

**Landmarks & Urban
Conservation Commission**



**Agenda Number: 6
Case No.: 17-LUCC-50011
Project # 1011176
April 12, 2017**

Staff Report

Agent	Consensus Planning	Staff Recommendation <i>Approval of Case # 17-LUCC-50011, Project #1011176, a request for Certificate of Appropriateness for Variances for new construction based on the Findings beginning on page 11 and subject to the conditions on page 12.</i> Leslie Naji, Senior Planner Staff Planner
Applicant	Compass Realty, Inc. / FBC,11	
Request	Certificate of Appropriateness for Variances for new construction	
Legal Description	Lots 1-5, Block 2 Huning Highland Addition	
Address/Location	Broadway & Central	
Size	0.8 acres	
Zoning	SU-3	
Historic Location	EDo UCOZ	

Summary of Analysis

The application is for the new construction of a hotel with covered parking on the site located at the southwest corner of Central and Broadway. The site falls within the 2025 Downtown Development plan as well as the East Downtown Urban Conservation Overlay Zone. As such, building design review was carried out by the Architectural Review Committee, whereas the form based zoning calls for the requested variances to be reviewed for consistency with the Regulatory Plan for the Huning Highland-East Downtown Urban Conservation Overlay Zone.

The applicant proposes to construct a new 152 room hotel with street front retail spaces at the corner of Broadway and Central Avenue. The project call for a 6 story hotel with ground level covered parking located at the southern end of the site. There is an additional parking structure to the west of the hotel accessible from both Union Square St. and the alley.

The regulations for the Edo UCOZ are clearly laid out. These are mandatory for development in the UCOZ; however, the LUCC may approve deviations from the regulations. In order for this project to proceed as designed, the applicant is seeking variances for building height / number of stories, setbacks at certain locations and building setbacks.

This project has been reviewed for consistency with the intent of the Regulatory Plan for the Huning Highland-East Downtown Urban Conservation Overlay Zone.

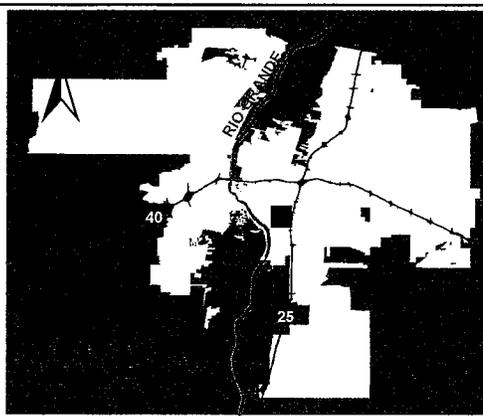
PRIMARY REFERENCES: LUCC Rules of Procedure, Huning Highland Development Guidelines

SITE



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

Map amended through: 1/28/2016

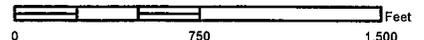


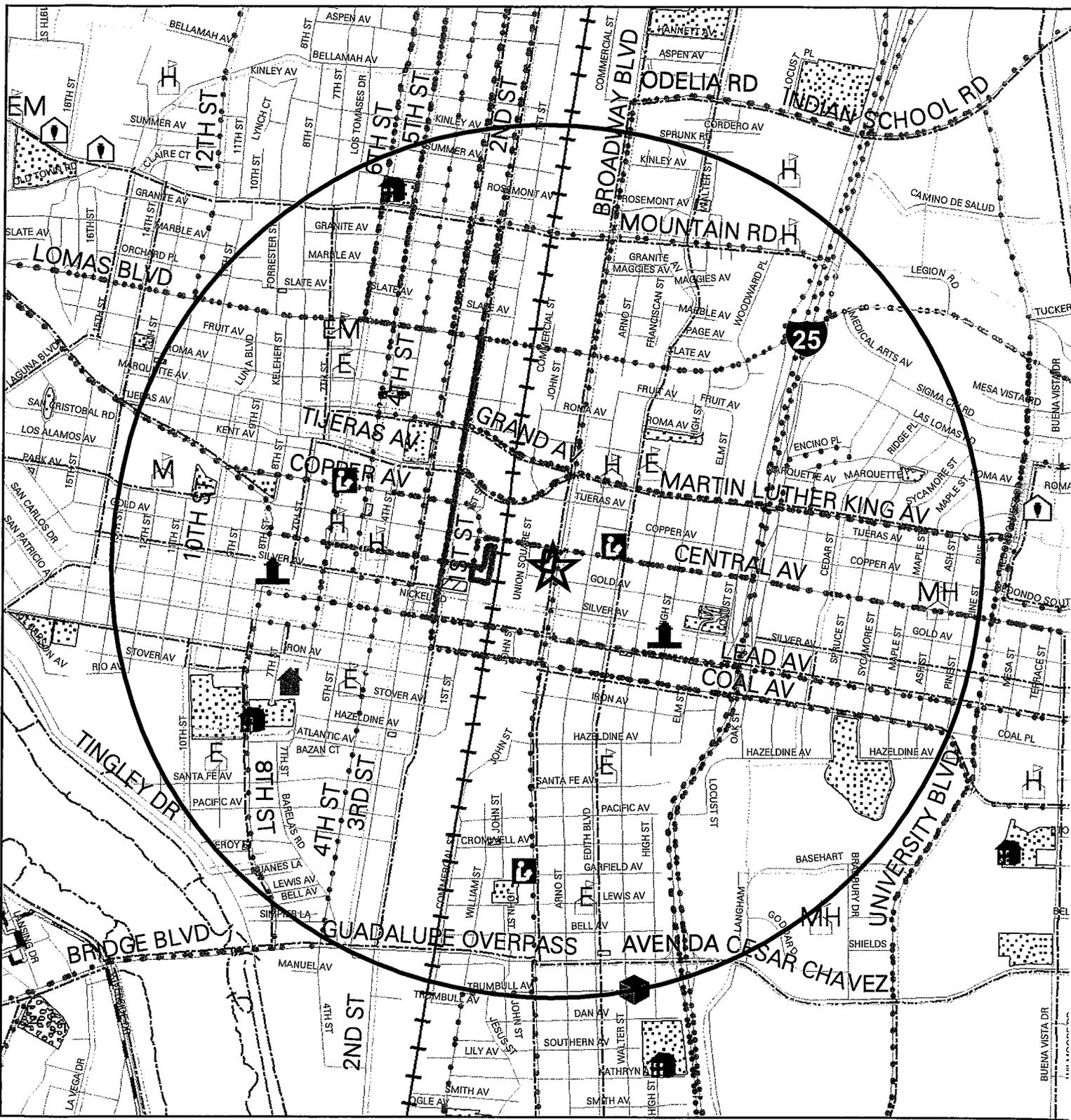
Zone Atlas Page:

K-14-Z

Selected Symbols

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





Public Facilities Map with One-Mile Buffer



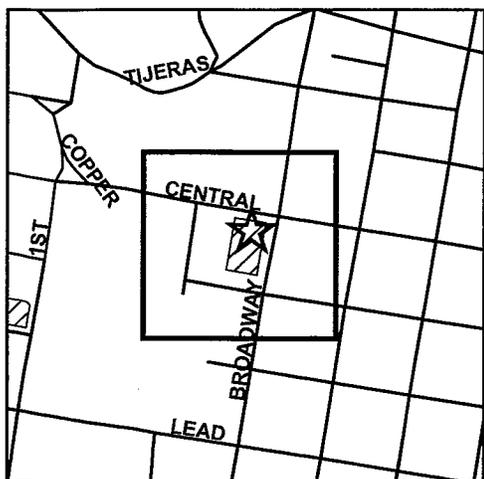
- | | | | |
|--|---|--|---|
|  COMMUNITY CENTER |  FIRE |  Public Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  Proposed Bike Facilities |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE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

Project Number: 1011176

0

0.5

1



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 = 110 feet

Project Number:
1011176
Hearing Date:
04/12/2017
Zone Map Page: K-14
Additional Case Numbers:
17LUCC-50011

