TABLE OF CONTENTS
RECORD PROPER

ZMA-2026-00011 (Zoning Map Amendment)
229 Lomas Blvd. NE

PAGE(S)

AGENCY COMMENT MEMO ..... 1 - 3

AGENCY COMMENT MEMO EMAIL ..... 4 - 5

EPC LEGAL AD 6

EPC STAFF REPORT ..... 7 - 164

EPC 48- HOUR MATERIALS ..... 165 - 393

EPC HEARING TRANSCRIPT ..... 394 - 424

EPC STAFF PRESENTATION ..... 425 - 434

APPLICANT PRESENTATION ..... 435 - 443

NOTICE OF DECISION ..... 444 – 453

NOTICE OF DECISION EMAIL 454

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

July 14, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown, Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
- CIP MANAGER – Cheryl Somerfeldt
- CITY FORESTER – Sean O'Neil
- PARK DESIGN – Hannah Aulick
- OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
- TRAILS – Whitney Phelan
- URBAN FORESTRY – Bonnie Strange, Athena Beshur

CABQ PLANNING
- ENGINEER – Shahab Biazar
- HISTORIC PRESERVATION – Leslie Naji
- HYDROLOGY – Tiequan Chen
- LONG RANGE – Vicente Quevedo, Jordan James
- TRANSPORTATION DEV. SERVICES – Ernest Armijo
- ZONING – Angelo Metzgar, Jeffrey Palmer

CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye, Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgin Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
- PLANNING MANAGER – Elvira Lopez
- LEAD PLANNER – Carrie Barkhurst
- LEAD PLANNER – Karen Iverson
- SENIOR PLANNER – Benjamin Savoca
- SENIOR PLANNER – Karina Peggau
- PLANNER – Peach Anderson-Tauzer
- TRANSPORTATION – Julie Luna, Davin Nelson

KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **August 20, 2026.**

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due August 3, 2026.
SUBMIT COMMENTS TO: https://cabq.gov/epc-agency-comment
(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Project # PR-2021-003169
Case # ZMA-2026-00010
Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 401, Unit 3, Town of Atrisco Grant, located approximately 0.25 miles west of Coors Blvd. NW on Sage Rd adjacent to the Amole del Norte Channel, approximately 6.37 acres, between Coors and Unser. (L-10)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00011
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON Subdivision (Comprising of Lots 1, 2, 3 BLK A, K. W. PHILLIPS ADON TR A &TR B SLADE-OLSON TR 195A2, TR 202A & TR 203A MRGCD MAP 37), located at 229 Lomas Blvd NE, between Broadway Blvd and 1st St. NW, approximately 2.77 acres. (J-14)
Staff Planner: Megan Jones

Case # ZMA-2026-00013
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11)
Staff Planner: Daniel Soriano

Case # VA-2026-00109
Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC of 4 feet to a structure height of up to 19 feet for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision,

	Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11) Staff Planner: Daniel Soriano
Case # PLAN-2026-00002 Community Planning Area (CPA) Assessment Report	City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-62(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15) Staff Planner: Jude Miller
Case # PLAN-2026-00003 Community Planning Area (CPA) Assessment Report	City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A-17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17) Staff Planner: Dj Felipe
Case # MDP-2026-00001 Master Development Plan	Regina Okoye, agent for Dreamcatcher Sawmill LLC and Levine Investments Limited Partnership requests an Amendment to a Master Development Plan for all or a portion of Lot H1A1A TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT 1.2894 AC and Lot H1A1B TR H1-A-1-B TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25, located at 4410 and 4412 The 25 Way NE, between The 25 Way NE and Jefferson St NE, approximately 2 acres. (F-17) Staff Planner: Dustin Kiska

Outlook

Agency Comment Memo for EPC Hearing August 20, 2026

From Maher, Nichole <nmaher@cabq.gov>

Date Tue 7/14/2026 5:30 PM

To utilitydevelopment@abcwua.org <utilitydevelopment@abcwua.org>; Gutierrez, David G. <dggutierrez@abcwua.org>; gbegaye@abcwua.org <gbegaye@abcwua.org>; ekemp@abcwua.org <ekemp@abcwua.org>; ahernandez@abcwua.org <ahernandez@abcwua.org>; hhilland@abcwua.org <hhilland@abcwua.org>; mmaciasrodriguez@abcwua.org <mmaciasrodriguez@abcwua.org>; Jared Romero <jromero@amafca.org>; kradius@amafca.org <kradius@amafca.org>; hodgin.serrullo@aps.edu <hodgin.serrullo@aps.edu>; sarah.young@aps.edu <sarah.young@aps.edu>; cordell.bock@aps.edu <cordell.bock@aps.edu>; Elvira Lopez <ellopez@bernco.gov>; cbarkhurst@bernco.gov <cbarkhurst@bernco.gov>; kiverson@bernco.gov <kiverson@bernco.gov>; bsavoca@bernco.gov <bsavoca@bernco.gov>; kpeggau@bernco.gov <kpeggau@bernco.gov>; ptauzer@bernco.gov <ptauzer@bernco.gov>; jaluna@bernco.gov <jaluna@bernco.gov>; dnelson@bernco.gov <dnelson@bernco.gov>

Cc Jones, Megan D. <mdjones@cabq.gov>; Soriano, Daniel <dsoriano@cabq.gov>; Steele, William J. <wsteele@cabq.gov>; Heyne, Catherine M. <cheyne@cabq.gov>; Miller, Jude <Judemiller@cabq.gov>; Kiska, Dustin E. <dkiska@cabq.gov>; Felipe, Dennis Jr. <dfelipe@cabq.gov>

1 attachment (88 KB)

Agency Comment Memo August 2026.pdf;

Hello,

Attached is the Agency Comment Memo for our EPC cases on the August 20, 2026 agenda.

Agency comments are due by 5pm, Monday, August 3, 2026. If you have a license to use ABQ-PLAN, please submit your comments in ABQ-PLAN. Otherwise, please submit comments on the portal here: **https://cabq.gov/epc-agency-comment**.

Please note that the cases# PLAN-2026-00002 & PLAN-2026-00003 do not have the option for agency comment in ABQ-PLAN. All comment for these cases will need to be submitted through the portal above.

Thank you,

ONE ALBUQUERQUE planning

Nichole Maher
Sr. Administrative Assistant
Current Planning/EPC | UD&D
o (505) 924-3845

e nmaher@cabq.gov
cabq.gov/planning

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, August 20, 2026 at 8:40 a.m.**, using Zoom (online).
Attend by Zoom
https://cabq.zoom.us/j/83932559165

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: https://cabq.zoom.us/u/aIDEsva2b

Please contact City Planning staff via the information below for any of the following:
To request details about the cases below.
At least 72 hours prior to the hearing:
o For individuals with disabilities to request special assistance to participate at the public hearing.
o To request interpretation into other languages at the hearing.

Contact Information
Email: PlanningEPC@cabq.gov
Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, August 5, 2026**.
Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
Online portal: https://cabq.gov/epc-public-comment

Case # ZMA-2026-00010
Zoning Map Amendment (Zone Change)

The Hensley Engineering (THE) Group, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3, located on Sage Rd south of San Ygnacio Rd SW between Coors Blvd SW and the
Amole del Norte Diversion Channel, approximately 6.6 acres. (L-10)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00011
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2, Slade-Olson Subdivision (Comprising Lots 1, 2, 3, Block A, K, W, Phillips Addition, Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. NE and Commercial St. NE, approximately 3 acres. (J-14)
Staff Planner: Megan Jones

Case # ZMA-2026-00013
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lot 4A-1, Block 3 (Exlc N'ly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3, together with a portion of Kimmick Drive NW & Calle Nortena), approximately 4.9-acres; and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, approximately 1.2-acres, located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 6.5 acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # VA-2026-00109
Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC for an exception to building height in VPO-2 for all or a portion of Lots 1A-1 and 4A-1 (Excluding the Northernly portion out to the R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision, Unit 26 (A Replat of Bock 3, together with a portion of Kimmick Dr. NW & Calle Nortena NW, Volcano cliffs subdivision) and Lot 3A-2, Block 3, Volcano Cliffs Subdivision, unit 26, a replat of lots 2A & 3A, Block 3, Volcano Cliffs Subdivision., located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 13.1-acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # PLAN-2026-00002
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15)
Staff Planner: Jude Miller

Case # PLAN-2026-00003
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A- 17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17)
Staff Planner: DJ Felipe

Case # MDP-2026-00001
Master Development Plan

Regina Okoye, agent for Dreamcatcher Sawmill LLC, and Levine Investments Limited Partnership, requests an Amendment to a Master Development Plan for all or a portion of Tract M and L, Plat of Tracts A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L & M The 25; Tracts B1-A, B2-A, C-1, E-1, F-1 and G-1, Plat of Tracts B1-A, B2-A, C-1, E-1, F-1 & G-1 The 25; Tracts J-1-A-1, J-1-B-1 and K-1-A, Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25; Tracts D-1 and D-2, Plat of Tract D-1 & D-2 The 25; Tracts H1-A-1-A and H1-A-1-B, Tracts H1-A-1-A and H1-A-1-B, Being a Replat of Tract H1-A-1 The 25; Southerly portion and Northerly portion of a Portion of Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25; Tract I- 1, Plat of Tracts H1-A, I-1 & J-1 The 25; and Tract A-1,
Plat of Tracts A-1 & H1-A-1 The 25 (the "subject site"), located at 4410 and 4412 The 25 Way NE (the "amendment area"), at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, approximately 49-acres in total. (E-17) Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

APPROVED BY

Mikaela Renz-Whitmore
Urban Design & Development Division
City of Albuquerque Planning Department

Journal: August 3, 2026

City of Albuquerque
Environmental Planning Commission

Staff Report

HEARING DATE:	Thursday, August, 20, 2026
CASE #:	ZMA-2026-00011
APPLICANT:	City of Albuquerque Council Services Department
APPLICATION:	Zoning Map Amendment (zone change)
LEGAL DESCRIPTION:	Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A
ADDRESS/LOCATION:	229 Lomas Blvd. NE, Between Broadway Blvd. & Commercial St.
PROPERTY AREA:	Approximately 3 acres
EXISTING ZONING:	NR-LM
STAFF PLANNERS:	William Steele, Senior Planner & Megan Jones, Principal Planner

CASE SUMMARY: The request is for a zone change from NR-LM (Non-residential Light Manufacturing) to MX-M (Mixed-use Medium Intensity) to facilitate future residential or mixed-use development.
The applicant has adequately justified the request pursuant to IDO § 14-16-6-7G)(3) and has demonstrated that the request furthers a preponderance of applicable Comp Plan Goals and Policies.
Public Notification requirements were met pursuant to IDO § 14-16-6-4(J). A post-submittal facilitated meeting was requested by the Santa Barbara Martineztown Neighborhood Association and held on July 27, 2026.

This is a quasi-judicial matter.

STAFF RECOMMENDATION: APPROVAL of Case # ZMA-2026-00011 based on Findings 1-24 in this report.

