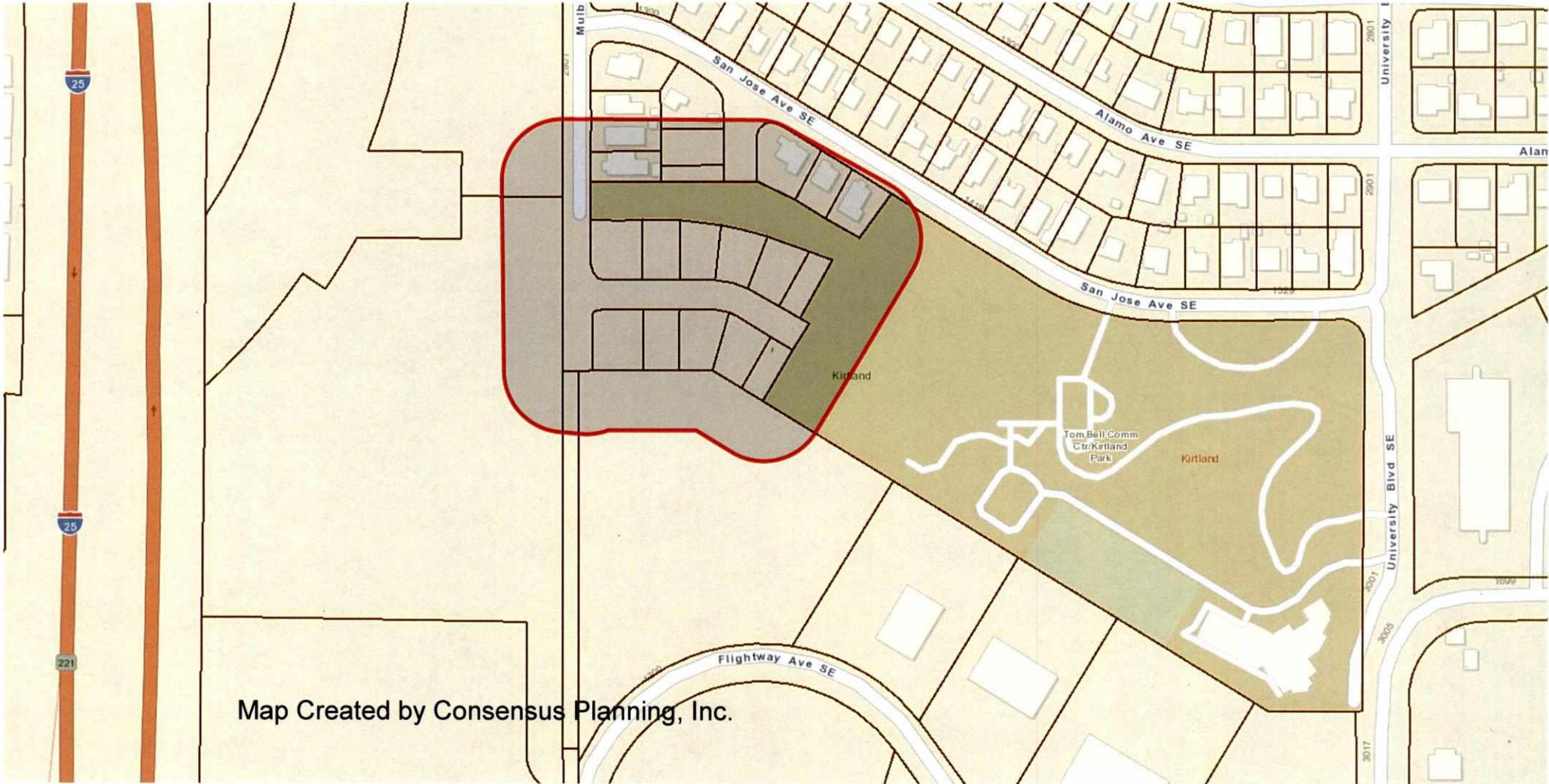
**OFFICIAL USE**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$6.70</b>

Sent To  
 Kimberly Brown Kirtland Comm. Assoc.  
 Street and Apt. No., or PO Box No.  
 1533 San Jose SE  
 City, State, ZIP+4®  
 ALBUQUERQUE, NM 87106

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





Map Created by Consensus Planning, Inc.

January 24, 2018

Property Owner:

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, March 8, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

#### EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Kym Dicome, Current Planning Manager of the Urban Design and Development Division, at (505) 924-3337 or at [rbrito@cabq.gov](mailto:rbrito@cabq.gov).

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, March 1, 2018.

#### REQUEST

Consensus Planning, agent for Cornerstone Capital, LLC., request a Zone Map Amendment for Lots A through F and Lots 1 through 5, Kirtland Addition, zoned SU-1/IP Permissive Uses and Student Housing, located on Bethel Avenue, between Mulberry Street and Richmond Drive, containing approximately 1.5 acres. The request is for a Zone Change from SU-1/IP Permissive Uses and Student Housing to R-2.

If you have questions or need additional information regarding this request contact Ms. Kym Dicome, City Planning at (505) 924-3337 or at [kdicome@cabq.gov](mailto:kdicome@cabq.gov).

Sincerely,

Consensus Planning, Inc.