SUMMARY OF REQUEST

<i>Request</i>	<i>Certificate of Appropriateness for Variances for new construction</i>
<i>Historic Location</i>	<i>EDo UCOZ</i>

AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Year of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-6	Decorative brick, Flat roofed commercial and mixed use buildings. Largely brick faced with zero setback from property line	Contributing & Non-contributing Commercial
<i>Site to the North</i>	3-6 (Tower)	Brick Collegiate Gothic, C. 1940 Flat roof	Non-Contributing, Commercial
<i>Sites to the South</i>	2	Spanish Pueblo Revival, flat roof, Adobe Pre 1924	Contributing, Commercial
<i>Sites to the East</i>	1	Brick storefront, Concrete storefront Flat roofs, 1924	Contributing & non-contributing Commercial
<i>Site to the West</i>	1-3	Brick Romanesque, Flat roof, 1904	Contributing, Commercial

INTRODUCTION

Proposal and History

The applicant seeks a Certificate of Appropriateness for Variances of the East Downtown Regulatory Plan to construct a new 129,281 square foot hotel with 152 guest rooms. The proposal includes 2885 square feet of ground floor retail space accessible from Central Avenue and Broadway Blvd., two meeting rooms, a business center and two restaurant spaces. It does not provide ballroom or convention space. Parking for 50 cars is available on the ground floor covered by the hotel above. Additional parking spaces are located in a parking structure to be built to the west of the site across the alleyway that will provide an additional 50 spaces and 14 surface spaces accessible directly from the alley. The site parking requirements fall under the Downtown 2025 Plan as it is zoned SU-3 and, therefore, has no required parking.

The building is a multi-leveled hotel with varying step backs from the property line. The wall materials vary with these step-backs. Wall planes directly fronting the sidewalk ROW are brick with planes set back from the sidewalk being stucco. This proposal is requesting variances from the following EDo standards:

- Building height – 65'-0" / five stories allowed, 70'-0" / six stories requested
- ROW setbacks – 0" – 12" allowed, various areas of additional setbacks requested
- Upper story step-backs – 15'-0" above 52' required, 10'-0" above 51'-6" requested

Although the design is largely compliant with the height, setback and step back requirements of the EDo regulation, there are some deviation. Some of these deviations are requested due to the size of the project. As opposed to many development projects in the EDo UCOZ, this project constitutes nearly half the block with long frontages on Central and Broadway. The occasional setbacks requested incorporate breaks in the pedestrian interface without disrupting the urban streetscape.

Height variances requested are in the amount of 5'-0". The number of stories, though higher than the listed five, is a result of the change in typical floor to floor heights. Buildings of this scale are being built across Central at the Innovate ABQ site and will not read as disproportionate to this western end of the EDo UCOZ. The height of those building walls directly adjacent to the sidewalk is lower than the maximum of 52'. Subsequently, the step-back takes place sooner although in some locations it is less than the 15'-0" sited in the regulation. In other area it is far greater and provides for a second floor roof top terrace.

Context

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small *Villa de Albuquerque*, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad. Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town. Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

The architectural environment of the Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-Century styles of building, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth-century. During the 1920's

the California bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, corners decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials. Various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with a variety of capping patterns, warm stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry—most of which came to the area over the railroad from eastern mail order houses—add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving. The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1980.

The historic district continued to grow and develop through the first half of the twentieth-century. The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead and Coal. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane one-way street that was upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation. A new sidewalk, street trees and on-street parking are adjacent to the subject property.

In 2004, citing the failure of the Huning Highland Historic Overlay Zone to result in increased economic reinvestment and stabilized property values along the Central & Broadway corridor, the Broadway & Central Corridors Partnership, LLC, applied to the LUCC for removal of the corridors from the HHHOZ and the creation of an urban conservation overlay zone in East Downtown.

As a compromise to the removal of these areas from the HHHOZ, the LUCC retains the authority to approve variances to the zoning regulations on these sites as detailed in the Edo Regulatory Plan, whereas the East Downtown Architectural Review Committee (ARC) retains design approval of new developments and alterations to non-contributing structures in the UCOZ. The committee previously met to review the design and issued their findings. (See Attachment A-1)

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

The Comprehensive Zoning Code

The subject property is zoned SU-3 Mixed Use Corridor General under the Edo UCOZ Development Plan. This form based code sets standard for building heights, setbacks, step backs, building articulation, entry locations and parking. One is the minimum front setback, which is 0 ft., except along corridor frontage which is 0'- 12".

The subject property is located within the EDo Urban Conservation Overlay Zones. The Comprehensive Zoning Code §14-16-2-28 establishes controls and procedures for Overlay Zones. §14-16-2-28 (D) (1) states that the area's distinctive characteristics and general preservation guidelines for the area shall be identified by the City Council in the resolution applying the Historic or Urban Conservation Overlay Zone to any given area. The Landmarks and Urban Conservation Commission shall adopt specific development guidelines for each Overlay Zone area. Any construction, alteration or demolition, which would affect the exterior appearance of any structure within said Overlay Zone, shall not be undertaken until the Landmarks and Urban Conservation Commission have approved a Certificate of Appropriateness. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

The proposed project, under the Comprehensive Zoning Code, defers to the LUCC on matters of height, setbacks, step backs, parking and fencing.

A discussion of the proposal's conformance with the adopted specific development guidelines is provided below.

Resolution –032-2005 Designating the EDo UCOZ

This resolution designated and mapped the EDo UCOZ. The resolution included the adoption of design guidelines (revised 2009). The EDo UCOZ was established and adopted by the Council on March 23, 2005. Development guidelines were adopted with the resolution. The guidelines were amended by the LUCC in 2009. The development guidelines are administered by the ARC, and include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character. The LUCC has authority to approve variances in lieu of the ZHE.

The proposal seeks variances from the LUCC.

Regulatory Plan for the EDo UCOZ

The regulatory plan guidelines were revised and adopted by the LUCC in March 2005. These guidelines address building form. The review of building design is the purview of the ARC. The review for form variances relating to setbacks, building heights, building step backs and parking requirements are the purview of the LUCC. As such the LUCC has the authority to allow variances from the regulatory plan if such a deviation meets the following criteria:

The LUCC may approve deviations from the standards of the EDo Regulatory Plan if:

- 1. The deviation is consistent with the intent of the Regulatory Plan for the Huning Highland- East Downtown Urban Conservation Overlay Zone;*

The intent of the EDo Regulatory Plan is described in Ordinance F/S R-04-146 as:

- To provide the opportunity to remove inappropriate land use restrictions that appear to have constricted economic reinvestment and to replace those land use controls with the provisions designed to facilitate appropriate reinvestment and development;
- To encourage revitalization of lots adjacent to Central Avenue and Broadway Boulevard; and
- To preserve distinctive qualities such as-
 - A street wall that is pedestrian-scaled by the buildings that are built to the street or have a setback that responds and relates to a front sidewalk;
 - Buildings that are oriented to the street and respond to pedestrians with street level entrances and windows;
 - Commercial corridor with a mix of offices and retail or service uses;

- *To provide the opportunity to remove inappropriate land use restrictions that appear to have constricted economic reinvestment and to replace those land use controls with the provisions designed to facilitate appropriate reinvestment and development;*
- *To encourage revitalization of lots adjacent to Central Avenue and Broadway Boulevard;*

This proposal for a new hotel project is the sort of development the EDo UCOZ was created to attract. It takes a site currently used for surface parking and provides a cornerstone into the Huning Highland - East Downtown Overlay Zones, as well as the Central Downtown corridor. Not only does the project attract tourists and business people, but it adds additional pedestrian-oriented retail space along Central Avenue and Broadway Boulevard.

Revitalization of these lots leads to the revitalization of other sites in the area. The introduction of a hotel in this location does require some variations on the regulations as they stand. Partly due to the size of the building, adjustments to setbacks are desirable to embellish the pedestrian experience with more urban landscaping. This is not at the expense of the overall street character.