Table of Contents

I. MAPS 1

AERIAL MAP 1
IDO ZONING MAP 2
LAND USE MAP 3
HISTORY MAP 4
PUBLIC FACILITIES / COMMUNITY SERVICES MAP 5

II. INTRODUCTION 6

REQUEST 6
EPC ROLE 6
HISTORY/CONTEXT 6
ROADWAY SYSTEM 7
BIKEWAYS / TRAILS 7
TRANSIT 8

III. ANALYSIS OF CITY PLANS AND ORDINANCES 8

ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1) 8
City Development Areas 8
Community Planning Area (CPA) 8
Center & Corridor Designations 9
Applicable Goals & Policies 9
INTEGRATED DEVELOPMENT ORDINANCE (IDO) 13
IDO Zoning 13
Proposed Zoning 13
Overlay Zones 13
Definitions 13
DOWNTOWN METROPOLITAN REDEVELOPMENT AREA (MRA) PLAN [2025] 14

IV. ZONING MAP AMENDMENT (ZONE CHANGE) 14

V. PUBLIC & AGENCY CONCERNS 21

NEIGHBORHOOD/PUBLIC 22
PUBLIC COMMENTS 22
COMMENTING AGENCIES 23
INDIAN NATIONS, TRIBES, OR PUEBLOS 23

VI. CONCLUSION 23

RECOMMENDATION 23
FINDINGS, ZONING MAP AMENDMENT (I.E., ZONE CHANGE) 23
NOTICE OF DECISION DISTRIBUTION 33

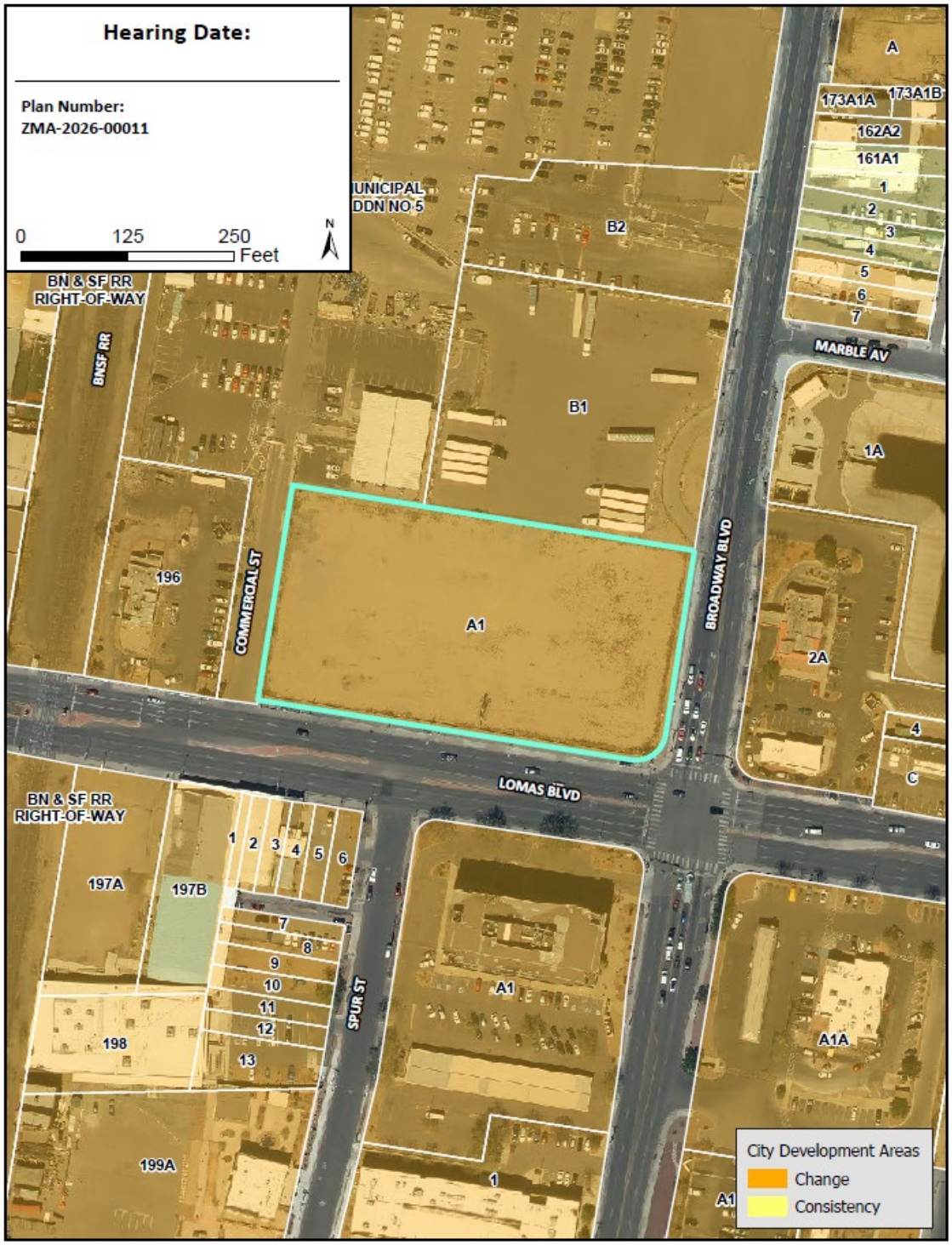
VII. ATTACHMENTS 34

ATTACHMENTS

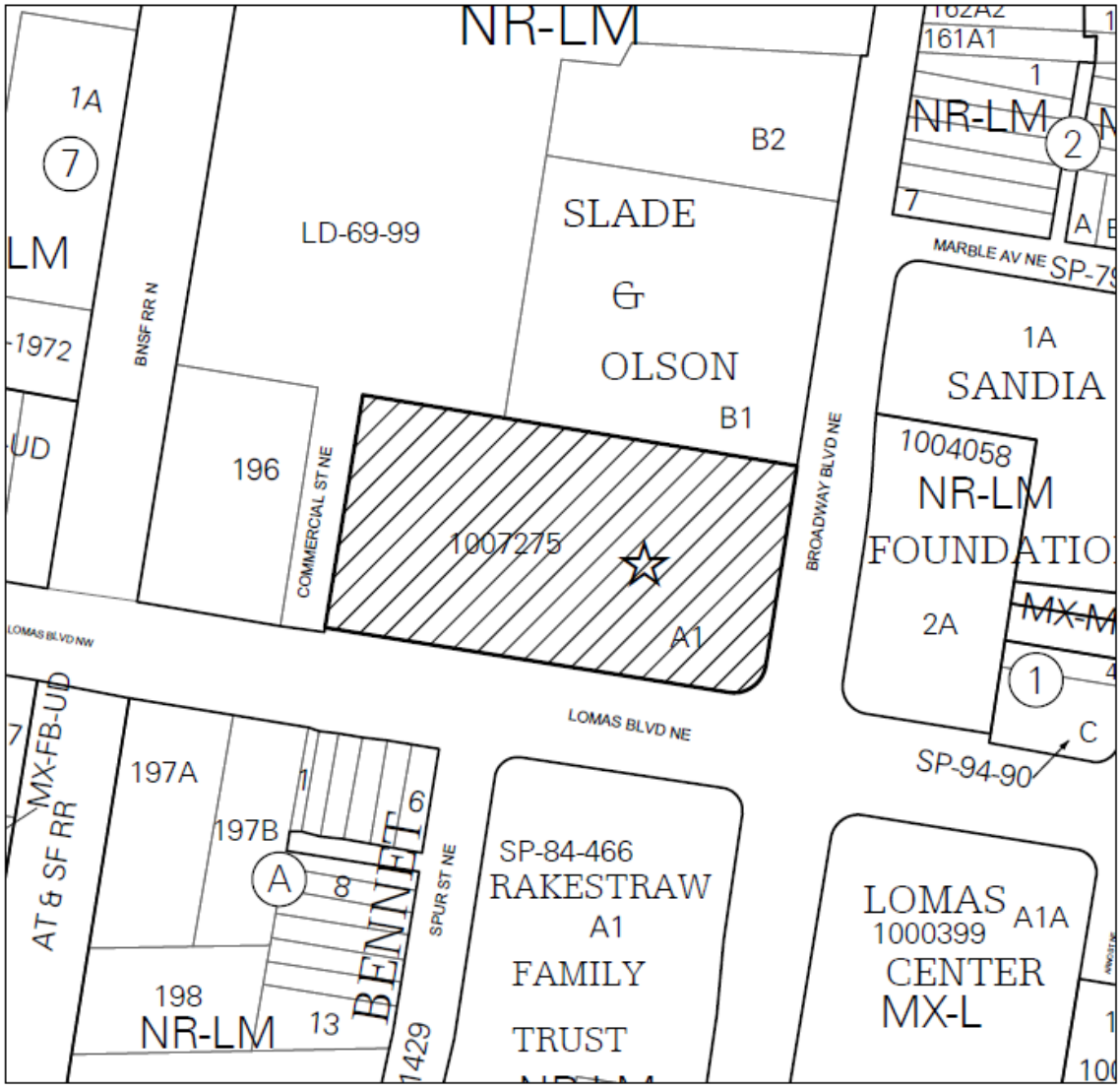
A) PHOTOGRAPHS ..... A
B) HISTORY ..... B
C) APPLICATION INFORMATION C
D) STAFF INFORMATION ..... D
E) PUBLIC NOTICE ..... E
F) NEIGHBORHOOD MEETING REPORT ..... F
G) PUBLIC COMMENT ..... G
H) AGENCY COMMENTS ..... H

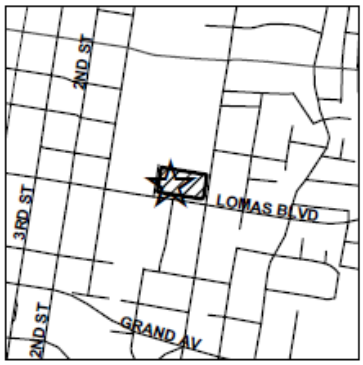
I. Maps

Aerial Map



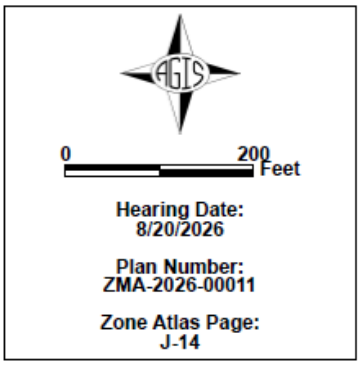
IDO Zoning Map





IDO ZONING MAP

Note: Gray shading indicates County.



Land Use Map

LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

- LDRES | Low-density Residential
- COMM | Commercial Retail
- CMSV | Commercial Services
- OFC | Office
- IND | Industrial
- TRANS | Transportation
- DRNG | Drainage
- VAC | Vacant