7017 2400 0001 1388 5340

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$6.70</b>

Sent To: HILL VERA & EVANS DORIS & CORLEY DELORES & HOLMAN ERNESTINE & CORLEY DAVID & ETAL  
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City, State, ZIP+4®: ALBUQUERQUE NM 87106-5010

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Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$6.70</b>

Sent To: RABADI SHARIF A & SAMIA S & LUJAN MANUEL  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$6.70</b>

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Street and Apt. No., or: 3100 W END DR SUITE 750  
City, State, ZIP+4®: NASHVILLE TN 37203-1320

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**BOSQUE FARMS, NM 87068**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$6.70</b>

Sent To: LEGER ANDRE  
Street and Apt. No., or: 1215 LA VEGA RD  
City, State, ZIP+4®: BOSQUE FARMS NM 87068

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**ALBUQUERQUE, NM 87106**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$6.70</b>

Sent To: STOESZ ROGER  
Street and Apt. No., or: 1308 SAN JOSE SE  
City, State, ZIP+4®: ALBUQUERQUE NM 87106

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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To  
CORONA LUISA  
Street and Apt. No., 2908 MULBERRY ST SE  
City, State, ZIP+4® ALBUQUERQUE NM 87106-5000

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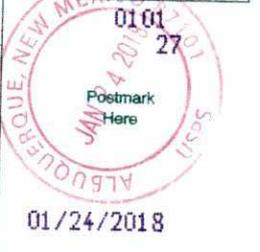
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BELEN, NM 87002

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



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DUKEMINIER TERI & HARRELL CECILIA & ABEYTA  
Street and Apt. No., MARY  
109 EL MUNDO RD  
City, State, ZIP+4® BELLEN NM 87002-7006

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Postage	\$0.50
Total Postage and Fees	\$6.70



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QUINTANA MARTHA & QUINTANA-BALDERRAMA MANUEL & SOTELO SANDRA L  
Street and Apt. No., or 2912 MULBERRY ST SE  
City, State, ZIP+4® ALBUQUERQUE NM 87106

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BUSTILLOS RAMON & ROSA  
Street and Apt. No., 2904 MULBERRY ST SE  
City, State, ZIP+4® ALBUQUERQUE NM 87106-5000

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To  
RAMIREZ JOHEL & KARINA  
Street and Apt. No., 1404 SAN JOSE AVE SE  
City, State, ZIP+4® ALBUQUERQUE NM 87106

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ALBUQUERQUE, NM 87119

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



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TLW INC & SIGMA JOINT VENTURE C/O  
Street and Apt. No., or CHARLES T ASBURY  
P O BOX 9555  
City, State, ZIP+4® ALBUQUERQUE NM 87119-9555

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# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT MEETING REPORT

#### Outcome:

- *Areas of Agreement*
  - o Meeting participants and Applicant were in agreement that they do not want to see Mulberry Street built out to the south of the site and discussed ways to work together to prevent that from happening and to address existing traffic trying to travel through.
- *Unresolved Issues & Concerns*
  - o Traffic is a concern in the neighborhood, both because of the Mulberry access issue and because people attempt to travel through the neighborhood. Neighbors have concerns about additional traffic being generated and how to control it.
  - o Neighbors have concerns about the project being a good-quality family development, and discussed ways to try to ensure that it would not become student housing or decline in quality.
  - o There was discussion of a concern about access to the adjacent park, and meeting participants suggested that the development should not have direct access to the park for safety and fairness reasons.
- *Other Key Points*
  - o During the discussion of traffic, meeting participants noted that Gibson and Mulberry is a dangerous intersection and said that there is a lot of traffic that comes through the neighborhood already, and discussed the need for the City to look at traffic throughout the neighborhood and look at the possibility of a traffic signal here.

#### Meeting Specifics:

##### 1) Overview of Project

- a) Jim Strozier, Principal at Consensus Planning and Agent, introduced Malak Hakim, planner with Consensus Planning, and Peter Gineris, representing Applicant Cornerstone Capital, LLC.
- b) Site is located to the west of the park next to the Thomas Bell Community Center.
  - i) To the north side of the property is a drainage channel.
- c) Site is currently subdivided into single-family lots with Bethel Avenue platted.
- d) The request is to change the zoning to R-2 to accommodate multi-family development.
  - i) The property is currently zoned SU-1 for IP permissive uses and student housing.
  - ii) The IDO, when implemented, is expected to change the zoning to accommodate non-residential business park.
    - (1) The request is intended to maintain the property as residential.
- e) The only access to the property is from the north, via Mulberry Street.

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

- i) Mulberry Street terminates near the property; DaVita Medical completed some road construction past that point, completing the sidewalk and one-half of the street paving.
- 2) Questions and Concerns about Mulberry Access and Traffic**
- a) A meeting participant stated that she did not feel that the road construction by DaVita was an improvement, and requested that the term improvements not be used for the work that was done.
  - b) A meeting participant said that there is already a lot of traffic coming down Mulberry from the north, and neighbors don't want to see Mulberry be built to go through to the south.
    - i) A meeting participant said that they were told by the City that there is a desire to open Mulberry to the south.
    - ii) Applicant agreed that he also does not want to see Mulberry opened to the south.
    - iii) A meeting participant asked if there is anything Applicant could do to help prevent Mulberry from being opened.
    - iv) Agent said that it might be possible to upgrade the barriers at the end of the street.
      - (1) A meeting participant said that the existing barriers erected by DaVita are just temporary barriers and not what neighbors expected.
    - v) Agent said it might be possible to vacate a portion of Mulberry at the end of the street.
      - (1) Agent said that they already intend to pursue vacation of Bethel St., which is platted on the project site.
    - vi) Agent said that they had considered creating gated apartments at the end of Mulberry, but that won't work because of the emergency access to DaVita.
  - c) A meeting participant expressed concern about the additional traffic that the units in this project would bring through the neighborhood, noting that they don't want that.
  - d) A meeting participant said that traffic at Gibson and Mulberry is already dangerous, and suggested requesting a traffic light at that intersection.
    - i) Agent shared information about how a City warrant study is done.
    - ii) Agent said that this project wouldn't meet City thresholds for a traffic study.
    - iii) Meeting participants said that they would like to see a City traffic analysis for the neighborhood, noting that there is a lot of traffic from people trying to access DaVita or the Sunport, trying to bypass sporting event traffic, or just getting lost.
    - iv) A meeting participant said that there are problems at the traffic signal at Gibson and University and traffic sometimes backs up and has to wait through several light changes.
    - v) A meeting participant said that there have been discussions about a light at Gibson and Mulberry before, and plans keep changing.
    - vi) Agent shared information about a neighborhood traffic study and suggested that the neighborhood's city councilor might be able to assist with that.