- *To preserve distinctive qualities such as-*
 - *A street wall that is pedestrian-scaled by the buildings that are built to the street or have a setback that responds and relates to a front sidewalk;*
 - *Buildings that are oriented to the street and respond to pedestrians with street level entrances and windows;*
 - *Commercial corridor with a mix of offices and retail or service uses;*
 - *Traditional construction materials.*

The street wall presented by the proposal is pedestrian oriented with retail entrances located along Central Avenue at approximately every 25'. Retail is also continued along Broadway. Windows are at a pedestrian viewing height and the sidewalk front wall is continued as a colonnade along Broadway where the hotel wall steps back for the entrance area.

The hotel has a mix of uses including retail, meeting rooms and dining & bar areas in addition to guest rooms.

The proposal utilizes similar materials to buildings along the corridor including stucco and brick accent walls. Windows along the street level reflect storefront fenestration and upper floors represent more traditional window sizes of the upper floors of historic buildings.

2. The deviation will not significantly interfere with the enjoyment of other land in the vicinity;

The proposal will not interfere with the enjoyment of other land in the vicinity. If anything, it's added vitality to a currently dead corner at a major intersection, will increase the enjoyment of surrounding properties as it supports more activities at various times of the day and night.

3. The owner will experience unnecessary hardship if the deviation is not approved;

The variances requested by the applicant are to prevent undue hardship. By adding additional step-back at the central core of the hotel, providing an open air terrace, additional height is required to provide adequate guest rooms.

4. Financial consideration shall not be the primary reason for approving a deviation.

Financial reasons are not the driving force behind the variances requested. As stated, the deviations are designed into the project to provide a more interesting and vibrant experience for the pedestrian as well as the hotel guest.

Landmarks and Urban Conservation Ordinance

This site consists of a vacant property in the EDo UCOZ and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

"Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."

Section 14-12-8 (A) of the LUC ordinance provides that

"Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved,"

Section 14-12-8 (A) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8-B (1) The change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone.

§14-12-8 (B) (2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone in which it is located will not be significantly impaired or diminished.

§14-12-8 (B) (3) The change qualified as a “certified rehabilitation: pursuant to the Tax Reform Act of 1976.

§14-12-8 (B) (4) The structure or site’s distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.

§14-12-8 (B) (5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

§14-12-8 (B) (6) Additions to existing structure and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located.

The LUC ordinance criteria have been reviewed for compliance against this proposal. The site is currently utilized for surface parking. This project is one for new construction and not restoration of a historic property. It is the intention of this ordinance to guard against incompatible construction in historic overlay zones and not to freeze them in time. This proposal is not incompatible with the ordinance.

Additional Considerations

The applicant notified the Huning Highland Historic District Association and the Broadway Central Corridors partnership of this request. Response to this development has been favorable and is attached. (See Attachment A-2)

Conclusions

As discussed in the analysis above, the proposed project is one of new construction. Its overall design is contemporary while being in keeping with the rhythms and materials of the neighboring historic buildings. While it is substantially compliant with the design regulations, additional height is requested to provide the services, both for the hotel patrons and the community, as designed and variations in setbacks and step-backs are requested to add variety and variation needed with such a large project.

The proposal meets the intent of the EDo UCOZ, encouraging new development and preserving the overall character of the Huning Highland-East Downtown corridor. It is not a small project between two historic buildings, but rather a new cornerstone for a strategic corner which will stabilize the area and act to define this new phase of growth. The additional heights are nominal, especially when compared to the overall benefits the project offers.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction - Case 17-LUCC-50011 / Project # 1011176 (April 12, 2017)

1. This application is a request for a Certificate of Appropriateness for Variances for new construction at 222 Central Ave, the southwest corner of Central and Broadway, described as Lots 1-5, Block 2 of the Huning Highlands Addition, a property in the EDo UCOZ, zoned SU-3.
2. The subject site is a vacant lot of approximately 0.8 acres.
3. The proposal is to construct a new six story, 129,281 square foot hotel with 152 guest rooms. The proposal includes 2885 square feet of ground floor retail space accessible from Central Avenue and Broadway Blvd., two meeting rooms, a business center and two restaurant spaces. Parking is provided on the site as well as in a parking structure to be constructed off of Union Square St. to the west of the hotel.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone or urban conservation overlay zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if *“The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone”*.
6. The proposed work is consistent with the designation ordinance F/S R-04-146. The proposed work does not conflict with the relevant development guidelines for the EDo urban conservation zone as described in the staff report and in Findings 7 through 8 below.
7. The proposal is predominantly consistent with the regulatory plan for new construction #1, 2, 3 and 4 in that the proposed project in that it fulfills the intent of providing new development in the area, does not detract from the use of neighboring properties, disallowing the requested variances would cause undue hardship and the variances are requested to provide a more interesting development rather than mere financial gain.

8. The proposal enhances the pedestrian character of the district by adding development to a surface parking lot facing both Central Ave. and Broadway Blvd.

9. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if *“The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”*. The architectural character, historical value of the EDo UCOZ will not be significantly impaired or diminished due to the proposal’s conformance with the specific development guidelines.

RECOMMENDATION - Case No. 17-LUCC-50011/ Project # 1011176– April 12, 2017

APPROVAL of 17-LUCC-50011/ Project # 1011176, an application for a Certificate of Appropriateness for Variances for new construction, located at 222 Central Ave.SE, described Lots 1-5, Block 2 of the Huning Highlands Addition, a property in the EDo UCOZ, zoned SU-3 based on the above nine findings and subject to the following conditions.

Conditions of Approval Recommended

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.



**Leslie Naji, Planner
Urban Design and Development Division**

Attachments:

- A-1 ARC Review report
- A-2 Public comment

ARCHITECTURAL REVIEW COMMITTEE

HUNING HIGHLAND – EAST DOWNTOWN UCOZ

LAUREN AUSTIN

DOUG MAJEWSKI

LESLIE NAJI

BEN STURGE

Landmarks & Urban Conservation Commission
600 Second St. NW
Albuquerque, NM 87102

April 6, 2017

RE: Proposal for southwest corner of Central and Broadway

Dear Commissioners:

On your agenda for April 12, 2017, there is a request for approval of variances for development of the site at the southwest corner of Central and Broadway, #17-LUCC-50011. As per Resolution 032-2005, establishing the East Downtown Urban Conservation Zone, while the LUCC has authority to approve variances for heights, setbacks, stepbacks and parking requirements, it is the prevue of the Architectural Review Committee to review and approve design appropriateness within EDo.

On March 30, the ARC met with the agent, Consensus Planning to review the design. Although the design was received with overall favor, there were a few issues of concern. These included:

- Entry definition;
- Cornice treatment;
- Entrance and egress to parking from Broadway; and
- Wall and opening treatment of covered parking along Broadway.

The agent went back to the client/architect to address these issues and made a revised submittal on April 5. The revised drawings show a centered entrance area, A more defined cornice with soldier brick course beneath an extended cornice, landscaped treatment at parking screen openings and entrance areas, canopies with lighting over parking screens and a more decorative metal screen to be used. The ARC, following review of these drawings has issued an approval of the design and sees it as a positive contribution to the EDo UCOZ and Huning Highland Historic District as well.

We hope you will view this application for variances favorably so we might have new development in the area and solidify this strong gateway point.

Sincerely,



Leslie Naji

EDo Architectural Review Committee

March 15, 2017

Jacqueline Fishman
Consensus Planning
302 Eighth St NW
Albuquerque, NM 87102

Susan Wheeler-Deichsel
Richard Deichsel
508 14th St NW
Albuquerque, NM 87104

To whom it may concern Re:
Support of Application for Variance for New Construction at 222 Central Ave, SE

We are residents of the Downtown Neighborhoods Association who closely watch and participate in all projects that relate to the revitalization of the City.

We would like to express our support for the proposed variances requested to construct a new hotel at the above mentioned site.

Downtown Albuquerque is very much in need of additional new hotel rooms, and this project will well-serve both the downtown and the new region of Innovate Albuquerque. Other amenities that this facility will provide to this part of the Downtown Core will be appropriate and welcome additions to the neighborhood.