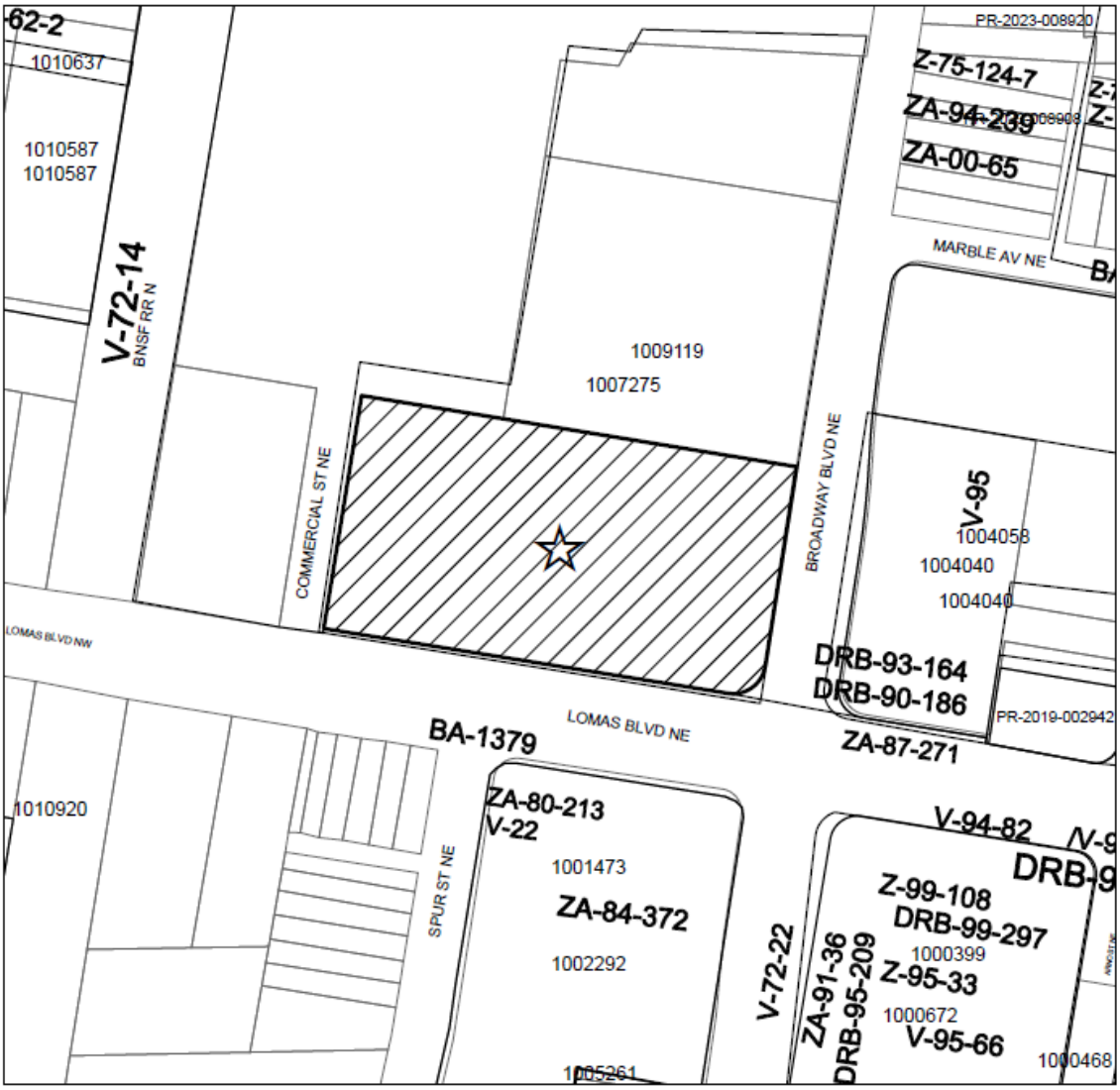
0 200 Feet

Hearing Date:
8/20/2026

Plan Number:
ZMA-2026-00011

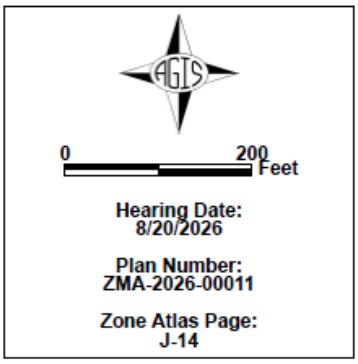
Zone Atlas Page:
J-14

History Map

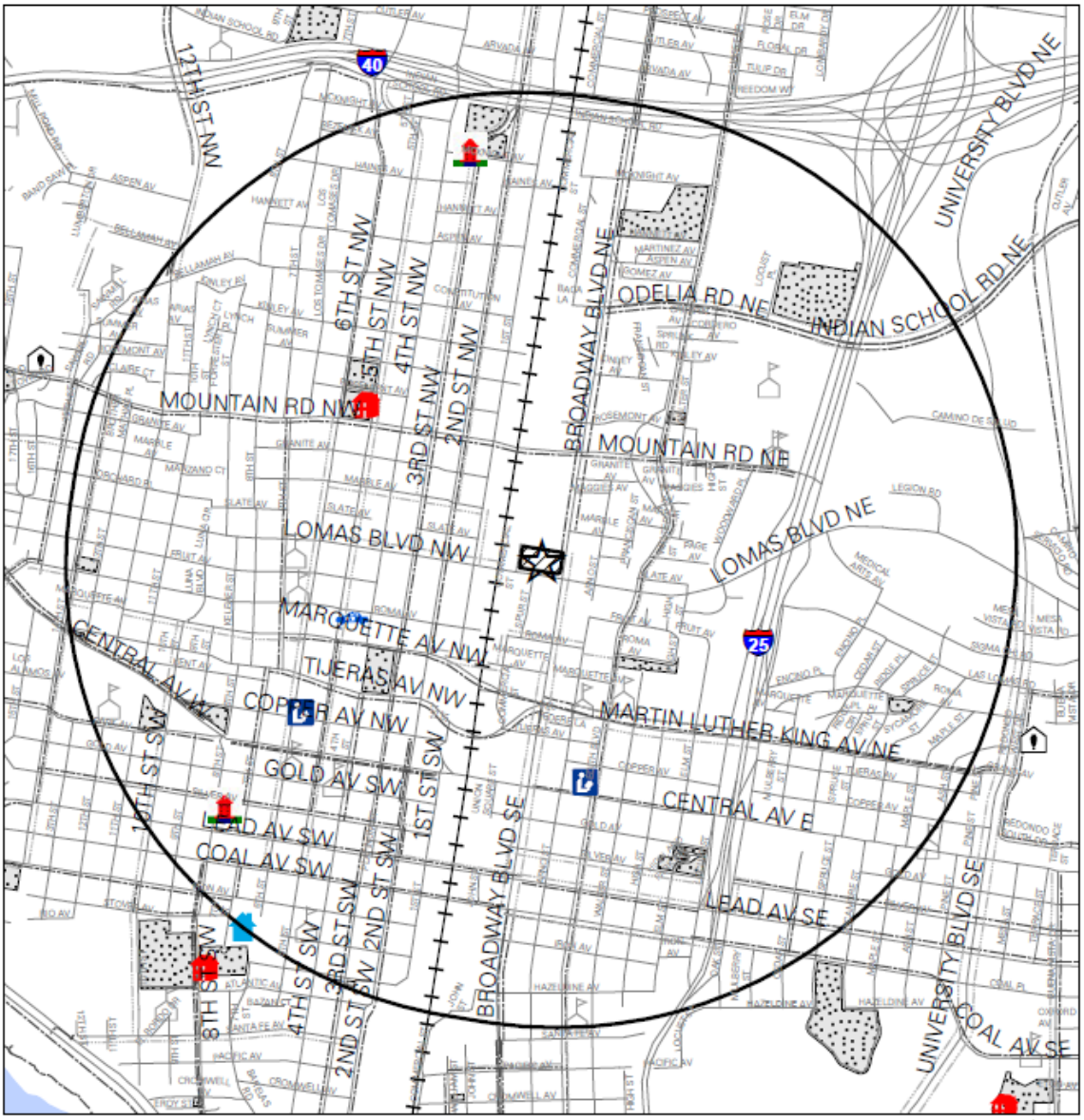


HISTORY MAP

Note: Gray shading indicates County.



Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer

Community Center
Senior Center
Library
Museum
Fire
Police
Public School
Proposed Bike Facilities
Existing Bike Facilities
Albuquerque City Limits
Landfill designated by EHD
Landfill Buffer designated by EHD
Developed City Park

Plan Number: ZMA-2026-00011

0 0.5 1 Miles

II. Introduction

Request

This request is for a Zoning Map Amendment from the NR-LM (Non-residential Light Manufacturing) zone district to the MX-M (Mixed-use Medium Intensity) zone district for an approximately 3-acre parcel legally described as all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. and Commercial St.

The purpose of the zone change is to allow residential and mixed-use development along the Lomas Major Transit corridor in an area of the City that lacks housing near jobs.

The Council Services department does not have plans for specific development of the site, as this will be determined through future negotiations with the Metropolitan Redevelopment Association (MRA) and their current Request for Proposal (RFP) for the site. Council Services believes that rezoning the property to MX-M ensures that a more sensitive development will occur, versus keeping the current zoning of NR-LM.

EPC Role

The EPC is the decision-making body for this request because the subject site is within an Area of Consistency and is less than 10 acres [IDO § 14-16-6-7(G)(1)(a)2].

The request is a quasi-judicial matter.

As a City project, this case is not appealable to City Council [IDO § 14-16-1-4(C)].

History/Context

Location	*IDO Zoning*	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	***NR-LM***	***Area of Change***	***Vacant/Drainage***
North	NR-LM	Area of Change	Industrial/Office
South	NR-LM	Area of Change	Commercial Services/Office
East	MX-M	Area of Change	Commercial/Restaurant
West	NR-LM MX-FB-UD	Area of Change	Commercial/Restaurant

The subject site is within an area of the city that has been historically known as Martineztown/Santa Barbara. When the City first adopted zoning in 1959, much of Martineztown/Santa Barbara was zoned for commercial uses and light manufacturing to allow the expansion of downtown. The downtown core didn't expand as anticipated. Instead, vacant land attracted manufacturing, open storage and warehousing, rather than commercial or government office uses typically associated with downtown development.

This resulted in encroachment of commercial uses into residential areas, discouraging residential development and reinvestment.

In 1990, the subject site was included within the 600-acre Martineztown/Santa Barbara Sector Development Plan area, which zoned the area with 11 unique SU-2 zone districts. The Sector Development Plan adopted zoning that established Residential zoning for newer subdivisions, a version of mixed-use zoning for the older neighborhood area south of Mountain Rd. and east of Broadway, heavy manufacturing closest to the railroad, and a mix of light manufacturing and heavy commercial between the heavy manufacturing and more residential areas east of Broadway. The industrial area along Broadway Blvd. has primarily developed as a warehouse and light manufacturing district.

When the IDO became effective in 2018, the SU-2 zone districts established by the Martineztown/Santa Barbara Sector Development Plan were converted to the closest matching IDO zone districts in terms of allowable uses and development standards. The subject site was converted to NR-LM. The IDO also established a Character Protection Overlay (CPO) zone for Martineztown/Santa Barbara (CPO-7), including the subject site.

On October 28, 2025 the EPC recommended approval to the City Council for a Small Area Text Amendment to the IDO to remove the subject site from the CPO-7 boundary, which City Council approved. The Martineztown/Santa Barbara Neighborhood Association (SBMTNA) appealed this decision to District Court, which is still in process [TA-2025-00001, D-202-CV-202601904]. As of this writing, there has not been a stay or injunction pending appeal. The proposed zone change would not be affected by the outcome of this appeal. Any future project would be subject to CPO-7 if the appeal is successful.

The subject site is owned by the City of Albuquerque and AMAFCA. AMAFCA was using the site as a detention pond, which is no longer in operation. The parcel remains undeveloped.

Roadway System

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

The LRRS designates Lomas Blvd. and Broadway Blvd. as Existing Regional Principal Arterials.

Commercial St. NE is a local street.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates Lomas Blvd. as a Primary Freight Corridor.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The LRBS shows a proposed buffered bike lane on Broadway Blvd. that runs adjacent to the subject site and a proposed paved trail along Lomas Blvd. NW that ends at the railroad tracks west of the subject site.

Transit

ABQ RIDE Route 16 travels north and south along Broadway Blvd., adjacent to the subject site. There are 2 bus stops located near the subject site along Lomas Blvd. One stop is at the intersection of Lomas Blvd. and Broadway Blvd. across Lomas Blvd. on Broadway Blvd. for southbound travelers and one stop is across Broadway Blvd. adjacent to the subject site for northbound travelers.

ABQRIDE route 11 travels east and west along Lomas Blvd. There are 2 bus stops located adjacent to the subject site along Lomas Blvd. that are for westbound travelers and one stop across Lomas Blvd. fpr eastbound travelers.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Community Planning Area (CPA)

The subject site is within the Central ABQ CPA. Central Albuquerque is the location of the original Old Town settlement with surrounding agricultural lands, the New Town development during the railroad era (now known as Downtown), and the original residential subdivisions, many of which have been designated as historic neighborhoods. The Central ABQ CPA includes concentrated urban development Downtown with retail and commercial activity along relatively narrow streets. Design characteristics include building fronts with wide sidewalks along Central Avenue, glass storefronts, and pedestrian entrances onto the street. Within the Central ABQ CPA, transit connects Downtown and Old Town, the Albuquerque Botanical Gardens and Zoo, and the South Broadway Cultural Center. The CPA has varying architectural styles and building scale, depending on the historical era of each neighborhood. It contains small residential lots and a mix of land uses and proximity of residential and non-residential uses. The CPA

assessment was conducted in 2022-2023, and City Council accepted the Central ABQ CPA Assessment Report in 2024.

Center & Corridor Designations

The subject site borders Lomas Blvd. NE and is within 660 feet of the Lomas Blvd. Major Transit Corridor. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system. The subject sites are not within a designated center.

The subject site is also within ¼ mile of the 4th Street and Central Ave. Main Street Corridors. Main Streets are intended to be lively, highly walkable neighborhood streets lined with local- serving businesses. Away from the Main Street, density should quickly decrease to minimize impacts on nearby neighborhoods. Although Main Street is classified as a Corridor type, the intent is for it to function more like a linear Center that guides the appropriate land use forms along the Corridor.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 5: LAND USE

POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The ZMA could direct growth to an established Major Transit Corridor and help shape the built environment into a more sustainable development pattern by concentrating development where existing public infrastructure and multimodal transportation facilities are already available. The subject site is located along the Lomas Blvd. Major Transit Corridor, within ¼ mile of the 4th Street and Central Ave. Main Street Corridors, and is served by existing streets, sidewalks, utilities, bicycle facilities, and public transit. The Central CPA Assessment identifies the Centers and Corridors concept as a fiscally responsible and sustainable development strategy because directing growth to areas where public investment has already occurred makes more efficient use of those investments while supporting places to live and work. The proposed MX-M zone district would allow residential and mixed-use development that better aligns with this framework than the existing NR-LM zone district and would facilitate redevelopment of the vacant site. **This request furthers Goal 5.1.1 Desired Growth.**

POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

SUB-POLICY 5.1.10(a): Encourage higher-density residential developments within ¼ mile of transit stops or stations.