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

- e) A meeting participant asked about the possibility of a frontage road in front of DaVita along I-25.
  - i) Meeting participants discussed previous efforts to do this and the need to involve the DOT and other entities.

**3) Questions and Concerns about the Type of Development**

- a) A meeting participant asked what Applicant plans to build on the property.
  - i) Applicant stated that they plan to build approximately 32-34 units of townhome-style apartments for rent.
- b) A meeting participant asked what the rent range would be and whether they would be low-income apartments.
  - i) Applicant said that they would be market-rate apartments, and estimated rent at possibly \$1000/month.
- c) A meeting participant questioned how it would be possible to fit 32-34 apartments on that site.
  - i) Agent stated that apartments could be as dense as 30 units per acre, and this would be less than 15 units per acre.
- d) A meeting participant asked if these would be family units.
  - i) Applicant said yes, and said they would be two- and three-bedroom units with garages.
  - ii) Applicant said he could potentially rent to a few groups of students, but does not intend to make this student housing and intends for most of his market to be families.
  - iii) A meeting participant stated that neighbors do not want college student housing there.
- e) A meeting participant asked who owned the property.
  - i) Applicant said that they did not currently own the property, but intend to purchase it if they obtain the necessary City approvals and then intend to own the property once developed.
- f) A meeting participant asked who would be managing the property.
  - i) Applicant said they would hire a management company to handle the management.
- g) A meeting participant said that low-income housing was approved nearby, south of Flightway Ave., and said that she is uncomfortable with anything that would bring that closer to the neighborhood.
  - i) The meeting participant expressed a concern about this project becoming low-income because of its proximity to the other project, and being unable to attract the market that Applicant wants.
  - ii) Applicant stated that they do not intend to build that sort of project, and many of those projects have a different sort of financing.
    - (1) Applicant said that those projects are required to have a certain percentage of units at a certain lower income level, and this project would not have those.

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT MEETING REPORT

- iii) Agent stated that there is currently undeveloped land between the two sites, and if that is developed for business as the IDO zoning will indicate, it would act as a buffer.
  - h) A meeting participant asked if Applicant had been to the site at night, and expressed concerns that the project will go downhill because Applicant can't obtain the renters he says he wants.
    - i) Applicant said they want to put in better-quality housing and help to stabilize the area.
  - i) A meeting participant asked what the screening process would be for tenants.
    - i) Applicant said it would be a standard screening process, including things such as a background check, proof of income, and a deposit.
  - j) A meeting participant asked for examples of work the Applicant has done elsewhere.
    - i) Agent agreed to provide images to show the style of development that Applicant is planning as a follow-up item.
  - k) Agent noted that if this application for a zone map amendment is successful, there will still be additional work to go through the design process.
  - l) A meeting participant asked if Applicant would consider for-sale townhomes.
    - i) Applicant said he had not thought about it, and would have to look at the finances of it.
    - ii) A meeting participant said neighbors would prefer homeowners to renters.
- 4) Other Questions and Concerns**
- a) A meeting participant asked if Agent is part of the project.
    - i) Agent does not have a financial stake in the project, but is hired to represent the application in front of the City.
  - b) A meeting participant asked how the park would be buffered from the construction.
    - i) Applicant said that he hoped to make the park an amenity, perhaps with access via a gate through a wall surrounding the site.
      - (1) A meeting participant asked how high a wall would be.
        - (a) Applicant said it would be in the 5-6 foot range.
      - (2) A meeting participant asked if Applicant had talked to the City about a gate.
        - (a) Applicant said not yet, and that would be part of the future design process.
    - ii) The meeting participant expressed concerns about having a gate to the park, noting that there is crime and illegal activity in the park and it could be unsafe.
      - (1) Another meeting participant said that it seemed unfair to have direct access for some people, and those residents should access the park the same way others do.
      - (2) Agent suggested that more people watching the park could push the crime away.
        - (a) Meeting participant said he didn't think so.
  - c) A meeting participant asked if Applicant is from Albuquerque.
    - i) Applicant said he is from Albuquerque.

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT MEETING REPORT

- d) A meeting participant asked if the Applicant would become part of the neighborhood association.
  - i) Applicant said that he would be willing to do so.
- e) A meeting participant asked if Applicant would consider remodeling and flipping existing homes in the neighborhood and apartments nearby.
  - i) Applicant said that he had not considered that, but would think about it, and said that they finance projects by others working on similar things.