We encourage you to grant the necessary variances to allow this project to move forward.

Thank you,



Susan Wheeler-Deichsel

Cc: LUCC
ARB

APPLICATION MATERIAL

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- ~~Cert. of Appropriateness~~ (LUCC) Variance

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D A APPEAL / PROTEST of...
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: Compass Realty, Inc. / FBC, II PHONE: 505-243-4345
 ADDRESS: 600 Central SE Suite M FAX: 505-243-6434
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: dwb@compassrealtyinc.com

Proprietary interest in site: Owner List all owners: FBC, II

DESCRIPTION OF REQUEST: Request for variance to parking requirements, setbacks, and height for a property within EDo.

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. Lot 1 thro 5 Block: 2 Unit: _____
 Subdiv/Addn/TBKA: Huning Highland Addition
 Existing Zoning: SU-3 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): K-14 UPC Code: 101405736037511404

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1001620, 1010796, 1010545

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 5 No. of proposed lots: N/A Total area of site (acres): .8ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: Broadway Boulevard and Central Avenue
 Between: Broadway Boulevard and Union Square Street
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2/22/17

SIGNATURE Jacqueline Fishman DATE 3/8/17
 (Print) Jacqueline Fishman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17 - LUCC - 50011</u>	<u>COA</u>	___	<u>\$ 35.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	___	<u>\$ 10.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	___	<u>\$ 35.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	___	_____
<input type="checkbox"/> Case history #s are listed	_____	_____	___	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	___	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	___	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	___	_____
	Hearing date <u>April 12, 2017</u>			Total <u>\$ 80.00</u>

Jacqueline Fishman 3-8-17 Project # 1011176
 Planner signature / date

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

- CERTIFICATE OF APPROPRIATENESS PUBLIC HEARING
- CERTIFICATE OF APPROPRIATENESS STAFF DECISION
- CERTIFICATE OF COMPLIANCE (HH-Edo UCOZ)

- | | |
|--|--|
| Historic Zone or Designation: | Type of Request: |
| <input type="checkbox"/> Historic Old Town | <input type="checkbox"/> Alteration |
| <input type="checkbox"/> Historic Old Town Buffer Zone | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Huning Highland | <input type="checkbox"/> Sign (Please read the note below)* |
| <input type="checkbox"/> Fourth Ward | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Eighth & Forrester | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> National Register Nomination Review |
| <input checked="" type="checkbox"/> HH-Edo UCOZ | <input type="checkbox"/> City Landmark Designation |
| | <input type="checkbox"/> City Overlay Designation |
| | <input checked="" type="checkbox"/> Other <u>Variance for New Construction</u> |

Number and Classification of structures on property:

- | | |
|---|---|
| # <input type="checkbox"/> Significant Structures | Does this request involve a residential property? |
| # <input type="checkbox"/> Contributing Structures | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| # <input type="checkbox"/> Noncontributing Structures | Are tax credits or preservation loan funds applied |
| # <input type="checkbox"/> Unclassified Structures | for in connection with this proposal? |
| | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Attention applicants:

A conference with the LUCC Planner is advised prior to application. Call the LUCC Administrative Assistant at 924-3883 for an appointment. At the conference, the planner will determine if your project may be approved administratively or if a public hearing before the Commission is required. The planner will also determine what materials are required to complete an application. These requirements will be indicated on the "Project Drawing Checklist" that the planner will complete during your pre-application conference. For public hearings, the applicant will prepare packets containing one each of the items with drawings folded to fit into an 8.5" by 14" pocket.

LUCC public hearing applications:

- Project drawing checklist completed during a consultation with LUCC planner
- All materials indicated on the project drawing checklist. **15 packets for residential projects 18 for nonresidential or multi-use projects.**
- Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 3. Square footage of proposed structure(s)
 4. Proposed phasing of improvements and provisions for interim facilities
 5. Relevant historic facts
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement (provided upon application)

Administrative (Staff) Approval checklist:

- Project drawing checklist completed during consultation with LUCC planner
- All materials indicated on the project drawing checklist and required by the LUCC planner
- Letter detailing the scope of the proposal including:
 1. Extent of work to be done
 2. Use(s) of existing and/or proposed site(s) and structure(s)
 3. Square footage of proposed structure(s)
 4. Proposed phasing of improvements and provisions for interim facilities
 5. Relevant historic facts
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
- Administrative Approval (LUCCS) Sign Posting Agreement
- LUCC building permit waiver signed by the applicant (provided upon approval)

***PLEASE NOTE:** Approval of a signs in the overlay zones also require a sign permit from Zoning in addition to LUCC approval.

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

Jacqueline Fishman
 Applicant name (print)
Jacqueline Fishman 3/8/17
 Applicant signature/date

- | | | |
|--|--------------------------|------------------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers | Form revised October 2007 |
| <input type="checkbox"/> Fees collected | <u>17 - Lucc - 5001</u> | <u>3-8-17</u> |
| <input type="checkbox"/> Case #s assigned | _____ | Dev Review Division signature/date |
| <input type="checkbox"/> Related #s listed | _____ | PROJECT# <u>1011176</u> |



COMPASS COMPANIES

600 Central SE Suite M • Albuquerque, NM 87102

March 2, 2017

J. Matt Myers, Esq.

Chairman

Landmarks and Urban Conservation Commission

600 Second Street, N.W.

Albuquerque, New Mexico 87102

RE: S.W. Corner of Broadway and Central

Dear Chairman Myers and LUCC Commissioners,

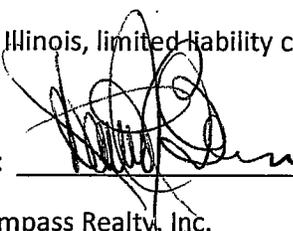
Please use this letter as authorization for Consensus Planning, Inc. to act as the Owner's agent for the Variance Request on behalf of Legacy Hospitality, Inc., the contract purchaser under the Purchase and Sale Agreement dated December 16, 2016.

The referenced property is legally described as Lots 1-5, Block 2, Huning's Highland Addition to the City of Albuquerque, New Mexico.

Sincerely,

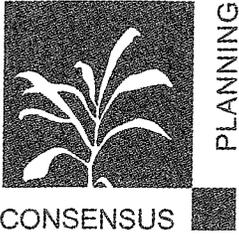
FBC, II

an Illinois, limited liability company

By: 

Compass Realty, Inc.

David W. Blanc, Agent in Fact



March 8, 2017

J. Matt Myers, Esq., Chairman
Landmarks and Urban Conservation Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Hotel Project @ Central Avenue and Broadway Boulevard

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 Mr. Chairman and Members of the LUCC:

The purpose of this letter is to request deviations to the parking, height, setback, and setback regulations for a project located at 222 Central SE at the southwest corner of Central Avenue and Broadway Boulevard on behalf of Compass Realty and FBC-II. The subject property is comprised of two parts - the major part (Lots 1-5, Huning's Highland Addition) is approximately 0.8 acres in size; and the second part is to the west (Parcel 2-A, Union Square Addition) and is approximately .2323 acres in size. Both properties are zoned SU-3 Mixed-Use Corridor and are located within the Downtown 2025 Sector Development Plan and the East Downtown (EDo) Regulatory Plan/Urban Conservation Overlay Zone (UCOZ). The properties are outside of the Huning Highland Historic Overlay Zone.

The subject property is underutilized as surface parking and presents a large hole in the street fabric at the entry to the Downtown core. It is the only corner at the Central/Broadway intersection that is essentially undeveloped. The applicant is proposing to develop a 6-story hotel in this location within the Downtown core and in close proximity to Innovate ABQ, an integrated work, live, play community. This project would be an important catalytic infill project on the Central Transit Corridor that will substantially further the City's goals and intent for the area.