The subject site is located along the Lomas Blvd. Major Transit Corridor that supports high-frequency transit service through pedestrian-oriented development and could encourage higher-density residential development withing ¼ mile of transit stops or stations. The subject site is located within one-quarter mile of numerous ABQ RIDE bus stops served by Routes 11 and 16, providing convenient access to Downtown and other areas of the city. The existing NR-LM zone district does not allow residential development, whereas the proposed MX-M zone district permits residential and mixed-use development at an intensity that is more appropriate for a major transit corridor. Allowing residential uses near existing transit service supports increased transit ridership, walkability, and opportunities for people to access employment, services, and amenities without relying solely on automobiles. **This request furthers with Policy 5.1.10 and Sub-Policy 5.1.10(a) Major Transit Corridors.**

GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

SUB-POLICY 5.2.1(m): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The ZMA promotes complete communities through a mix of compatible land uses by encouraging a more productive use of vacant lots and under-utilized lots, that could provide and opportunity for residents to live, work, learn, shop, and recreate in close proximity. The subject site is an approximately 3-acre vacant property located within an Area of Change near Downtown Albuquerque.. Rezoning the property from NR-LM to MX-M would allow a broader mix of residential, commercial, institutional, and civic uses that are more consistent with the Complete Communities goal than the existing industrial zoning. The proposed zone change would facilitate productive reuse of a long-vacant property while expanding opportunities for housing and neighborhood-serving uses in an area with existing infrastructure and transit service. **The request furthers Goal 5.2, Sub-Policy 5.2.1(m) Complete Communities.**

POLICY 5.4.1 HOUSING NEAR JOBS: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The ZMA request would promote higher-density housing and discouraging single family housing near areas with concentrated employment. The subject site is located near Downtown Albuquerque, major employment centers, commercial services, bicycle facilities, and multiple ABQ RIDE routes along Broadway Boulevard and Lomas Boulevard. The current NR-LM zone district does not permit residential development, limiting opportunities to provide housing in an area with existing infrastructure and transit service. The proposed MX-M zone district would allow a

variety of residential housing types integrated with commercial and civic uses that better support the surrounding urban context. **This request furthers with Policy 5.4.1 Housing Near Jobs.**

*GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The ZMA request encourages growth to Areas of Change where redevelopment and more intensive development are expected and desired while protecting established neighborhoods. The subject site is located entirely within an Area of Change and is surrounded by properties that are also designated as Areas of Change. The site is currently vacant and occupies a prominent location at the intersection of two Existing Regional Principal Arterial roadways with access to existing public infrastructure and transit service. Rezoning the property to MX-M would support redevelopment of an underutilized infill property in a location identified by the Comprehensive Plan as appropriate for growth. **This request furthers Goal 5.6 City Development Areas.**

*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

The policy aligns with the ZMA request because it directs growth and more intense development to Centers, Corridors, industrial and business parks, and other Areas of Change where redevelopment is encouraged. The subject site is located within an Area of Change adjacent to the Lomas Major Transit Corridor and near the Downtown Center. The proposed MX-M zone district would allow residential and mixed-use development at an intensity that is more consistent with the Comprehensive Plan's vision for this area than the existing NR-LM zone district. The request would facilitate redevelopment of a vacant infill property while encouraging housing and neighborhood-serving commercial uses in a location with existing infrastructure and transit access. **This request furthers Policy 5.6.2 City Development Areas.**

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The ZMA request would promote the creation of a place where businesses, residents, and visitors can thrive while supporting long-term economic vitality. The subject site occupies a highly visible location at the intersection of Broadway Boulevard and Lomas Boulevard that serves as a gateway into Downtown Albuquerque. The proposed MX-M zone district would allow a broader mix of residential, commercial, institutional, and civic uses that could create a more active streetscape and encourage additional investment in the surrounding area.

Redevelopment of this long-vacant property has the potential to improve the visual character of the corridor while supporting neighborhood-serving businesses and expanding housing opportunities. Accordingly, the proposed zone promotes redevelopment that contributes to a more vibrant urban environment. **This request furthers Goal 8.1 Placemaking.**

CHAPTER 9: HOUSING

GOAL 9.3 HOUSING DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

The zone change to MX-M would promote increased housing density in locations with adequate infrastructure, services, and amenities. The subject site is located within an Area of Change adjacent to a Major Transit Corridor and is served by existing streets, sidewalks, utilities, bicycle facilities, and public transit. The MX-M zone district permits moderate-density residential development that is more appropriate for this urban infill location than the existing NR-LM zone district, which does not allow residential uses. Allowing residential development on this vacant property would expand housing opportunities in an area with existing infrastructure while supporting efficient land use patterns. **This request furthers Goal 9.3 Housing Density.**

*POLICY 9.3.1 CENTERS AND CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The ZMA request supports the policy by encouraging higher-density, multi-unit housing and mixed-use development in Centers and along Major Transit Corridors to accommodate growth while making efficient use of existing infrastructure. The subject site is adjacent to the Lomas Major Transit Corridor and immediately east of the Downtown Center, making it an appropriate location for additional residential and mixed-use development. The proposed MX-M zone district would permit housing and mixed-use development that is not allowed under the existing NR-LM zone district and would better align with the Comprehensive Plan's vision for development along transit corridors. Expanding opportunities for residential development at this location also supports housing choice near employment, transit, and neighborhood services. **This request furthers Policy 9.3.1 Centers and Corridors.**

CHAPTER 13: RESILIENCE AND SUSTAINABILITY

POLICY 13.5.1 LAND USE IMPACTS: Land Use Impacts: Prevent environmental hazards related to land uses.

This request seeks to prevent environmental hazards and protect public health, safety, and welfare by discouraging incompatible land uses in close proximity. The

subject site is surrounded primarily by commercial, office, restaurant, and service uses, with established residential neighborhoods located nearby. Although the surrounding area retains a significant amount of NR-LM zoning, many existing land uses are commercial in nature rather than industrial. Rezoning the property to MX-M would reduce the potential for future light manufacturing uses adjacent to nearby residential and mixed-use areas while encouraging development that is more compatible with the existing urban context. **This request furthers Policy 13.5.1 Land Use Impacts.**

Integrated Development Ordinance (IDO)

IDO Zoning

The application for this request was submitted on July 1, 2026 and is subject to the regulations and processes of the IDO effective as of May 6, 2026.

The subject site is zoned NR-LM (Non-residential – Light Manufacturing). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in IDO Table 4-2-1.

Proposed Zoning

The zone change is to the MX-M (Mixed Use-Medium Intensity) Zone District. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1.

Overlay Zones

At the time of this writing the subject site remains within the boundary of Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7). The purpose of CPO zones is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. Properties that are on opposite of an intersection diagonally (e.g., “kitty corner” or “catty corner” or “caddy corner”) are not considered. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

Allowable Use: A land use allowed in a particular zone district by Table 4-2-1 as a primary or accessory use, whether allowed permissively or conditionally. See also Use Definitions for Permissive Use, Conditional use, and Accessory Use.

Corridor: A street and adjoining land designated in the ABC Comp Plan, as amended, as one of 5 Corridor types designated based on travel modes and development intensity, excluding Commuter Corridors. See also Measurement Definitions for Corridor Area.

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

Mixed-use Zone District: Any zone district categorized as Mixed-use in Part 14-16-2 of the IDO.

Non-residential Zone District: Any zone district categorized as Non-residential in Part 14-16-2 of the IDO.

Overlay Zone: Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones.

Zone District: One of the zone districts established by this IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of this IDO

Downtown Metropolitan Redevelopment Area (MRA) Plan [2025]

The Downtown MR Area Plan, Downtown 2050, is a Rank III planning document as recognized by the Albuquerque and Bernalillo County Comprehensive Plan. Rank III plans focus on specific geographic areas with unique characteristics and provide detailed strategies to guide redevelopment efforts.

According to the Metropolitan Redevelopment Agency, “Downtown 2050 is a long-term plan to guide the future of Downtown Albuquerque. The plan focuses on housing, transportation, economic development, public spaces, and redevelopment within the Downtown Metropolitan Redevelopment Area. The plan is intended to help create a downtown that is more connected, active, welcoming, and reflective of Albuquerque’s culture and identity.”

As part of the Downtown 2050 planning process, the boundaries of the MRA were extended to include 229 Lomas/Broadway Blvd. NE.

IV. Zoning Map Amendment (Zone Change)

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

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

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

Applicant: The current zoning of the property is NR-LM (Non-Residential – Light Manufacturing Zone District). The purpose of the NR-LM zone district is to accommodate moderate intensity commercial, light assembly, fabrication, and manufacturing uses.

The zone amendment request changes the zone from NR-LM to MX-M (Mixed Use-Medium Intensity Zone District). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional, and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

This amendment is being requested to ensure that a city-owned piece of land can be developed at its highest and best use, in alignment with the ABC Comprehensive Plan and the Housing Needs Assessment. Due to its prominent location at the intersection of Lomas and Broadway and the fact that it falls within a Major Transit Corridor and within a ¼ mile of the Broadway Main Street corridor, the location presents strong opportunities to be developed into mixed-use development, with the help of additional incentives provided in the IDO.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. In addition to the above response, the applicant provided policy-based responses adequately demonstrating that the request furthers a preponderance of applicable Goals and Policies regarding Land Use, Economic Development, Housing and Resilience and Sustainability; therefore, the request is consistent with the City's health, safety, morals, and general welfare.

Applicable citations:

Policy 5.1.1 Desired Growth; Policy 5.1.10 Major Transit Corridors, Policy 5.1.10(a); Goal 5.2 Complete Communities, Policy 5.2.1(m); Policy 5.4.1 Housing Near Jobs; Goal 5.6 City Development Areas; Policy 5.6.2 Areas Of Change; Goal 8.1 Placemaking; Goal 9.3 Housing Density; Policy 9.3.1 Centers And Corridors; Policy 13.5.1 Land Use Impacts. **The request meets Criterion A.**

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

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

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

Applicant: The subject property is completely located in an Area of Change. Policy 5.6.2 states, "Areas of change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged." The subject property is along a Major Transit Corridor and within the Downtown Metropolitan Redevelopment Area.

Staff: The subject site is not within an area of consistency. It is wholly in an area of change. **The applicant's request meets Criterion B.**

(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

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

Applicant:

1. *The property in question was formerly a detention pond, and when the new pump station (Isaac Benton Pump Station) was constructed across the street, it doubled the area's capacity for flood waters, eliminating the need for the detention pond that existed at 229 Broadway Blvd. NE. The lot has since been used for film production and temporary outdoor storage, but recently, the City brought the piece of property into the Downtown 2025 MRA, as well as the established Downtown TIF, opening new, flexible finance and incentive tools for future development on the site.*

3. Central CPA Study shows that 60% of the housing in the area is single-family homes, with 40% multi-family development. Although the population of this CPA declined between 2010 and 2022, it remains the core of Albuquerque, with the highest job demand. More than 54% of the population is between the ages of 18 and 54, with increasing demand for more housing options within the core. Policy recommendations of Central CPA reports include: 1. Promote development and redevelopment that creates complete neighborhoods where people can live, work, learn, shop, and play 2. Support the highest densities of mixed-use development in designated Centers and Corridors 3. Encourage projects that activate underutilized land. 4. Prioritize opportunities to mitigate and minimize negative environmental impacts related to industrial contamination 6 Rezoning the property to MX-M implements these policy recommendations by collectively promoting a mixed-use development including housing and small commercial. Furthermore, replacing the current industrial zoning eliminates the potential environmental hazards associated with light manufacturing uses. Moreover, as previously stated in response to 6-7(G)(3)(a), collectively housing, land use, placemaking, and economic development policies identified in the Comp Plan support the rezoning, encouraging mixed-use residential developments within ¼ mile of transit stops on Major Transit Corridors, including Lomas Blvd. Rezoning, in turn, will allow for the type of development that will have a greater impact on the Albuquerque Housing Crisis, while still allowing uses that can contribute to a local economy and thriving small businesses near the possible economic hub of the Downtown area.