#### **Application Hearing Details:**

1. The Environmental Planning Commission (EPC) is an appointed, 9-member, volunteer citizen board with authority on many land use and planning issues. The EPC was formed in 1972 per City of Albuquerque Ordinance #294-1972. Members:
  - Derek Bohannon, Chair, Council District 5
  - Bill McCoy III, Vice Chair, Council District 9
  - Dan Serrano, Council District 1
  - Vacant, Council District 3
  - Peter Nicholls, Council District 4
  - Maia Mullen, Council District 6
  - David Shaffer, Council District 7
  - Karen Hudson, Chair, Council District 8
2. Hearing Time:
  - i. The hearing is scheduled for March 8, 2018.
  - ii. The Commission will begin hearing applications at 8:30 a.m.
  - iii. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule.
  - iv. The agenda is posted on <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission> on the Friday immediately prior to the EPC Hearing.
3. Hearing Process:
  - i. Comments from facilitated meetings will go into a report which goes to the City Planner.
  - ii. The facilitated meeting report is included in the staff report and may be used to recommend conditions.
  - iii. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Comment Submission:
  - i. Comments may be sent to:

Maggie Gould, Staff Planner  
600 2<sup>nd</sup> Street NW, Third Floor  
Albuquerque, NM 87102  
[mgould@cabq.gov](mailto:mgould@cabq.gov)

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

(505) 924-3910

OR

Derek Bohannon, Chair, EPC  
Bill McCoy III, Vice Chair, EPC  
c/o Planning Department  
600 2<sup>nd</sup> St, NW, Third Floor  
Albuquerque, NM 87102

**Names & Affiliations of Attendees:**

Elizabeth Aikin	KCA
Eleanor Brown	KCA
Otis D. Brown	KCA
Kimberly Brown	KCA
Paul Lawson	KCA
Marcia Boyer	KCA
Gertrude Boyer	KCA
Jim Strozier	Consensus Planning
Malak Hakim	Consensus Planning
Peter Gineris	Applicant

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

**Project #:** 1000042  
**Property Description/Address:** Lots A through F and Lots 1 through 5, Kirtland Addition, Unit 3

**Date Submitted:** February 22, 2018  
**Submitted By:** Jessie Lawrence

**Meeting Date/Time:** February 20, 2018, 6:00 PM  
**Meeting Location:** Thomas Bell Community Center  
3001 University SE

**Facilitator:** Jessie Lawrence  
**Co-facilitator:** Leslie Kryder

**Parties (individual names and affiliations of attendees are listed at the end of the report):**

- **Applicant**
  - o Cornerstone Capital LLC
- **Agent**
  - o Consensus Planning
- **Affected Neighborhood Associations (per CABQ notification requirements)**
  - o Kirtland Community Association

**Background/Meeting Summary:**

Applicant requests a zone map amendment for Lots A-F, Lots 1-5 Kirtland Addition, Unit 3, located on Bethel Avenue SE east of Mulberry Street SE, currently zoned SU-1 for IP Permissive Uses and Student Housing. The applicant requests a zone change to R-2 to accommodate future multi-family development.

Meeting participants noted that there are a number of unknowns about the project and concerns that would need to be addressed to ensure that the project could be a good neighbor. A primary concern was traffic. Meeting participants stated that they have concerns about the amount of traffic already coming through the neighborhood. They stated that they do not want Mulberry to be opened as a through street to the south, and Applicant was in agreement with this; meeting participants discussed possible ways to work together to address this concern, such as improving the barriers at the end of Mulberry or vacating part of the street. Meeting participants also stated that they want to ensure that the project is a good-quality family development. There was also discussion of a concern about access to the adjacent park, and meeting participants suggested that the development should not have direct access to the park for safety and fairness reasons.

As a follow-up item, Agent agreed to provide images to show the style of development planned for the site.

## Gould, Maggie S.

---

**From:** Malak Hakim <hakim@consensusplanning.com>  
**Sent:** Monday, February 26, 2018 5:44 PM  
**To:** Jessie Lawrence; kande0@yahoo.com; Elizabeth Aikin; Jim Strozier; otis@snappyduplications.com; plawson65@comcast.net; marcia.dboyer@gmail.com; peter.gineris@cbre.com  
**Cc:** Leslie; Hummell, Tyson; Triplett, Shannon; Gould, Maggie S.  
**Subject:** RE: Facilitated Meeting Report: CABQ Land Use Project #1000042  
**Attachments:** ZiaTownHomesExample.pdf

Good Afternoon,

Please see attached for an image of the Zia Town Homes, located on 1200 Zia Road NE. These townhomes are one example that the applicant is looking at for inspiration for future design and development on the subject property.

Additionally, John MacKenzie, from the City's Engineering Division of DMD, has indicated that the DMD has no intention of extending Mulberry south from its existing terminus down to Transport/Flightway. This information has been provided in an email to Maggie Gould, City Staff Planner, and has been included in the City's project file.

Thank you,

Malak Hakim, AICP  
Senior Planner  
Consensus Planning, Inc.  
505.764.9801

<https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.consensusplanning.com&umid=39333007-6626-EE05-9B3E-35E6793ABBA5&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-e37a1ff7526f403c20f00323ac5ac00635e587d4>  
[www.linkedin.com/in/malakhakim/](http://www.linkedin.com/in/malakhakim/)

**From:** Jessie Lawrence [mailto:jessie@lawrencemeetingresources.com]  
**Sent:** Thursday, February 22, 2018 10:14 AM  
**To:** kande0@yahoo.com; Elizabeth Aikin <bakieaikin@comcast.net>; Jim Strozier <cp@consensusplanning.com>; Malak Hakim <hakim@consensusplanning.com>; otis@snappyduplications.com; plawson65@comcast.net; marcia.dboyer@gmail.com; peter.gineris@cbre.com  
**Cc:** Leslie <Leslie@springrainsllc.com>; Hummell, Tyson <thummell@cabq.gov>; Shannon Triplett <striplett@cabq.gov>; Gould, Maggie S. <MGould@cabq.gov>  
**Subject:** Facilitated Meeting Report: CABQ Land Use Project #1000042

Hi all,

Attached, please find the meeting summary report from Tuesday's facilitated meeting. Should you read something in the report that you feel is an inaccurate representation of what was said in the meeting, please refer to the amendment parameters at the bottom of this message.