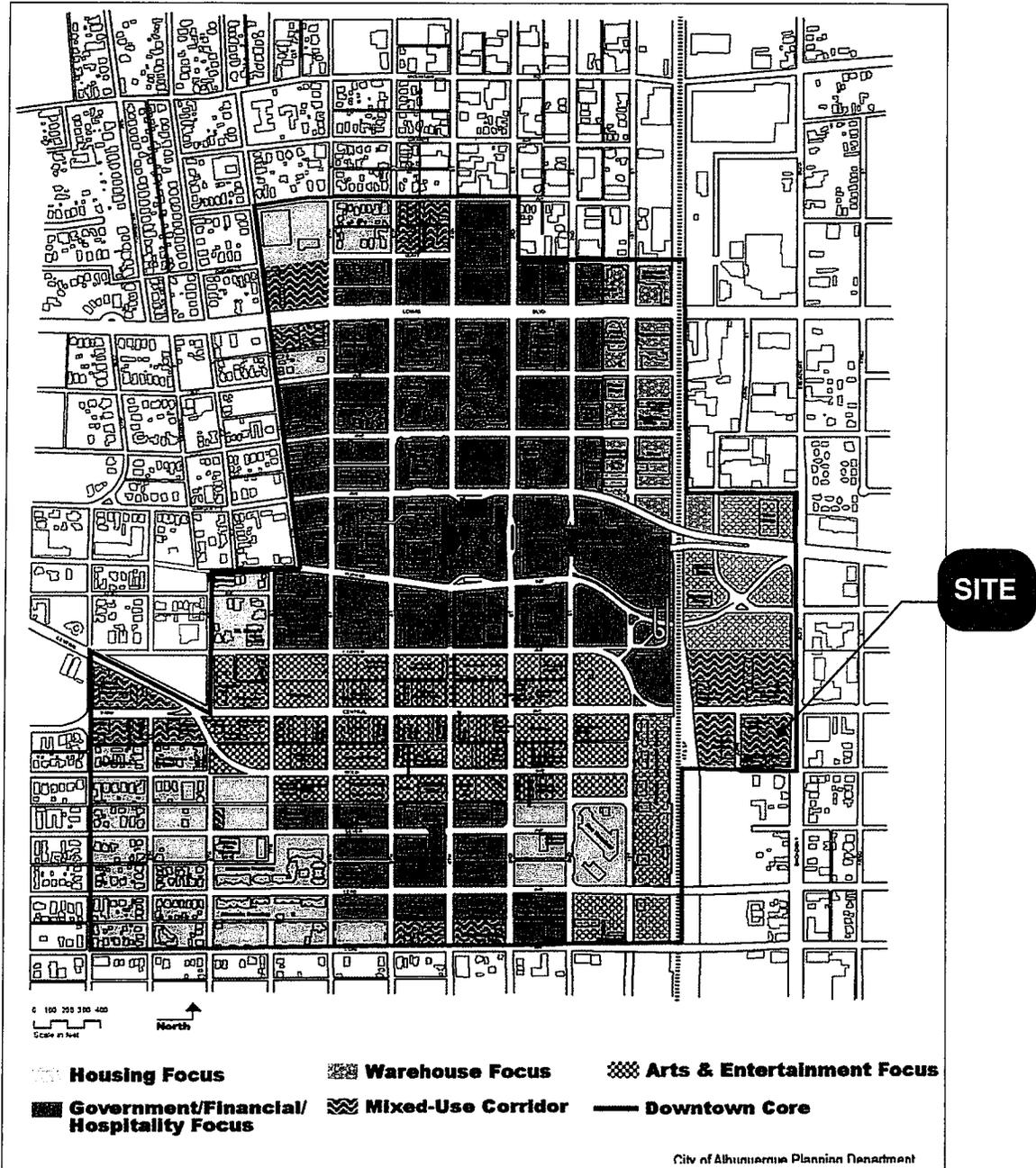


Aerial with subject property highlighted in red.

PRINCIPALS

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

There are two overlapping policy and design documents that regulate the site. The zoning was established by the Downtown 2025 Sector Development Plan, whose overarching goal for the area is “Park Once – Pedestrian First”. The EDo UCOZ provides design regulations for development of the property. It has been determined by Russell Brito that the zoning and use are per the Downtown 2025 SDP and the design of the project is per the EDo UCOZ.



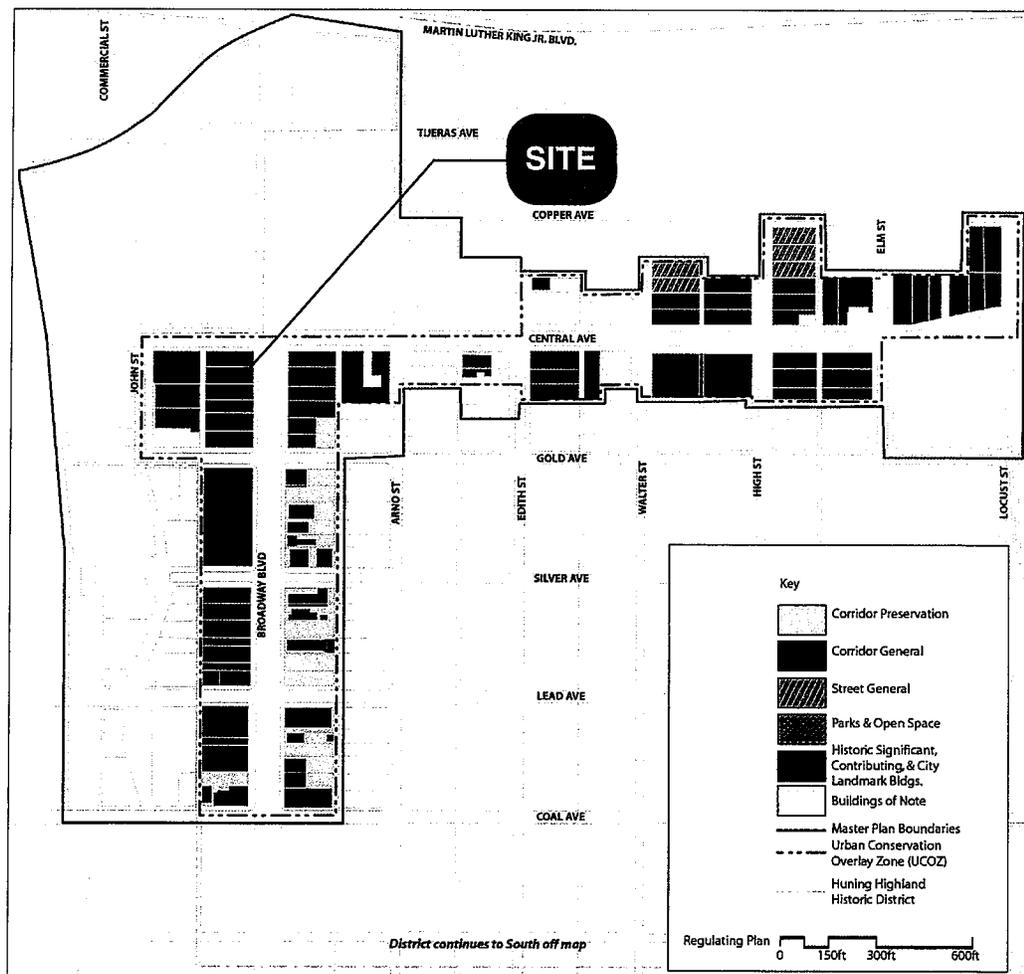
Downtown 2025 SDP District Map.

The proposed use for this property is consistent with the Downtown 2025 SDP. Per the Downtown 2025 SDP, the general description and the uses envisioned in the Mixed-Use Corridor District are as follows:

“Mixed use developments are allowed and strongly encouraged for all of Downtown. No predominant or primary uses are prescribed for the Mixed Use Corridors District. This district is located on the transit corridors through Downtown (Lomas Boulevard-Central Avenue-Fourth Street). Compatible office, institutional, residential, retail, commercial, educational, and other uses are encouraged along this district. These developments should be concentrated and of a density to encourage transit use along these principal corridors.”