Staff: The proposed MX-M zone district is more advantageous to the community than the existing NR-LM zone district because it better implements the land use, development, and connectivity objectives of the ABC Comprehensive Plan and the Central Albuquerque Community Planning Area (CPA) Assessment. The subject site is located within an Area of Change, adjacent to the Lomas Major Transit Corridor, and immediately east of the Downtown Center, where the Comprehensive Plan encourages higher-intensity infill and mixed-use development supported by multimodal transportation. The Central CPA Assessment identifies opportunities to redevelop vacant and underutilized properties, expand housing choices, support walkable mixed-use neighborhoods, and reduce land use conflicts associated with industrial uses. Rezoning the property to MX-M would allow residential and mixed-use development that is more consistent with the surrounding urban context, makes better use of existing infrastructure and transit, and more effectively implements the Comprehensive Plan's desired pattern of land use, development intensity, and connectivity. **The response meets Criterion C.**

(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant: The requested zone is a Mixed-Use-Medium Intensity zone district. Uses that will become permissible under the requested zone (which are not permitted in the existing NR-LM zone) include: - Residential Uses such as townhomes, multi-family, and live-work dwelling units. - Group Living Uses including assisted living facilities or nursing homes, community residential facilities, and group homes, small and medium. - Other Civic and Institutional Uses, including adult and child day care facilities, community centers or library, elementary or middle schools, high school, hospital, parks & open spaces, religious institution, and university or college. - Commercial uses, including residential commercial amenities (indoor & outdoor), cannabis retail, farmer's market, and general medium retail. (Also refer to the list for a full list of allowable uses in MX-M) All these uses that become permissible with the proposed MX-M zone are primarily neighborhood-serving community-oriented land uses. Other commercial uses, including Food, Beverages, Indoor Entertainment, Outdoor Recreation, Offices, and Service uses, have similar permissive conditions to the existing zone, allowing a similar scale of medium intensity commercial development. [See justification letter for tables.]

The existing land uses within approximately 500 feet of the subject site include office buildings, restaurants, a gas station, medical offices, a car rental facility, self-storage, surface parking, and a brewery, among other commercial uses. Although the surrounding area is primarily zoned NR-LM with a mix of MX zone districts, the existing pattern of development does not include exclusive Non-Residential Light Manufacturing (industrial) uses. Instead, the surrounding land uses are largely consistent with the range of uses permitted within the MX-M zone district. Therefore, rezoning the subject property to MX-M would help ensure that future development remains compatible with the surrounding area and reinforces the existing mixed-use urban character. If the requested zone map amendment is not approved, the current zoning could allow future industrial uses that may be incompatible with the surrounding mixed-use, residential environment and could introduce potential environmental and operational impacts on adjacent properties. Ultimately, the applicant believes that the MX-M zone district is a much more sensitive zone district than NR-LM and will be more compatible with the surrounding neighborhoods. ***Applicant's Justification Summarized.***

Staff: The proposed MX-M zone district would allow additional residential, civic, institutional, and neighborhood-serving commercial uses that are not permitted in the existing NR-LM zone district. Although Cannabis Retail is a permissive use in the MX-M zone district, IDO § 14-16-4-3(D)(36) establishes use-specific standards to mitigate potential impacts, including compliance with State licensing requirements, minimum separation distances from other Cannabis Retail establishments and certain sensitive uses, restrictions on drive-through facilities and product display, secure storage requirements, and additional standards for on-site consumption. Under current conditions, an existing Cannabis Retail establishment at 904 Broadway Blvd. NE, approximately 300 feet from the subject site, would prevent a

new Cannabis Retail establishment from locating on the property because the required 660-foot separation could not be met unless the existing establishment relocates or ceases operation. The response to Criterion D is sufficient.

(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

Applicant:

1. *The existing public infrastructure serving the site, including streets, sidewalks, street lighting, water and sewer utilities, and electrical service, is already in place and is expected to adequately support future development permitted under the proposed zone change. Furthermore, the ABQ Ride Forward Recovery Network Plan was passed in 2025. The Network focuses on providing increased access to opportunities and jobs by 39% within 45 minutes of transit travel times, making it easier to get around Albuquerque all day, every day. It features buses coming more often on the busiest routes (shorter waits for riders) and more evening and weekend service. Almost all routes will run as often on weekends as they do on weekdays.*
2. *ABQ Ride Forward is a 16-phase plan to increase frequency and weekend service, reduce overlap for wider coverage, and improve equity. Phase I of the Implementation Plan went into effect in December 2025, increasing frequency and changing routes to 10 avoid overlaps and provide better equitable services. These changes have directly increased connectivity of the subject property to the rest of the city and support more development*
3. *3. & 4. A site plan has not been submitted for this property, and the expectation is that future development will be required to go through an RFP process managed by the MRA division of the City to determine if the development will contribute in a way that meets the policy goals for the area. At the time of site plan submission, the applicant will be required to meet all IDO requirements and any development agreements that come with that tied to infrastructure.*

Staff: Although the applicant provided justification for all four sub-criteria, Staff finds that the request satisfies Criterion (e)(1). The subject site is served by existing public infrastructure, including Lomas Boulevard and Broadway Boulevard,

sidewalks, water and sewer utilities, street lighting, and other public facilities. The property is also served by multiple ABQ RIDE routes and existing transit stops along Lomas Boulevard and Broadway Boulevard, providing multimodal access to the site. No development proposal is being considered with this request; however, any future development would be required to comply with all applicable IDO requirements and the Development Process Manual (DPM), including any infrastructure improvements determined necessary through the City's development review process. Based on the existing infrastructure and public improvements serving the site, Staff finds that adequate capacity exists to accommodate the development made possible by the proposed zone change and concludes that the request satisfies Criterion (e)(1). **The response meets Criterion E.**

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

Applicant: The applicant feels that, though the property is located on the Major Transit along Lomas Blvd and lies within 1,320 ft of a main street on Broadway Blvd, this zone map amendment is supported by many other different Comp Plan policies and goals, including economic development and placemaking efforts. It also feels important to note that MX-zoned districts generally surround 229 Broadway Blvd, including MX-M, MX-L, MX-T, and MX-FB. MX zones provide a buffer from purely NR zones, activating street frontage with local commercial businesses and medium-density housing development. The proposed zone seamlessly matches the surrounding urban fabric, as can be seen in the figure below.

Staff: Although the subject site is located on a major transit corridor, it is not the applicant's justification for the zone change. The requested zone change is not based completely on the property's location, but rather, on the appropriate scale and location within the downtown neighborhood to support mixed use or residential development under the MX-M development standards. **The response to Criterion F is sufficient.**

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

Applicant: The applicant feels that it's important to distinguish the meaning of Economic and Economic Development. Under Chapter 8 Economic Development in the Comp Plan, Policy 8.1.1 states, "Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities." The applicant feels that the current zone limits the property, eliminates any housing typology, and rules out the potential of creating diverse experiences and amenities in the area. Thus, the proposed rezone is not based on economic considerations but supported by Economic Development goals and policies mentioned in the Comp Plan

Staff: The applicant's justification is not based completely or predominantly upon the cost of land. The applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant indicates that this request supports economic development goals in the Comp Plan and would allow future development under the MX-M zone district. **The response to Criterion G is generally sufficient.**

(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

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

Applicant: As discussed in the responses to Sections 6-7(G)(3)(d) and (f), the surrounding area contains a mix of MX zone districts, with an MX-M zone district located immediately across the street from the subject property. Accordingly, the proposed zone map amendment is consistent with the surrounding zoning pattern and does not constitute a spot zone

Staff: There are MX-M zoned parcels adjacent to and surrounding the subject site and this request would not create a spot zone. **The applicant's response meets Criterion H**.

V. Public & Agency Concerns

Public Notice	***Required?***	***Met?***
Email to Neighborhood Associations (NA) within 660 feet	Yes	Yes
Mailed Notice to Property Owners within 100 feet	Yes	Yes
Posted Sign	Yes	Yes Posted 7/28/2026
Published Legal Ad	Yes	Yes Published 8/03/2026
Web Posting	Yes	Yes Posted 8/13/2026

Neighborhood/Public

Notification requirements are found in IDO § 14-16-6, in the Procedures Table 6-1-1 and are further explained in IDO § 14-16-6-4(J), Public Notice. Property owners within 100 feet of the subject site were notified as required.

According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the North Valley Coalition, the Martineztown Santa Barbara Neighborhood Association (SBMTNA) and the Citizens Information Committee of Martineztown, which were notified as required.

The SBMTNA requested a post submittal facilitated meeting regarding the request due to concerns about a potential future development. The facilitated meeting notes can be reviewed in the attachments.

A facilitated meeting was held on July 27, 2026 from 6-8 PM via ZOOM, with representatives from City Council Services, the Planning Department, the Santa Barbara Martineztown Neighborhood Association (SBMTNA), the Citizens Information Committee of Martineztown (CICM), and other interested parties to discuss the proposed rezoning of 229 Lomas Blvd. NE from NR-LM to MX-M. City Council Services representatives explained that the purpose of the zone change is to eliminate future industrial and light manufacturing uses and allow residential and mixed-use development consistent with the Comprehensive Plan and the site's location along the Lomas Blvd. Major Transit Corridor. Neighborhood representatives generally supported the proposed downzoning from NR-LM to MX-M because it would remove industrial uses that could negatively impact the surrounding neighborhood.

Neighborhood representatives expressed concerns regarding the pending litigation involving the CPO-7 boundary amendment and requested that the rezoning be deferred until the court case is resolved. Additional concerns included potential building height, residential density, traffic, environmental impacts, housing affordability, and preserving the historic character of the Martineztown/Santa Barbara neighborhood. Neighborhood representatives also requested continued involvement in future development discussions to help ensure that any redevelopment is compatible with the surrounding community and benefits nearby residents and businesses

Public Comments

On August 4, 2026, the President of the Santa Barbara Martineztown Neighborhood Association (SBMTNA) submitted a letter expressing opposition to the proposed MX-M zoning designation for 229 Broadway NE. SBMTNA requested that the property instead be zoned MX-T or MX-L, citing concerns about compatibility with the adjacent low-density residential neighborhood, potential traffic impacts, building intensity, and preservation of the historic neighborhood. The association also requested an opportunity to review the cumulative report, traffic impact analysis, and environmental impact analysis before the case proceeds, and recommended delaying any rezoning until the City's Request for Proposals (RFP) process for the property has been completed.

Discussion: As described in the History/Context section of this report, the subject site is not adjacent to a low-density residentially zoned property. The requested Zoning Map Amendment is evaluated using the review criteria in IDO § 14-16-6-7(G)(3) and establishes the zoning designation for the property; it does not approve a specific development proposal or site plan.

Any future development of the property would be subject to the applicable IDO requirements and any required development review processes. Similarly, the City's RFP process is separate from the Zoning Map Amendment process and is not a criterion for evaluating a zoning request under the IDO.

Commenting Agencies

Most reviewing agencies stated they had no adverse comments.

AMAFCA submitted comments indicating that it has no objection to the proposed zoning map amendment, noting that its position is limited to the requested zone change and does not constitute approval of any future development proposals or related actions. AMAFCA also requested continued coordination with the City regarding the future disposition of the jointly owned property, the use of any resulting proceeds, and the agencies' ongoing responsibilities for flood risk reduction and drainage improvements in the mid-valley. The complete AMAFCA letter and associated attachments are provided at the end of the Agency Comments section.

See attachments for detailed Agency Comments.

Indian Nations, Tribes, or Pueblos

The subject site is not within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was not required [IDO § 14-16-6-4(B) and Table 6-1-1].

VI. Conclusion

Recommendation

APPROVAL of Plan#: ZMA-2026-00011, a Zoning Map Amendment from the NR-LM (Non-residential Light Manufacturing) zone district to the MX-M (Mixed-use Medium Intensity) zone district for an approximately 3-acre parcel legally described as all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. and Commercial St., based on Findings 1-24.