I'm including links to the applicant survey for the applicant team, and the participant survey for everyone else who attended the meeting:

Applicant survey: <http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-applicant-survey>

Participant survey: <http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-participant-survey>

Thank you for providing feedback. Please be sure to include project number #100042 and include my name, Jessie Lawrence, at the top of the form.

Thank you all for your participation. Leslie and I enjoyed working with you.

Sincerely,  
Jessie Lawrence

---

### **Clarification of Amendment Parameters**

Reports are distributed to meeting participants and city staff at the same time. In this program, I have limits on how I can utilize people's input in my reports. These limits are in place to preserve the integrity of my role and of my reports. My parameters are:

1. I can never change a report, but...
2. If a correction is offered on something that occurred at the facilitated meeting, and is reflected in the notes that I have (i.e., I miscommunicated in the report what I have in my notes), I then write an amendment to the report, which goes out to the same people as the report.
3. If a correction is based strictly on objective fact (e.g., I got the name of a street wrong), I then write an amendment to the report, which goes out to the same people as the report.
4. If a correction or clarification is offered on something that for some reason is not reflected in my notes or that did not actually occur at the facilitated meeting, I must then request that a letter be written to the City Planner by the person offering the clarification.
5. If something was said at the meeting but omitted from the report, please send those comments directly to the planner listed at the end of the report.

It is entirely possible that my co-facilitator or I might mis-hear things, yet we must let that clarification come from the speaker directly to the planner, so we maintain the integrity of the process. This is especially important because other meeting participants may have a contrasting correction or clarification, and I have no way to determine which I should represent unless I stay consistent in representing only what the facilitators heard.

---

**Jessie Eaton Lawrence, JD, MUP, AICP**  
**Attorney at Law and Mediator**  
**Lawrence Meeting Resources**

Physical Address: 128 Grant #214, Santa Fe, NM 87501

Mailing Address: PO Box 31854, Santa Fe, NM 87594

Phone: 505-603-4351

Website: [lawrencemeetingresources.com](http://lawrencemeetingresources.com)

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

 **Zia Town Homes** Townhome apartments for rent  
*12004 Zia Rd NE*

[Home](#) [Floor Plans](#) [Neighborhood](#) [Green Design](#) [Apply](#)  
[Contact](#)



Zia Townhomes are close to Kirtland Air Force Base, I-40, and numerous shopping centers, parks, and entertainment centers

**Amenities  
Galore!**

**"Green Built"  
Units**

**No Sprawl**

## Gould, Maggie S.

---

**From:** MacKenzie, John  
**Sent:** Friday, February 23, 2018 10:28 AM  
**To:** Gould, Maggie S.  
**Cc:** Herrera, Veronica B.  
**Subject:** FW: Message from Veronica Herrera (83887)  
**Attachments:** Message from Maggie Gould (43910)

Maggie,

DMD has no intention of extending Mulberry south from its existing terminus down to Transport/Flightway. The 25-foot wide tract there is specifically intended to contain the existing trail.

*John MacKenzie, PE  
City of Albuquerque  
Engineering Division of DMD  
(505) 768-3965  
(505) 414-6558*

---

**From:** MacKenzie, John  
**Sent:** Friday, February 23, 2018 9:15 AM  
**To:** Herrera, Veronica B. <[vbherrera@cabq.gov](mailto:vbherrera@cabq.gov)>  
**Subject:** FW: Message from Veronica Herrera (83887)

I received this message on my email.

If you want to get that message from the University owner on your email, forward it to me like you did this one and then I'll email it back to you, instead of waiting for Mona to fix it for you.

*John MacKenzie, PE  
City of Albuquerque  
Engineering Division of DMD  
(505) 768-3965  
(505) 414-6558*

**From:** Veronica Herrera [<mailto:e38442@coa-ch-cuc-pub.cabq.gov>]  
**Sent:** Friday, February 23, 2018 8:36 AM  
**To:** John MacKenzie <[e34274@coa-ch-cuc-pub.cabq.gov](mailto:e34274@coa-ch-cuc-pub.cabq.gov)>  
**Subject:** Message from Veronica Herrera (83887)

## Gould, Maggie S.

---

**From:** MacKenzie, John  
**Sent:** Friday, February 23, 2018 11:14 AM  
**To:** Gould, Maggie S.  
**Cc:** Herrera, Veronica B.; Varoz, Andrew  
**Subject:** RE: Message from Veronica Herrera (83887)  
**Attachments:** University Phase II 90% plans sheets 17 and 44.pdf

Maggie,

You should also be aware that DMD has a trail project going to construction next year that will run along the north side of this property, as shown on the attached, essentially extending the other trail I referred to below. The trail will be paved 14 feet wide and run from Mulberry, along the subject property, then turn north across the abutting drainage channel with a bridge, and connect to San Jose Ave. Andrew Varoz is our project manager on that work (768-3679).