EDo Regulatory Plan

The EDo Regulatory Plan designates this property as Corridor General (see map below). As such, projects are to be reviewed by the Architectural Review Committee (ARC) and LUCC staff for design issues. For deviations to the regulations, the LUCC is the reviewing body.



Development Category map, per the EDo Regulatory Plan.

Deviation Request

The applicant is requesting the following deviations from the EDo UCOZ under the Corridor General design regulations:

- 1) Parking Requirements (page 7): Per the General Corridor regulations, the number of spaces required is 1 parking space per hotel room and 3 parking spaces for 1,000 square feet of commercial retail. Access to the parking structure is permitted from side streets or alleys.

The applicant is proposing 152 hotel rooms and 3,000 square feet of commercial retail space along Central/Broadway. Using the 15% transit reduction allowed by the Zoning Code, the total number of parking spaces required is 137 spaces. The site plan provides 114 parking spaces. Access to the parking garage is from the alley west of the building, from Union Square Street (a side street), and from one location along Broadway. There is no access proposed to the parking garage from Central Avenue. Thus, the applicant is requesting a deviation of 23 parking spaces and to allow access to the parking garage from Broadway.

As previously stated, this property also falls within the Downtown 2025 SDP, which has no parking requirement for new development. In addition, per a letter dated 2/28/17 from Corey Mitchell, Senior Director Development, Hilton has indicated the number of parking spaces proposed is appropriate given the location in Downtown Albuquerque along an urban transit corridor (see attached letter).

- 2) Height (page 7) and Stepbacks (page 11): Per the General Corridor and the UCOZ regulations, the maximum building height is 4 stories/52 feet within 15' of the Central and Broadway rights-of-way and permits up to 5 stories/65 feet with a 15' setback, as designated on the Height Overlay Plan (see below).



Maximum Height Overlay, per the EDo Regulatory Plan.

The proposed building shows a height of 51'-6" for floors 1 through 4, which is in full compliance with the regulations. The building then has a stepback of 12'-8" along Broadway and a stepback of 10'-0" along Central for floors 5 through 6, with a maximum height of 70'-0". Thus, the applicant is requesting a nominal deviation of 5' (8%) for the overall maximum height of this building and stepback deviations of 2'-4" (15%) for Broadway and 5'-0" (33%) for Central for floors 5 through 6.

The Historic Building stepback regulation states that within 15' of a historic building, the maximum number of stories above the historic building is 3. The proposed building shows a stepback of 15' for floors 2 through 4, which complies with the regulations, and an additional 3'-3" for floors 3 through 6. As such, the variance requested is to allow 4 stories above the 2-story historic building.

- 3) Setbacks (page 7): Per the General Corridor regulations, the front setback for the ground floor along Central and Broadway is 0-12". The length of the building along Central is 111'-4" and along Broadway the building length is 244'-0". The majority of both sides of the building has a 0' setback. The westernmost 34' of the building length along Central has a setback of 10'-1" and the southernmost 15' of the building length has a setback of 12'-0", which are variances to the setback regulations. The west setback along the alley and south setback, which is adjacent to a historic building, comply with the regulations.

Deviation Process

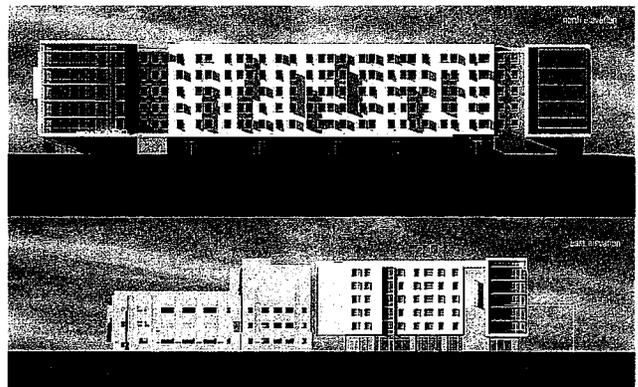
The applicant is proposing to develop the property as a 6-story hotel with commercial retail uses along the Central and Broadway street frontages. As described above, the applicant is requesting deviations from the EDo Regulatory Plan for building height, stepbacks, parking, and setbacks. The procedure for deviations to the EDo Design Regulations is articulated in Resolution 2009-039, which states:

"The LUCC may approve deviations from the above standards if:

- 1) the deviation is consistent with the intent of the Regulatory Plan for the Huning Highland-East Downtown Urban Conservation Overlay Zone; and
- 2) the deviation will not significantly interfere with the enjoyment of the other land in the vicinity; and
- 3) the owner will experience unnecessary hardship if the deviation is not approved; and
- 4) financial consideration shall not be a primary reason for approving a deviation."

Response to the Deviation Criteria:

This request for deviations is consistent with the intent of the EDo Regulatory Plan and will not interfere with the enjoyment of other land in the vicinity, which include a number of large buildings such as the Albuquerque Lofts, Innovate ABQ, and the BelVedere. The building sits at a major intersection at one of the primary entries to Downtown that is currently in use as a surface parking lot. Larger buildings on the corners of intersections provide the appropriate anchor and transition to shorter mid-block buildings, such as the Hudson Hotel to the



6-story Innovate ABQ building currently under construction.

west of the property. The deviations will enable a development that substantially furthers the Downtown 2025 SDP and the EDo Regulatory Plan/UCOZ by activating this key intersection with hospitality and commercial retail uses along the Central and Broadway frontages along the ART corridor.

If granted, the deviations will benefit the Downtown area and Central Avenue corridor by allowing appropriately-scaled development at the Central/Broadway intersection. The proposed development is designed with respect for the existing neighborhood character and the surrounding buildings, including the Albuquerque Lofts, BelVedere, and the historic Hudson Hotel to the west of the site along Central Avenue, but with a more contemporary style. The Central and Broadway elevations are well articulated with building materials (brick and stucco) that are characteristic of the area, pedestrian entries along Central and Broadway, and storefront windows at the pedestrian realm along Central and wrapping around to Broadway. Three pedestrian entries are provided to the retail space from the sidewalk along Central and one along Broadway. The minor areas of increased setbacks to the building along Central and Broadway provide better articulation, rhythm, and detailing of the building mass, in compliance with the intent of the EDo Regulatory Plan, and are consistent with other buildings in the vicinity. The minor deviation to the building height provides appropriately-scaled parapets and detailing to the building.

The EDo Regulatory Plan requires buildings to be at or close to the property lines, while at the same time requires parking at a level similar to a suburban location with large areas of surface parking. The applicant has designed the building with structured parking, as the EDo Regulatory Plan appears to encourage, but does not allow for, the amount of reduced parking appropriate for this Downtown location. The design and detailing of the parking structure's ground level along Broadway to the south of the commercial retail space provides the appropriate level of detailing and treatment that will not detract from pedestrian experience, while providing alternate access to the parking structure.

The parking variance for the hotel use is appropriate for the Downtown core, particularly as tourists will have access to transit (ART) right outside the hotel doors and the Alvarado Transportation Center to the west. The level of parking required in the EDo Regulatory Plan is outdated and discourages the type of development that the City needs and desires for the Downtown area. The Downtown 2025 SDP recognizes this disconnect and does not require any parking for new development (page 55), and allows up to 7 stories on street corners (page 45).

The applicant will experience unnecessary hardship if the deviations to the height, setbacks, parking, and setbacks are not approved. Without the deviations, the regulations would severely limit the reasonable use of this 0.8 acre property, which is a prime location for hotel use. Access to the parking garage is provided through the alley, from Union Square Street, and from Broadway. The Broadway access provides a level of convenience to patrons of the hotel. Not allowing access from Broadway would be an unnecessary hardship to the applicant and would make this project unfeasible in this location.

Financial reasons are not the driving reason for the applicant's request for deviations to the EDo Regulatory Plan. As previously stated, the EDo Regulatory Plan was created in 2005 and has become antiquated relative to many of the regulations that



CONSENSUS

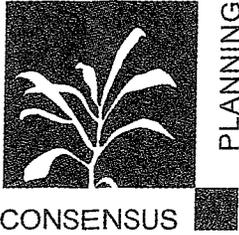
PLANNING

would unnecessarily restrict this property. It should also be noted that the City's Integrated Development Ordinance (IDO), currently under consideration by the Environmental Planning Commission, recommends a Character Protection Overlay (CPO) to replace the EDo Regulatory Plan. The East Downtown CPO does not include the subject property.