Findings, Zoning Map Amendment (i.e., Zone Change) Plan #: ZMA-2026-00011

1. This request is for a Zoning Map Amendment from the NR-LM (Non-residential Light Manufacturing) zone district to the MX-M (Mixed-use Medium Intensity) zone district for an approximately 3-acre parcel legally described as all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W.

Phillips Addition Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. and Commercial St.

2. The purpose of the zone change is to allow residential and mixed-use development along the Lomas Major Transit corridor in an area of the City that lacks housing near jobs.
3. The Council Services department does not have plans for specific development of the site, as this will be determined through future negotiations with the Metropolitan Redevelopment Association (MRA) and their current Request for Proposal (RFP) for the site. Council Services believes that rezoning the property to MX-M ensures that a more sensitive development will occur, versus keeping the current zoning of NR-LM.
4. The EPC is the decision-making body for this request because the subject site is within an Area of Consistency and is less than 10 acres [IDO § 14-16-6-7(G)(1)(a)2]. The request is a quasi-judicial matter. As a City project, this case is not appealable to City Council [IDO § 14-16-1-4(C)].
5. The subject site is owned by the City of Albuquerque and AMAFCA. AMAFCA was using the site as a detention pond, which is no longer in operation. The parcel remains undeveloped.
6. The Long Range Roadway System (2040 LRRS) map, designates Lomas Blvd. and Broadway Blvd. as Existing Regional Principal Arterials. Commercial St. NE is a local street.
7. The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates Lomas Blvd. as a Primary Freight Corridor.
8. The Long Range Bikeway System (LRBS) map, shows a proposed buffered bike lane on Broadway Blvd. that runs adjacent to the subject site and a proposed paved trail along Lomas Blvd. NW that ends at the railroad tracks west of the subject site.
9. On October 28, 2025 the EPC recommended approval to the City Council for a Small Area Text Amendment to the IDO to remove the subject site from the CPO-7 boundary, which City Council approved. The Martineztown/Santa Barbara Neighborhood Association (SBMTNA) appealed this decision to District Court, which is still in process [TA-2025-00001, D-202-CV-202601904]. As of this writing, there has not been a stay or injunction pending appeal. The proposed zone change would not be affected by the outcome of this appeal. Any future project would be subject to CPO-7 if the appeal is successful.

   The subject site is owned by the City of Albuquerque and AMAFCA. AMAFCA was using the site as a detention pond, which is no longer in operation. The parcel remains undeveloped. The Albuquerque/Bernalillo County Comprehensive Plan, the Downtown Metropolitan Redevelopment Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

10. The Albuquerque/Bernalillo County Comprehensive Plan, the Southwest Mesa Community Planning Area (CPA) Assessment Report, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The subject site is located in an Area of Change as designated by the Comprehensive Plan.
12. The subject site is within the Central ABQ Community Planning Area (CPA).
13. The subject site borders Lomas Blvd. NE and is within 660 feet of the Lomas Blvd. Major Transit Corridor. Major Transit. The subject site is also within ¼ mile of the 4th Street and Central Ave. Main Street Corridors.
14. The request is consistent with the following Goals and Policies related to CHAPTER: LAND USE.

    A. POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

    The ZMA could direct growth to an established Major Transit Corridor and help shape the built environment into a more sustainable development pattern by concentrating development where existing public infrastructure and multimodal transportation facilities are already available. The subject site is located along the Lomas Blvd. Major Transit Corridor, within ¼ mile of the 4th Street and Central Ave. Main Street Corridors, and is served by existing streets, sidewalks, utilities, bicycle facilities, and public transit. The Central CPA Assessment identifies the Centers and Corridors concept as a fiscally responsible and sustainable development strategy because directing growth to areas where public investment has already occurred makes more efficient use of those investments while supporting places to live and work. The proposed MX-M zone district would allow residential and mixed-use development that better aligns with this framework than the existing NR-LM zone district and would facilitate redevelopment of the vacant site.

    B. POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
    SUB-POLICY 5.1.10(a): Encourage higher-density residential developments within ¼ mile of transit stops or stations.

    The subject site is located along the Lomas Blvd. Major Transit Corridor that supports high-frequency transit service through pedestrian-oriented development and could encourage higher-density residential development withing ¼ mile of transit stops or stations. The subject site is located within one-quarter mile of numerous ABQ RIDE bus stops served by Routes 11 and 16, providing convenient access to Downtown and other areas of the city. The existing NR-LM zone district does not allow residential

development, whereas the proposed MX-M zone district permits residential and mixed-use development at an intensity that is more appropriate for a major transit corridor. Allowing residential uses near existing transit service supports increased transit ridership, walkability, and opportunities for people to access employment, services, and amenities without relying solely on automobiles.

C. GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.
SUB-POLICY 5.2.1(m): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The ZMA promotes complete communities through a mix of compatible land uses by encouraging a more productive use of vacant lots and under-utilized lots, that could provide and opportunity for residents to live, work, learn, shop, and recreate in close proximity. The subject site is an approximately 3-acre vacant property located within an Area of Change near Downtown Albuquerque.. Rezoning the property from NR-LM to MX-M would allow a broader mix of residential, commercial, institutional, and civic uses that are more consistent with the Complete Communities goal than the existing industrial zoning. The proposed zone change would facilitate productive reuse of a long-vacant property while expanding opportunities for housing and neighborhood-serving uses in an area with existing infrastructure and transit service.

D. POLICY 5.4.1 HOUSING NEAR JOBS: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The ZMA request would promote higher-density housing and discouraging single family housing near areas with concentrated employment. The subject site is located near Downtown Albuquerque, major employment centers, commercial services, bicycle facilities, and multiple ABQ RIDE routes along Broadway Boulevard and Lomas Boulevard. The current NR-LM zone district does not permit residential development, limiting opportunities to provide housing in an area with existing infrastructure and transit service. The proposed MX-M zone district would allow a variety of residential housing types integrated with commercial and civic uses that better support the surrounding urban context.

E. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The ZMA request encourages growth to Areas of Change where redevelopment and more intensive development are expected and desired while protecting established neighborhoods. The subject site is located entirely within an Area of Change and is

surrounded by properties that are also designated as Areas of Change. The site is currently vacant and occupies a prominent location at the intersection of two Existing Regional Principal Arterial roadways with access to existing public infrastructure and transit service. Rezoning the property to MX-M would support redevelopment of an underutilized infill property in a location identified by the Comprehensive Plan as appropriate for growth.

F. 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.

The policy aligns with the ZMA request because it directs growth and more intense development to Centers, Corridors, industrial and business parks, and other Areas of Change where redevelopment is encouraged. The subject site is located within an Area of Change adjacent to the Lomas Major Transit Corridor and near the Downtown Center. The proposed MX-M zone district would allow residential and mixed-use development at an intensity that is more consistent with the Comprehensive Plan's vision for this area than the existing NR-LM zone district. The request would facilitate redevelopment of a vacant infill property while encouraging housing and neighborhood-serving commercial uses in a location with existing infrastructure and transit access.

15. The request is consistent with the following Goal related to CHAPTER 8: ECONOMIC DEVELOPMENT:

GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The ZMA request would promote the creation of a place where businesses, residents, and visitors can thrive while supporting long-term economic vitality. The subject site occupies a highly visible location at the intersection of Broadway Boulevard and Lomas Boulevard that serves as a gateway into Downtown Albuquerque. The proposed MX-M zone district would allow a broader mix of residential, commercial, institutional, and civic uses that could create a more active streetscape and encourage additional investment in the surrounding area. Redevelopment of this long-vacant property has the potential to improve the visual character of the corridor while supporting neighborhood-serving businesses and expanding housing opportunities. Accordingly, the proposed zone promotes redevelopment that contributes to a more vibrant urban environment.

16. The request is consistent with the following Goal and Policy related to CHAPTER 9: HOUSING

A. GOAL 9.3 HOUSING DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

The zone change to MX-M would promote increased housing density in locations with adequate infrastructure, services, and amenities. The subject site is located within an Area of Change adjacent to a Major Transit Corridor and is served by existing streets, sidewalks, utilities, bicycle facilities, and public transit. The MX-M zone district permits moderate-density residential development that is more appropriate for this urban infill location than the existing NR-LM zone district, which does not allow residential uses. Allowing residential development on this vacant property would expand housing opportunities in an area with existing infrastructure while supporting efficient land use patterns.

B. POLICY 9.3.1 CENTERS AND CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

   The ZMA request supports the policy by encouraging higher-density, multi-unit housing and mixed-use development in Centers and along Major Transit Corridors to accommodate growth while making efficient use of existing infrastructure. The subject site is adjacent to the Lomas Major Transit Corridor and immediately east of the Downtown Center, making it an appropriate location for additional residential and mixed-use development. The proposed MX-M zone district would permit housing and mixed-use development that is not allowed under the existing NR-LM zone district and would better align with the Comprehensive Plan's vision for development along transit corridors. Expanding opportunities for residential development at this location also supports housing choice near employment, transit, and neighborhood services.

17. The request is consistent with the following Policy related to CHAPTER 13: RESILIENCE AND SUSTAINABILITY:

    POLICY 13.5.1 LAND USE IMPACTS: Land Use Impacts: Prevent environmental hazards related to land uses.

    This request seeks to prevent environmental hazards and protect public health, safety, and welfare by discouraging incompatible land uses in close proximity. The subject site is surrounded primarily by commercial, office, restaurant, and service uses, with established residential neighborhoods located nearby. Although the surrounding area retains a significant amount of NR-LM zoning, many existing land uses are commercial in nature rather than industrial. Rezoning the property to MX-M would reduce the potential for future light manufacturing uses adjacent to nearby residential and mixed-use areas while encouraging development that is more compatible with the existing urban context.

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

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

    Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. In addition to the above response, the applicant provided policy-based responses adequately demonstrating that the request furthers a preponderance of applicable Goals and Policies regarding Land Use, Economic Development, Housing and Resilience and Sustainability; therefore, the request is consistent with the City's health, safety, morals, and general welfare.

    Applicable citations:

    Policy 5.1.1 Desired Growth; Policy 5.1.10 Major Transit Corridors, Policy 5.1.10(a); Goal 5.2 Complete Communities, Policy 5.2.1(m); Policy 5.4.1 Housing Near Jobs; Goal 5.6 City Development Areas; Policy 5.6.2 Areas Of Change; Goal 8.1 Placemaking; Goal 9.3 Housing Density; Policy 9.3.1 Centers And Corridors; Policy 13.5.1 Land Use Impacts.

    B. 6-7(G)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

    The subject site is not within an area of consistency. It is wholly in an area of change.

C. 6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

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

The proposed MX-M zone district is more advantageous to the community than the existing NR-LM zone district because it better implements the land use, development, and connectivity objectives of the ABC Comprehensive Plan and the Central Albuquerque Community Planning Area (CPA) Assessment. The subject site is located within an Area of Change, adjacent to the Lomas Major Transit Corridor, and immediately east of the Downtown Center, where the Comprehensive Plan encourages higher-intensity infill and mixed-use development supported by multimodal transportation. The Central CPA Assessment identifies opportunities to redevelop vacant and underutilized properties, expand housing choices, support walkable mixed-use neighborhoods, and reduce land use conflicts associated with industrial uses. Rezoning the property to MX-M would allow residential and mixed-use development that is more consistent with the surrounding urban context, makes better use of existing infrastructure and transit, and more effectively implements the Comprehensive Plan's desired pattern of land use, development intensity, and connectivity.

D. 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The proposed MX-M zone district would allow additional residential, civic, institutional, and neighborhood-serving commercial uses that are not permitted in the existing NR-LM zone district. Although Cannabis Retail is a permissive use in the MX-M zone district, IDO § 14-16-4-3(D)(36) establishes use-specific standards to mitigate potential impacts, including compliance with State licensing requirements, minimum separation distances from other Cannabis Retail establishments and certain sensitive uses, restrictions on drive-through facilities and product display, secure

storage requirements, and additional standards for on-site consumption. Under current conditions, an existing Cannabis Retail establishment at 904 Broadway Blvd. NE, approximately 300 feet from the subject site, would prevent a new Cannabis Retail establishment from locating on the property because the required 660-foot separation could not be met unless the existing establishment relocates or ceases operation.