*John MacKenzie, PE  
City of Albuquerque  
Engineering Division of DMD  
(505) 768-3965  
(505) 414-6558*

---

**From:** Gould, Maggie S.  
**Sent:** Friday, February 23, 2018 10:30 AM  
**To:** MacKenzie, John <[jmackenzie@cabq.gov](mailto:jmackenzie@cabq.gov)>  
**Cc:** Herrera, Veronica B. <[vbherrera@cabq.gov](mailto:vbherrera@cabq.gov)>  
**Subject:** RE: Message from Veronica Herrera (83887)

Thank you,  
I appreciate the fast response and will add this to the file .  
Have a great weekend.

*Maggie Gould, MCRP  
Planner  
City of Albuquerque, Planning Department  
600 Second St. NW  
Albuquerque, NM 87102  
505-924-3910  
[mgould@cabq.gov](mailto:mgould@cabq.gov)*

---

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**Sent:** Friday, February 23, 2018 10:28 AM  
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**Cc:** Herrera, Veronica B.  
**Subject:** FW: Message from Veronica Herrera (83887)

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*John MacKenzie, PE  
City of Albuquerque  
Engineering Division of DMD  
(505) 768-3965  
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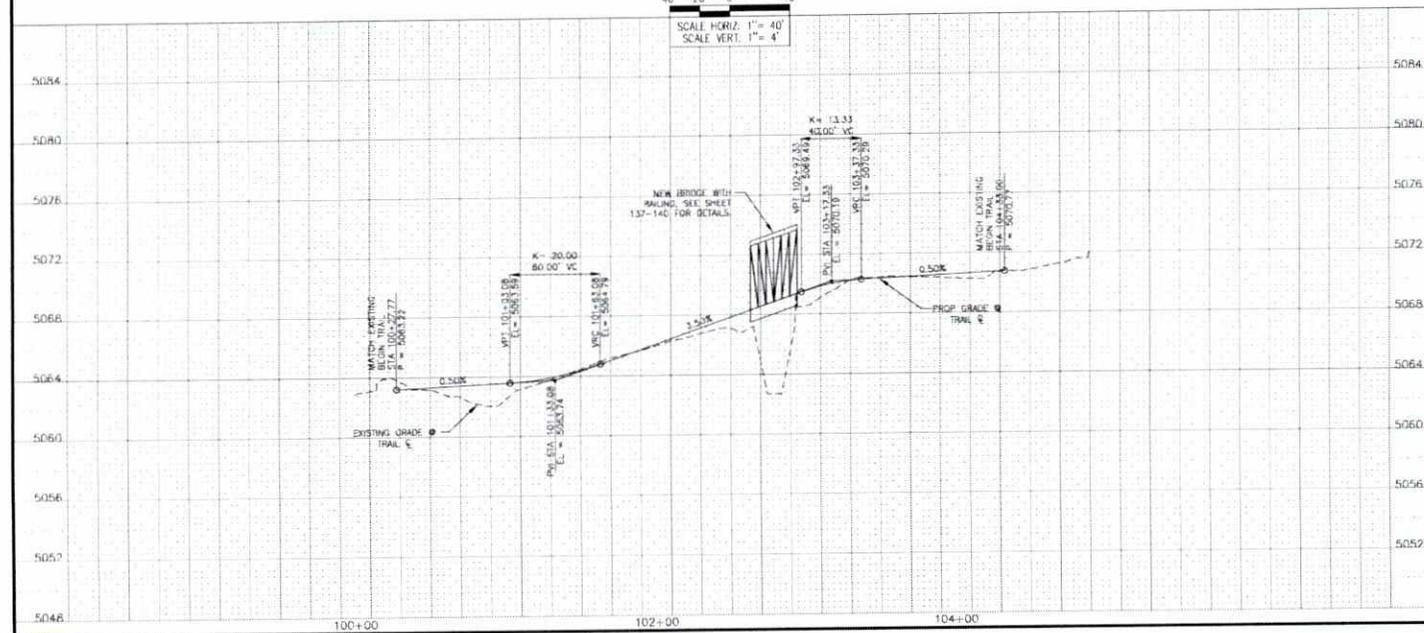
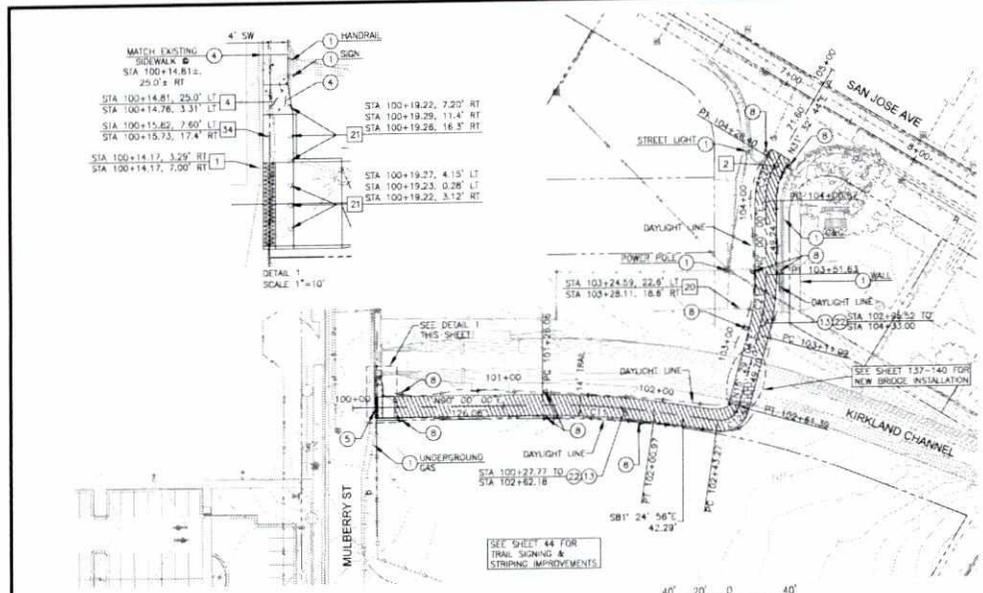
**From:** MacKenzie, John  
**Sent:** Friday, February 23, 2018 9:15 AM  
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*John MacKenzie, PE  
City of Albuquerque  
Engineering Division of DMD  
(505) 768-3965  
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**Sent:** Friday, February 23, 2018 8:36 AM  
**To:** John MacKenzie <[e34274@coa-ch-cuc-pub.cabq.gov](mailto:e34274@coa-ch-cuc-pub.cabq.gov)>  
**Subject:** Message from Veronica Herrera (83887)