Based upon the facts presented, we respectfully request that the Lucc approve the deviations proposed to the height, setbacks, parking, and setbacks regulations for the property located at 222 Central Avenue SE.

Sincerely,

Jacqueline Fishman, AICP
Principal



March 8, 2017

Huning Highland Historic District Association
Bonnie Anderson
522 Edith SE
Albuquerque, NM 87102

Ann L. Carson
416 Walter SE
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

Re: Application for Variance for New Construction at 222 Central Ave SE.

Dear Ms. Anderson and Ms. Carson:

302 Eighth St. NW
Albuquerque, NM 87102

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

The purpose of this letter is to provide notification that Consensus Planning has submitted a request to the Landmarks and Urban Conservation Commission (LUCC) for new construction at the southwest corner of Central Avenue and Broadway Boulevard. The subject property falls within the East Downtown Regulatory Plan / Urban Conservation Overlay Zone (EDo UCOZ), as well as the Downtown 2025 Sector Development Plan. The subject property is comprised of two parts - the major part (Lots 1-5, Huning's Highland Addition) is approximately 0.8 acres in size; and the second part is to the west (Parcel 2-A, Union Square Addition) and is approximately .2323 acres in size. Both properties are zoned SU-3 Mixed-Use Corridor and are located within the Downtown 2025 Sector Development Plan and the East Downtown (EDo) Regulatory Plan/Urban Conservation Overlay Zone (UCOZ).

The applicant is proposing to build a 6-story, 151 room hotel on this underutilized property at one of the main entries to Downtown. Commercial retail space will be provided along Central and Broadway, with building entries at the sidewalk edge. The ground floor level of the building will contain retail space, parking, reception, and other support services. The second floor will contain a variety of common amenities and restaurant options. The upper four floors will contain the hotel rooms.

The deviations requested address the number of parking spaces required, overall building height, stepbacks, and setbacks. These are relatively minor deviations from the EDo Regulatory Plan, which have been determined by the City Planning Department to warrant LUCC review due to the site being within the EDo UCOZ. The deviations are indicated on the attached site plan and building elevations.

The case will be heard by the LUCC on April 12, 2017 at 3:00 at Plaza del Sol. Please do not hesitate to contact me at 764-9801 with any questions about this project or if you would like to meet to review the project in person.

Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

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



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 1, 2017

Erin Ganaway
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801
ganaway@consensusplanning.com

Dear Erin:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed **[LUCC Submittal]** project recorded as **[LOTS 1 THRU 5, BLOCK 2, HUNING HIGHLAND ADDITION]** located on **[Broadway Blvd. SE between Central Ave. SE and Gold St. SE]** zone map **[K-14]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

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

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Neighborhood Notification Letters Must Include the Following:

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.
A facilitated meeting request must be received by ONC by: **Friday, April 21, 2017.**

Neighborhood Notification Checklist

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

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

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

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

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

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: **03/01/17** ONC Staff Initials: **VMQ**

ATTACHMENT A

BARELAS NEIGHBORHOOD ASSOCIATION (R)

Elisha Miranda-Pohl
5418 Evans Rd. SW/87102 385-9029 (c)

Stephen Eiland
1115 Santa Fe Ave. SW/87102

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC.

Doug Majewski
P.O. Box 302/87103

Rob Dickson
P.O. Box 302/87103 515-5066 (c)

CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN (R)

Kristi L. Houde
617 Edith Blvd. NE, Apt. #8/87102 250-6704 (c)

Frank H. Martinez
501 Edith NE/87102 243-5267 (h)

DOWNTOWN NEIGHBORHOODS ASSOCIATION (R)

Reba Eagles
1500 Lomas Blvd. NW, Ste. B/87104 604-3434 (c)

David McCain
1424½ Lomas Blvd. NW/87104 250-8757 (c)

HUNING HIGHLAND HISTORIC DISTRICT ASSOCIATION (R)

Bonnie Anderson
522 Edith SE/87102

Ann L. Carson
416 Walter SE/87102

MARTINEZTOWN WORK GROUP

Loretta Naranjo Lopez
1127 Walter NE/87102 270-7716 (c)

Christina Dauber
708 Don Tranquilino NE/87102
243-1718 (h) 828-5472 (w)

RAYNOLDS ADDITION NEIGHBORHOOD ASSOCIATION (R)

Bob Tilley
806 Lead Ave. SW/87102 263-9848 (h)

Deborah Foster
1307 Gold SW/87102 243-4865 (h)

SANTA BARBARA-MARTINEZTOWN ASSOCIATION (R)

Monique Bell
1420 Edith Blvd. NE/87102 319-0839 (c)

Carol Krause
800 Mountain Rd. NE/87102 507-0673 (c)

SILVER PLATINUM DOWNTOWN NEIGHBORHOOD ASSOCIATION (R)

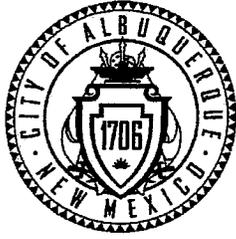
Ron Casias
205 Silver Ave. SW, Apt. #428/87102
319-0958 (c)

Leonard Morin
100 Silver Ave. SW, Apt. #401/87102
319-1169 (c)

SOUTH BROADWAY NEIGHBORHOOD ASSOCIATION (R)

Frances Armijo
915 William SE/87102 400-3473 (c) 247-8798 (h)

Gwen Colonel
900 John St. SE/87102 513-257-9414 (c)



Notification Inquiry Form

Use this form to submit a request to the Office of Neighborhood Coordination to obtain neighborhood or homeowner association contact information for application submittal to the Planning Department.

Instructions: Please fill out this form completely and include a zone atlas map that is marked to indicate where the subject site is located. Then, submit this form and your map in one of the following ways: 1) In person at the Office of Neighborhood Coordination, 5th Floor, 600 2nd Street NW; or 2) Email it to ONC@cabq.gov.

Developer Inquiry For:

- | | |
|---|--|
| <input type="checkbox"/> Cell Tower Submittal – Type: Select Tower Type | <input type="checkbox"/> ZHE Submittal <i>(need address & zone map only)</i> |
| <input type="checkbox"/> DRB Submittal | <input type="checkbox"/> AA Submittal |
| <input type="checkbox"/> EPC Submittal | <input type="checkbox"/> City Project Submittal |
| <input checked="" type="checkbox"/> LUCC Submittal | <input type="checkbox"/> Liquor License Submittal |
| | <input type="checkbox"/> Other: |

Anticipated Advertised Public Hearing Date: *(list here)* April 12, 2017

Contact Name: Erin Ganaway

Company Name: Consensus Planning

Address: 302 Eighth Street NW

City: Albuquerque

State: NM

Zip Code: 87102

Phone: (505) 764-9801

Email: ganaway@consensusplanning.com

Legal Description Information:

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

LTS 1 THRU 5 BLK 2 HUNING'S HIGHLAND ADDITIONCONT .8035 AC +/-

Located on/between *(street name or other identifying mark):*

Located on the southwest corner of Central and Broadway.