E. 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

Although the applicant provided justification for all four sub-criteria, Staff finds that the request satisfies Criterion (e)(1). The subject site is served by existing public infrastructure, including Lomas Boulevard and Broadway Boulevard, sidewalks, water and sewer utilities, street lighting, and other public facilities. The property is also served by multiple ABQ RIDE routes and existing transit stops along Lomas Boulevard and Broadway Boulevard, providing multimodal access to the site. No development proposal is being considered with this request; however, any future development would be required to comply with all applicable IDO requirements and the Development Process Manual (DPM), including any infrastructure improvements determined necessary through the City's development review process. Based on the existing infrastructure and public improvements serving the site, Staff finds that adequate capacity exists to accommodate the development made possible by the proposed zone change and concludes that the request satisfies Criterion (e)(1).

F. 6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Although the subject site is located on a major transit corridor, it is not the applicant's justification for the zone change. The requested zone change is

not based completely on the property's location, but rather, on the appropriate scale and location within the downtown neighborhood to support mixed use or residential development under the MX-M development standards.

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

The applicant's justification is not based completely or predominantly upon the cost of land. The applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant indicates that this request supports economic development goals in the Comp Plan and would allow future development under the MX-M zone district.

H. 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

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

There are MX-M zoned parcels adjacent to and surrounding the subject site and this request would not create a spot zone.

19. Notification was provided in accordance with IDO § 14-16-6, Table 6-1-1, and IDO § 14-16-6-4(J). Property owners within 100 feet of the subject site and the North Valley Coalition, Santa Barbara Martineztown Neighborhood Association (SBMTNA), and Citizens Information Committee of Martineztown (CICM) were notified as required.

20. SBMTNA requested a post-submittal facilitated meeting, which was held on July 27, 2026. During the meeting, neighborhood representatives generally supported the proposed downzoning from NR-LM to MX-M but expressed concerns regarding the pending CPO-7 litigation, building height, residential density, traffic, environmental impacts, housing affordability, and preservation of the historic character of the Martineztown/Santa Barbara neighborhood. Neighborhood representatives also requested continued involvement in future development discussions.

21. On August 4, 2026, the Santa Barbara Martineztown Neighborhood Association (SBMTNA) submitted a letter opposing the requested MX-M zone district and recommending MX-T or MX-L instead. The association expressed concerns regarding compatibility with the surrounding neighborhood, building intensity, traffic, and preservation of the historic character of the area, and requested that the rezoning be delayed until completion of the City's Request for Proposals (RFP) process.
22. The requested Zoning Map Amendment is evaluated using the review criteria in IDO § 14-16-6-7(G)(3) and establishes the property's zoning designation rather than approving a specific development proposal. Any future development would be subject to applicable IDO requirements and development review processes, and the City's RFP process is separate from the zoning map amendment review.
23. Most reviewing agencies reported no objection to the request. AMAFCA stated that it has no objection to the proposed Zoning Map Amendment but clarified that its comments are limited to the requested zone change and do not constitute approval of any future development. AMAFCA also requested continued coordination with the City regarding future disposition of the jointly owned property, distribution of any proceeds, and the agencies' ongoing responsibilities for flood risk reduction and drainage improvements.
24. The subject site is not located within 660 feet of Major Public Open Space or tribal land. Therefore, a tribal meeting offer was not required in accordance with IDO § 14-16-6-4(B) and Table 6-1-1.

Notice of Decision Distribution

City Council Services Matthew Cox, mcox@cabq.gov
City Council Services Deepa Bansal, dbansal@cabq.gov

Citizens Information Committee of Martineztown, Roslyn Kloeppel, cicofmartineztown@proton.me, roslyn_kloeppel@live.com

Citizens Information Committee of Martineztown, Renee Martinez, cicofmartineztown@proton.me, martinez.renee@gmail.com

North Valley Coalition, Peggy Norton, nvcabq@gmail.com, peggynorton@yahoo.com

North Valley Coalition, Eleanor Walther, nvcabq@gmail.com, eawalth@comcast.net

Santa Barbara Martineztown NA, Loretta Naranjo Lopez, sbmartineztown@gmail.com, naranjolopez2010@gmail.com

Santa Barbara Martineztown NA, Tafoyo Leverett, salamdezia@gmail.com, naranjolopez2010@gmail.com

Legal, acoon@cabq.gov

EPC file

VII. Attachments

A) PHOTOGRAPHS

Site Photos
August 2026

Looking north across Lomas Blvd at the subject site.

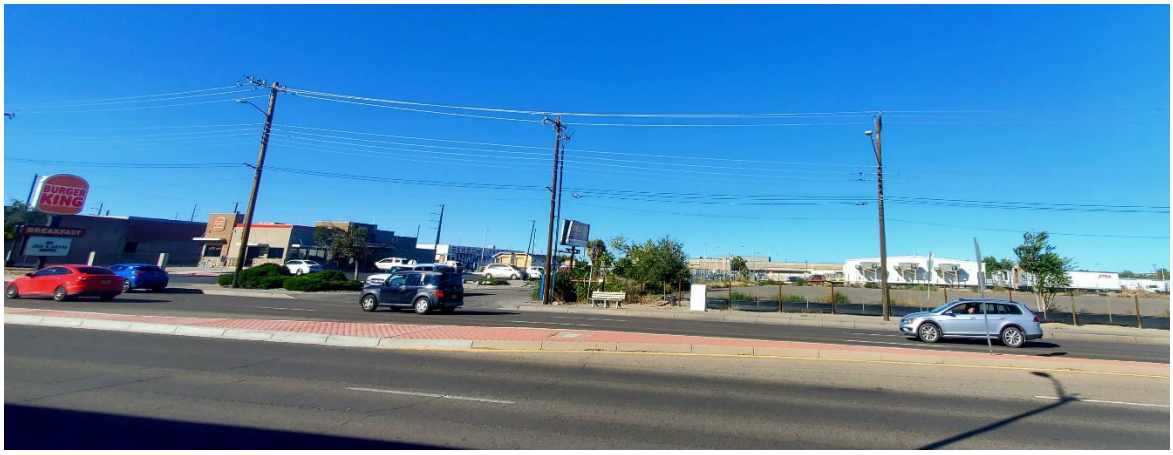
Looking west across Broadway Blvd at the subject site.

View looking east across the subject site from Commercial St.
Lomas Blvd is on the right.

Viewing the eastern edge of the subject site along Broadway Blvd. A closed restaurant with a drive through can be seen in this view.

Viewing the intersection of Broadway and Lomas at the corner of the subject property. Commercial businesses can be seen in this view.

Looking Northwest across the subject site on the corner of Broadway and Lomas.



Viewing the west side of the subject site and the corner of Commercial St. and Lomas Blvd. A restaurant with a drive through can be seen in this view.

B) HISTORY

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office: (505) 924-3860

OFFICIAL NOTICE OF DECISION

October 28, 2025

City of Albuquerque
Council Services
1 Civic Plaza
Albuquerque NM, 87103

Project # PR-2018-001849
Plan # TA-2025-00001
Text Amendments to Integrated Development Ordinance (IDO) — CPO-7 Small Area

LEGAL DESCRIPTION:
City Council Services requests to amend the text of the Integrated Development Ordinance (IDO) for the Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7) Small Area. This amendment would remove from the CPO-7 boundary all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising of Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A &Tract B Slade-Olsen Tract 195A2, Tract 202A & Tract 203A MRGCD Map 37); Map 37 Tract 196, located at 229 Broadway Blvd NE, comprised of approximately 2.8 acres and 101 Lomas Blvd NE comprised of approximately 1.0 acre.

Staff Planners: Megan Jones & William Steele

On October 28, 2025, the Environmental Planning Commission (EPC) voted to recommend APPROVAL of Project # PR-2018-001849, Plan # TA-2025-00001 to City Council regarding Text Amendments to the Integrated Development Ordinance (IDO) — CPO-7 Small Area, based on the following Findings.

FINDINGS – TA-2025-00001

1. The request is for a Text Amendment to the Integrated Development Ordinance (IDO) for a Small Area in tandem with the Biennial IDO update (TA-2025-00002) required by IDO §14-16-6-3(D). The proposed text amendment affects the Martineztown/Santa Barbara Character Protection Overlay zone (CPO – 7, the "subject area") as established in IDO §14-16-3-4(H).

2. The proposed amendment would change the boundary of the Martineztown/Santa Barbara CPO – 7 to remove all or a portion of two parcels (the "subject sites"):

   A. Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising of Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A, located at 229 Broadway Blvd. NE, comprised of approximately 2.8 acres.

B. Tract B Slade-Olsen Tract 195A2, Tract 202A & Tract 203A MRGCD Map 37); Map 37 Tract 196, located at 101 Lomas Blvd. NE, comprised of approximately 1.0 acre.

3. The parcel at 229 Broadway Blvd. NE is a vacant lot, and the parcel at 101 Lomas Blvd. NE is an existing restaurant with a drive-through.

4. The EPC is hearing this case pursuant to IDO §14-16-6-7(E), Amendment to IDO Text – Small Area. The EPC's role is to review the proposed changes and make a recommendation to the City Council. As the City's Planning and Zoning Authority, the City Council will make the final decision. This is a quasi-judicial matter.

5. The City Charter, Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Integrated Development Ordinance (IDO), Albuquerque Region Housing Needs Assessment, and Downtown 2025 Metropolitan Redevelopment Area, as amended (R-25-123), are incorporated herein by reference and made part of the record for all purposes.

6. The intent of the request is to proactively facilitate the development of high-density residential uses in this area, specifically the vacant site. Currently, the zoning doesn't allow residential development, but the applicant intends to submit a Zoning Map Amendment to change the zoning to allow residential or mixed-use development in the future.

7. The Martineztown/Santa Barbara CPO-7 was established in 2017 as one of 13 Character Protection Overlay (CPO) zones. The subject sites are located in southwestern portion of CPO-7 near the intersection of Broadway Blvd. NE and Lomas Blvd. NE. Lomas Blvd. is a Major Transit Corridor as designated by the Comprehensive Plan and is the southern boundary of CPO-7.

8. The subject sites are located within the Central ABQ Community Planning Area (CPA) as designated by the Comprehensive Plan.

9. The subject sites border Lomas Blvd. NE and are within 660 feet of the Lomas Blvd Major Transit Corridor.

10. The subject sites are within an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

11. The request is consistent with the following Goals and Policies related to Centers, Corridors, Complete Communities, Development, and Areas of Change., Identity, and Design from Comprehensive Plan Chapter 5: Land Use.

    A. GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

    The subject sites border and are located within 660 feet of the Lomas Blvd Major Transit Corridor. Although the subject sites are not within the Downtown Center, they are directly adjacent to its eastern boundary. The text amendment would continue to provide the opportunity for growth as a community of strong Centers connected by a multi-modal network of Corridors, which would be accessible to the surrounding area because the subject sites would allow more flexible development options.

B. POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

SUB-POLICY 5.1.10.a: Encourage higher-density residential developments within ¼ mile of transit stops and stations.

This request would continue the momentum in encouraging higher-density residential development near transit stops and stations because there are approximately 14 bus stops within ¼ mile of the subject sites. These bus routes run in all directions throughout Downtown and have connections to other parts of the City. The request would be a step forward to ensure development of residential uses with a higher maximum building height than what would be allowed in CPO-7. New higher-density residential development within ¼ mile of transit stops encourage opportunities for pedestrians to access the transit system.

C. GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

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

SUB-POLICY 5.2.1.m: Encourage more productive use of vacant lots, under-utilized

lots, including surface parking lots.

This request for a small text amendment proactively initiates the steps to develop the vacant site at 229 Broadway Blvd. NE because it will enable a more productive use of this vacant and under-utilized lot. By taking the steps to prepare the vacant site for future development, it will likely foster complete communities where residents can live, work, learn, shop and play together.

D. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding areas.