CURVE TABLE (C)				
CURVE #	Radius	ARC LENGTH	TANGENT LENGTH	DELTA
C11	100'	74.91'	37.53'	83°04'
C12	17'	18.13'	11.08'	83°08'00"
C21	150'	46.54'	29.38'	19°29'04"
C22	50'	29.53'	14.12'	31°32'44"

REMOVAL/RELOCATE		CONSTRUCTION NOTES	
1	REMOVE & DISPOSE EXISTING CURB & GUTTER	1	PROTECT IN PLACE
2	SAW-CUT, REMOVE EXISTING ASPHALT PAVEMENT	4	CONSTRUCT 4' SIDEWALK PER COA STD DWG 2430 INCLUDING SUBGRADE
4	REMOVE & DISPOSE EXISTING SIDEWALK	5	CONSTRUCT CURB RAMP PER DETAIL ON SHEET 28
20	REMOVE & DISPOSE EXISTING GUARDRAIL	6	INSTALL NEW SIGN POST PER DETAIL ON SHEET 34 & 35 AND NEW SIGN PER SHEET 44
21	REMOVE & DISPOSE EXISTING BOLLARD	13	CONSTRUCT ASPHALT TRAIL, SEE PLAN VIEW FOR WIDTH, SEE TYP FOR PAINT SECTION SHEET 6
34	REMOVE & DISPOSE EXISTING K-RAIL	22	SUBGRADE PREPARATION

EXISTING ELEVATION OF TRAIL	
STATION	ELEVATION
100+00	5062.87
100+25	5063.97
100+50	5063.16
100+75	5062.42
101+00	5062.47
101+25	5063.61
101+50	5064.47
101+75	5065.30
102+00	5065.97
102+25	5066.62
102+50	5067.06
102+75	5062.71
103+00	5068.54
103+25	5069.97
103+50	5070.44
103+75	5070.42
104+00	5070.31
104+25	5070.60
104+50	5070.85
104+75	5071.34