This site is located on the following zone atlas page: K-14

SITE



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

Zone Atlas Page:

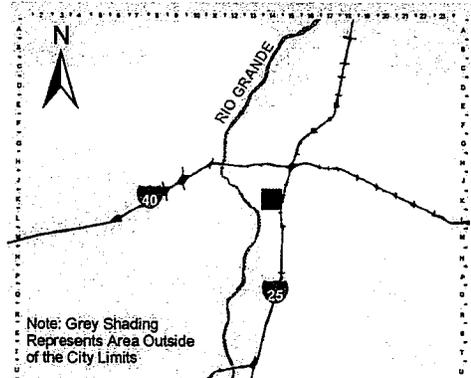
K-14-Z

Selected Symbols

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



Map amended through: 1/28/2016



Note: Grey Shading
Represents Area Outside
of the City Limits

0 750 1,500 Feet

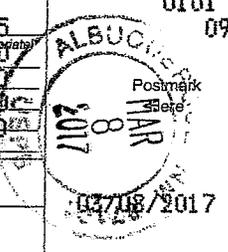
7120 9569 0000 6962 2142 9702

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To **MONIQUE BELL**
 Street and Apt. No., or PO Box No. **1420 Edith. Blvd NE**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87102**

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

7120 9569 0000 6962 2142 9702

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ALBUQUERQUE, NM 87104

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To **Reba Eagles**
 Street and Apt. No., or PO Box No. **1500 Lomas Blvd NE Ste B**
 City, State, ZIP+4® **ALBUQUERQUE NM 87104**

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

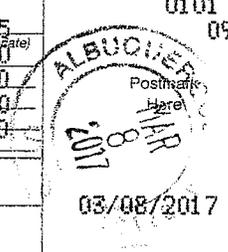
7120 9569 0000 6962 2142 9702

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To **Bob Tilley**
 Street and Apt. No., or PO Box No. **806 Lead Ave SW**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87102**

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7120 9569 0000 6962 2142 9702

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To **Kristi L. Houde**
 Street and Apt. No., or PO Box No. **617 Edith Blvd. NE Apt #8**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87102**

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

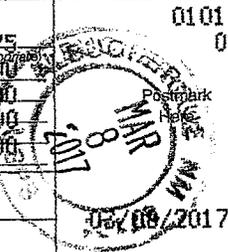
7120 9569 0000 6962 2142 9702

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To **BONNIE ANDERSON**
 Street and Apt. No., or PO Box No. **522 Edith SE**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87102**

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

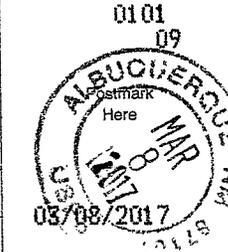
7120 9569 0000 6962 2142 9702

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OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To **Elisha Miranda-Pohl**
 Street and Apt. No., or PO Box No. **5418 Evans Rd. SW**
 City, State, ZIP+4® **Alb. NM 87102-5**

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

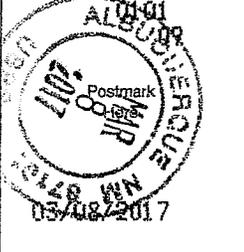
0250 9569 0000 0412 9102 7016 2140 0000 6958 0520

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ALBUQUERQUE NM 87104

Certified Mail Fee	\$3.35
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	\$1.19
Total Postage and Fees	\$7.29

Sent To **David Mc Cain**
 Street and Apt. No., or PO Box No. **1424 1/2 Tomas Blvd. NW**
 City, State, ZIP+4® **Albuquerque, NM 87104**

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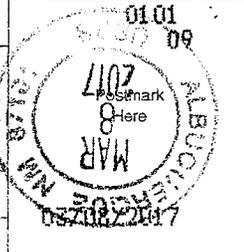
9050 9569 0000 0412 9102 7016 2140 0000 6958 0502

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ALBUQUERQUE NM 87102

Certified Mail Fee	\$3.35
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	\$1.19
Total Postage and Fees	\$7.29

Sent To **Frank Martinez**
 Street and Apt. No., or PO Box No. **501 Edith NE**
 City, State, ZIP+4® **Albuquerque NM 87102**

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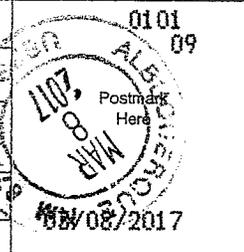
0840 9569 0000 0412 9102 7016 2140 0000 6958 0285

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ALBUQUERQUE NM 87103

Certified Mail Fee	\$3.35
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	\$1.19
Total Postage and Fees	\$7.29

Sent To **Rob Dickson**
 Street and Apt. No., or PO Box No. **PO Box 302**
 City, State, ZIP+4® **Albuquerque NM 87102**

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

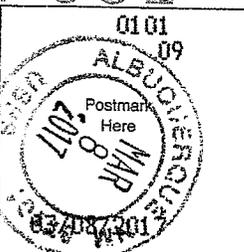
0250 9569 0000 0412 9102 7016 2140 0000 6958 0440

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ALBUQUERQUE NM 87102

Certified Mail Fee	\$3.35
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	\$1.19
Total Postage and Fees	\$7.29

Sent To **STEPHEN EILAND**
 Street and Apt. No., or PO Box No. **1115 SANTA FE, AVE SW**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87102**

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9050 9569 0000 0412 9102 7016 2140 0000 6958 0502

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ALBUQUERQUE NM 87102

Certified Mail Fee	\$3.35
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	\$1.19
Total Postage and Fees	\$7.29

Sent To **Francis Armijo**
 Street and Apt. No., or PO Box No. **915 Williams SE**
 City, State, ZIP+4® **ALBUQUERQUE NM 87102**

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

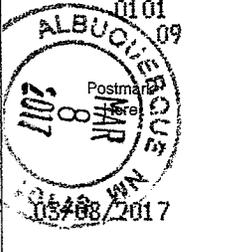
0840 9569 0000 0412 9102 7016 2140 0000 6958 0285

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ALBUQUERQUE NM 87102

Certified Mail Fee	\$3.35
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	\$1.19
Total Postage and Fees	\$7.29

Sent To **Ron Casias**
 Street and Apt. No., or PO Box No. **205 Silver AVE SW Apt # 428**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87102**

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7016 2140 0000 6958 0315

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Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To: **Gwen Colonel**
 Street and Apt. No., or PO Box No.: **900 John St SE**
 City, State, ZIP+4®: **ALBUQUERQUE, NM 87102**

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7016 2140 0000 6958 0292

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To: **Leonard Morin**
 Street and Apt. No., or PO Box No.: **100 Silver Ave SW Apt #401**
 City, State, ZIP+4®: **ALBUQUERQUE NM 87102**

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7016 2140 0000 6958 0278

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To: **Carol Krause**
 Street and Apt. No., or PO Box No.: **800 Mountain Rd NE**
 City, State, ZIP+4®: **ALBUQUERQUE, NM 87102**

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7016 2140 0000 6958 0254

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OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To: **Deborah Foster**
 Street and Apt. No., or PO Box No.: **1307 Gold SW**
 City, State, ZIP+4®: **ALBUQUERQUE, NM 87102**

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7016 2140 0000 6958 0230

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To: **Christine Dauber**
 Street and Apt. No., or PO Box No.: **108 Don Tranquilino NE**
 City, State, ZIP+4®: **ALBUQUERQUE, NM 87102**

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7016 2140 0000 6958 0544

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ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<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	\$1.19	
Total Postage and Fees	\$7.29	

Sent To: **ANN L CARSON**
 Street and Apt. No., or PO Box No.: **416 Waelzel SE**
 City, State, ZIP+4®: **ALBUQUERQUE, NM 87102**

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

7016 2140 0000 6958 0476

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ALBUQUERQUE NM 87103

OFFICIAL USE

Certified Mail Fee	\$3.35
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

0101
09
Postmark
MAR 8 13/08/2017
ALBUQUERQUE NM 87103

Postage \$1.19

Total Postage and Fees \$7.29

Sent To **DOUG MAJEWSKI**
Street and Apt. No., or PO Box No. **PO BOX 302**
City, State, ZIP+4® **ALBUQUERQUE NM 87103**

7016 2140 0000 6958 0223

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OFFICIAL USE

Certified Mail Fee	\$3.35
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

0101
09
Postmark
MAR 8 13/08/2017
ALBUQUERQUE NM 87102

Postage \$1.19

Total Postage and Fees \$7.29

Sent To **Loretta Naranjo LOPEZ**
Street and Apt. No., or PO Box No. **1127 Walker NE**
City, State, ZIP+4® **Alb. NM 87102**