SURVEY INFORMATION		BENCH MARKS	
NO.	FIELD NOTES	NO.	DATE

ENGINEER'S SEAL		95% REVIEW	
NO.	DATE	BY	DATE

NON-PARTICIPATING

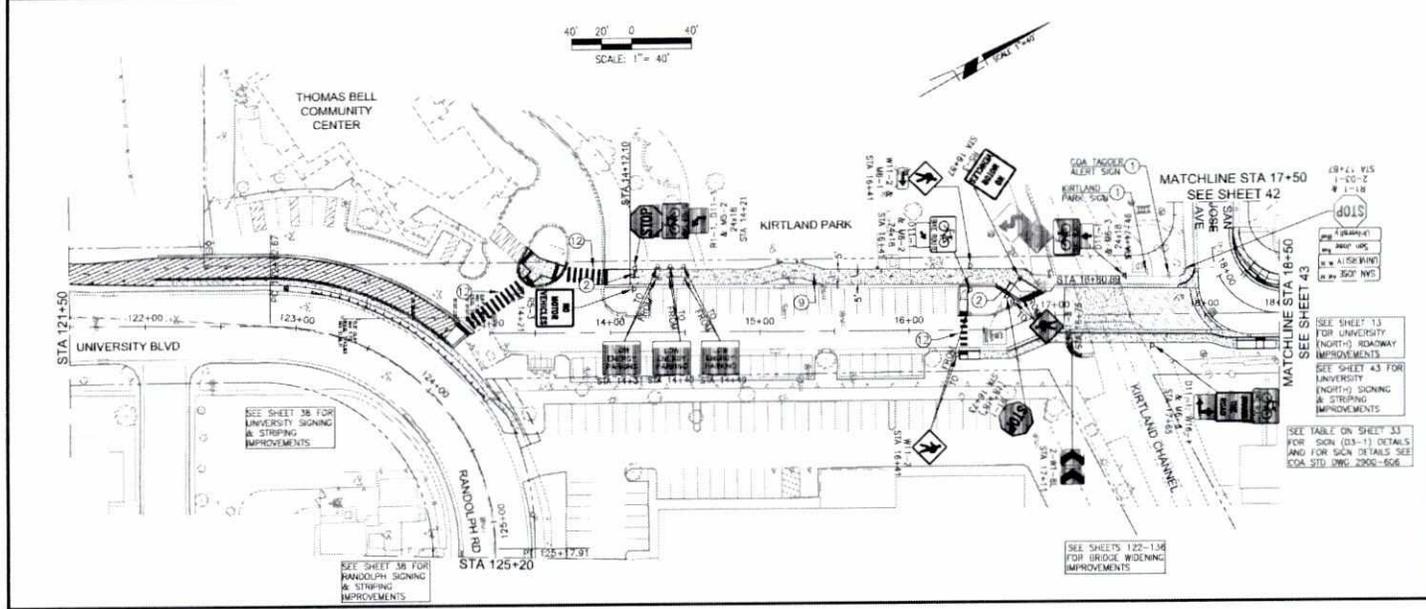
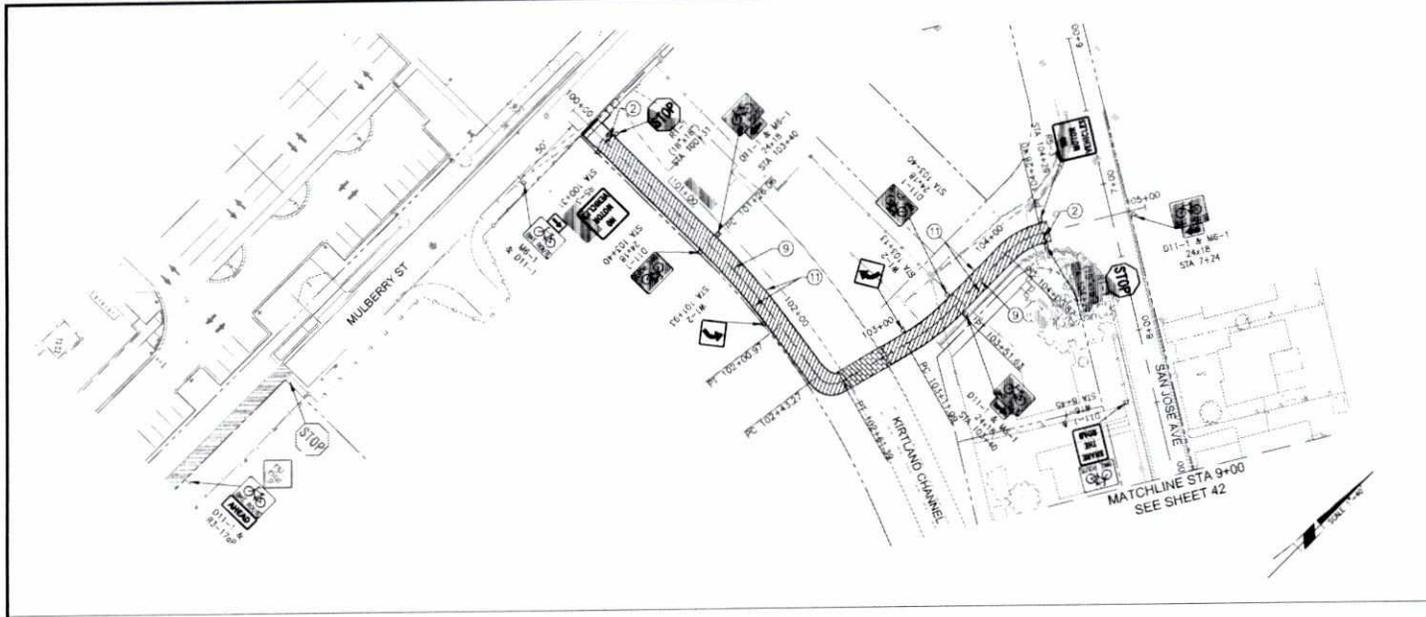
**TY LIN INTERNATIONAL**  
engineers | planners | scientists  
500 4th Street NW Suite 403  
Bank of America Center  
Albuquerque, NM 87102

**CITY OF ALBUQUERQUE**  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION

TITLE: **UNIVERSITY BLVD BIKEWAYS - PHASE 2**  
XX TRAIL STA 100+00 TO 105+00

Design Review Committee City Engineer Approval

City Project No. 7956.92 (A300111) Zone Map No. L15, M15 Sheet 17 of 140



**GENERAL CONSTRUCTION NOTES**

- PROTECT IN PLACE 28 LF
- INSTALL 12" STOP BAR WITH PLASTIC WORD "STOP" 28 LF
- INSTALL NEW SIGN W/ NEW SIGN POST PER DETAIL ON SHEET 34 & 35
- INSTALL 4" BROKEN YELLOW STRIPE (3' SEGMENT W/9" GAP) 632 LF
- INSTALL 4" WHITE SOLID STRIPE 746 LF
- INSTALL 24" WHITE SOLID MARKINGS (CROSSWALK) PER DETAIL ON SHEET 33 195 LF

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	NO.	DATE	DATE

**SIGNING LEGEND:**

- SPEED LIMIT 30** NEW/REMOVE & RELOCATED SIGN 42 EA
- SPEED LIMIT 30** REMOVE & SALVAGE 4 EA
- SPEED LIMIT 30** PROTECT IN PLACE

TOTAL NEW SIGN: 93.13 SF  
 TOTAL NEW SIGN POST: 237.25 LF

**TY LIN INTERNATIONAL**  
 engineers | planners | scientists  
 500 4th Street NW Suite 403  
 Bank of America Centre  
 Albuquerque, NM 87102

**CITY OF ALBUQUERQUE**  
 MUNICIPAL DEVELOPMENT DEPARTMENT  
 ENGINEERING DIVISION

**TITLE: UNIVERSITY BLVD BIKEWAYS - PHASE 2**  
 SIGNING & STRIPING  
 STA 85+50 TO 94+00

Design Review Committee: City Engineer Approval

City Project No: 7956.92 (A300111) Zone Map No: L15, M15 Sheet: 44 of 140