The subject sites are located in Areas of Change, where growth is encouraged, directed, expected, and desired. The site at 229 Broadway Blvd. NE is vacant, directly east of the Downtown Center and completely surrounded by Areas of Change. Removing the two parcels from the CPO-7 boundary would encourage facilitation of high-density residential development on the vacant site. This vacant site is a prime location for development because of its location and its proximity to the Downtown Center. This request to remove the subject sites from CPO-7 would create opportunity for direct growth on a vacant site next to the other subject site at 101 Lomas Blvd. NE with an active existing use in an Area of Change.

E. 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.

The subject sites are in Areas of Change, and the text amendment would facilitate the process to develop the subject site. In May 2025, City Council approved an amendment to expand the Downtown 2025 Metropolitan Redevelopment Area (MRA) boundary to include the McClellan Park and Railroad Metropolitan Redevelopment Areas and properties at Lomas and Broadway

(R-25-123). The vacant site at 229 Broadway Blvd. NE is now part of the MRA and is an ideal site for redevelopment. The request to remove the subject sites from CPO-7 aligns with the amended boundaries of the MRA to encourage more intense growth in the form of higher-density residential development. SUB-POLICY 5.6.2.d: Encourage higher density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

The small area text amendment would advance the housing objectives in the Downtown 2025 MRA and the Albuquerque Region Housing Needs Assessment. The ability to encourage higher-density residential development on a vacant site (229 Broadway Blvd. NE) as an appropriate land use would be accomplished by the rezoning of the site from NR-LM (Non-residential – Light Manufacturing) to a residential or mixed-used zoning district. The location of the vacant site is near transit and commercial retail uses which will be advantageous for residents of any future residential and or mixed-use development on the vacant site.

12. The request is consistent with the POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities, from Comprehensive Plan Chapter 8: Economic Development.

    The text amendment would encourage higher-density residential development, fostering diversity in the Downtown 2025 MRA. Removing the subject sites from the CPO-7 would allow the building scale of any future residential development to be higher than the current 26 feet maximum building height limit in Residential and Mixed-use zone districts on project sites less than 5 acres [IDO § 14-16- 3-4(H)(4)(a)]. Any future residential development would encourage economic development opportunities by having available housing downtown close to where people work.

13. The request is consistent with POLICY 9.3.1 CENTERS AND CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas, from Comprehensive Plan Chapter 9: Housing.

    The small area text amendment would encourage higher density, multi-unit housing development along the Lomas Blvd Major Transit Corridor, where such growth is desired. The subject sites are within the Downtown 2025 MRA and just east of the Downtown Center. Any future high density development such as residential and or mixed-use on the vacant site at 229 Broadway Blvd. NE is anticipated to encourage and capture growth Downtown.

14. The proposed small area text amendment meets the review and decision criteria for Amendment to IDO Text – Small Area in IDO Subsection 14-16-6-7(E)(3)(a-e).

    A. Criterion 14-16-6-7(E)(3)(a) The proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

    As previously shown in responses to applicable Goals and Policies, the proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by

furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended. The request would create a boundary that identical to the approved MRA and provide incentive for the vacant subject site to be developed.

Applicable citations: Goal 5.1 Centers & Corridors, Policy 5.1.10 Major Transit Corridors, Policy 5.1.10.a Centers & Corridors, Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, Sub-policy 5.2.1.m, Goal 5.6 City Development Areas, Policy 5.6.2 Areas of Change, Sub-policy 5.6.2.d, Policy 8.1.1 Diverse Places, Policy 9.3.1 Centers and Corridors.

B. Criterion 14-16-6-7(E)(3)(b) If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area.

2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

   The subject site is located wholly in an Area of Change, so this criterion does not apply.

C. Criterion 14-16-6-7(E)(3)(c) If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the existing zoning regulations are inappropriate because they meet at least one of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.

2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

   The location is wholly in an area of change. The small area amendment meets Criterion 1 because the vacant site conditions changed in the community. The vacant site was a former detention pond and was filled in when the need for it was eliminated because of a new pump station across Broadway Blvd. NE. The vacant property has been utilized for many temporary uses and was recently included in the amended MRA boundaries. The MRA has plans that align with the Albuquerque Region Housing Needs Assessment and has designated this area for more housing. Removing the subject sites could be more advantageous to the community by enabling the vacant site to be developed without the building height restrictions of CPO-7.

The request also meets Criterion 2 because the applicant's policy-based analysis demonstrates the request would further a preponderance of applicable Comprehensive Plan Goals and Policies from Chapters 5: Land Use, Chapter 8: Economic Development, and Chapter 9: Housing of the ABC Comp Plan, therefore would be more advantageous to the community than remaining in the CPO-7 boundary. The applicant also provided responses to the analysis based on the goals and policies of the Comprehensive Plan and the MRA and Housing Needs Assessment relative to the request.

D. Criterion 14-16-6-7(E)(d) If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The proposed amendment will not change allowable uses or allow permissible uses that would be harmful to the community because the NR-LM zoning is to remain on the subject sites. Any future rezoning action after the removal of the subject sites from the CPO-7 would be to downzone to allow residential development on the vacant site. Any future rezoning would be subject to a separate EPC review and decision pursuant to IDO § 14-16-6-7(G).

E. Criterion 14-16-6-7(E)(3)(e) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Economic considerations or cost of land are not factors, and the applicant's justification is not based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan goals and policies and does not conflict with them. The request to remove the subject sites from the CPO-7 boundaries would enable the building height standards on vacant subject site to be less restrictive and more aligned with the MRA and any future high density residential development on the site.

15. Council Planning staff and the District 2 Policy Analyst met with the Martineztown/ Santa Barbara Neighborhood Association on September 9, 2025 to discuss their concerns, which included not being engaged before the amendment was submitted, potentially losing Gross Receipt Tax revenue from future MRA plans, and displacement caused by future development. When the Neighborhood questioned why a variance would not work to get around the height restrictions, Staff explained that variances should be avoided, as it means that a regulation is wrong or broken and that the boundary amendment was a more appropriate approach. Council staff explained that this amendment does not affect the boundary of the Downtown Metropolitan Redevelopment Area, which was recently amended (R-25-123), to also include the subject sites.

16. The Martineztown/Santa Barbara Neighborhood Association sent emails to the Councilor, Council Planning Staff, and Planning Staff opposing the text amendment and requested the amendment be deferred to a future hearing to allow time for a facilitated meeting with City Council Planning Staff. Planning Staff responded via email to their concerns on October, 10 2025 and informed the NA that a request for a facilitated meeting is not required for this application type [IDO 14-16-6-4(K)] and the applicant can choose not to accept. In this case, the applicant already held a neighborhood meeting with the NA.

17. The City Planning Department referred the case for Agency comments.

A. The Department of Municipal Development, Transportation Section commented that per the City of Albuquerque Vision Zero Year-in-Review/Action Plan Update (Action Plan): less than a 1,500-foot radius from the Lomas and Broadway intersection are designated roads that are part of the City's Prioritized High Fatal and Injury Network (HFIN). Zoning that supports land use for increased multimodal and transit-oriented development is an important component to help work toward the City's Vision Zero goal because it supports the creation of more transportation options in addition to private automobile travel.

B. AMAFCA commented that there is an existing agreement between AMAFCA and the City of Albuquerque regarding this site (Martineztown Flood Relief Agreement for Acquisition and Construction of the Post Office Interim Stormwater Detention Pond dated October 28, 2008) and AMAFCA is a joint legal owner of this property. The terms of that agreement (including use or quitclaim of AMAFCA interest in the property) are still valid and coordination between AMAFCA and the City of Albuquerque on this property is required.

18. Neighborhood Association representatives within 660 feet of the subject area were notified as required.

19. Property owners within 100 feet of the subject sites and subject area were notified by the applicant, as required. One letter of support was received.

20. The applicant was not required to offer a tribal meeting, and the City was not required to refer the case for tribal comments. The subject area is not within 660 feet of Major Public Open Space or tribal land.

APPEAL

It is not possible to appeal an EPC Recommendation to the City Council, since this is not a final decision. For more information regarding the appeal process, please refer to Section IDO §14-16-6-4(T) (FINALITY OF DECISIONS) of the Integrated Development Ordinance (IDO).

Sincerely,

Megan Jones

for Alan Varela
Planning Director

AV/WS/MJ

cc:

ABQCore Neighborhood Association, Ken Sears ken@cbm-wellness.com, abqcorena@gmail.com
ABQCore Neighborhood Association, Pam Candelaria pcandelaria@gmail.com, abqcorena@gmail.com
Citizens Information Committee of Martineztown, Renee Martinez martinez.renee@gmail.com, cicofmartineztown@proton.me
Citizens Information Committee of Martineztown, Jess Martinez jessmartinez@comcast.net, cicofmartineztown@proton.me
Near North Valley NA, Joe Sabatini, jsabatini423@gmail.com, nearnorthvalleyna@gmail.com
Near North Valley NA, Marit Tully, nearnorthvalleyna@gmail.com, nearnorthvalleyna@gmail.com
North Valley Coalition, Peggy Norton, peggynorton@yahoo.com, nvcabq@gmail.com
North Valley Coalition, James Salazar, jasalazarnm@gmail.com, nvcabq@gmail.com
Santa Barbara Martineztown NA, Andrew Tafoya Leverett, salamdezia@gmail.com, sbmartineztown@gmail.com
Santa Barbara Martineztown NA, Loretta Naranjo Lopez, naranjolopez2010@gmail.com, sbmartineztown@gmail.com
Wells Park NA, Doreen McKnight, doreenmcknightnm@gmail.com, wellsparkna@gmail.com
Wells Park NA Edwina, Kiro glma.kiro@gmail.com, wellsparkna@gmail.com
Loretta Naranjo, sbmartineztown@gmail.com
Peggy Norton, peggynorton@yahoo.com
Jordon McConnell, jbmcconnell26@gmail.com
Ian Robertson, ian.briggs.robertson@gmail.com
Luis Sutherlin, luchosutherlin@gmail.com
Lisa Nelson, 3116 11th St.
Angela Vigil, 1405 Edith Blvd NE
Council Services, Senior Principal Planner, Matthew Cox, mcox@cabq.gov
Legal, acoon@cabq.gov
EPC file

C) APPLICATION INFORMATION

CITY OF ALBUQUERQUE
CITY COUNCIL

TO: **City of Albuquerque Planning Department, Environmental Planning Commission**

FROM: **Isaac Padilla, Director, Albuquerque City Council Services Department**

SUBJECT: **Applicant for Zone Map Amendment- EPC**

DATE: **June 24, 2026**

The Albuquerque City Council Services Department is submitting this memorandum to confirm that it is acting as the Applicant on an application for a Zone Map Amendment-EPC for the property located at 229 Broadway Blvd NE.

The purpose of the application is to request a zone change for a property with a gross floor area of 2.77 acres from NR-LM (Non-Residential – Light Manufacturing Zone District) to MX-M (Mixed Use-Medium Intensity Zone District). The property is completely located within an Area of Change.

Please direct all correspondence regarding this application to:

Deepa Bansal
Council Policy Planner
City of Albuquerque Council Services
dbansal@cabq.gov

Isaac Padilla
Director, Albuquerque City Council Services Department

Authorization Letter from Isaac

Final Audit Report 2026-06-25

Created:	2026-06-24
By:	Deepa Bansal (Dbansal@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQpXH5RETzNkxT8BitmxvTKPG2kTFnOyf

"Authorization Letter from Isaac" History

Document created by Deepa Bansal (Dbansal@cabq.gov)
2026-06-24 - 10:12:22 PM GMT

Document emailed to Isaac Padilla (iepadilla@cabq.gov) for signature
2026-06-24 - 10:12:26 PM GMT

Email viewed by Isaac Padilla (iepadilla@cabq.gov)
2026-06-24 - 10:12:31 PM GMT

Document e-signed by Isaac Padilla (iepadilla@cabq.gov)
Signature Date: 2026-06-25 - 4:57:06 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Agreement completed.
2026-06-25 - 4:57:06 PM GMT

CITY OF ALBUQUERQUE
CITY COUNCIL

MEMORANDUM

TO: **Renn Halstead, Commission Chair, CABQ Environmental Planning Commission**

FROM: **Deepa Bansal, Council Policy Planner, City of Albuquerque Council Services**

SUBJECT: **Zone Map Amendment – EPC – Property located on 229 Broadway Blvd NE**

DATE: **July 28, 2026**

Dear Chair Halstead,

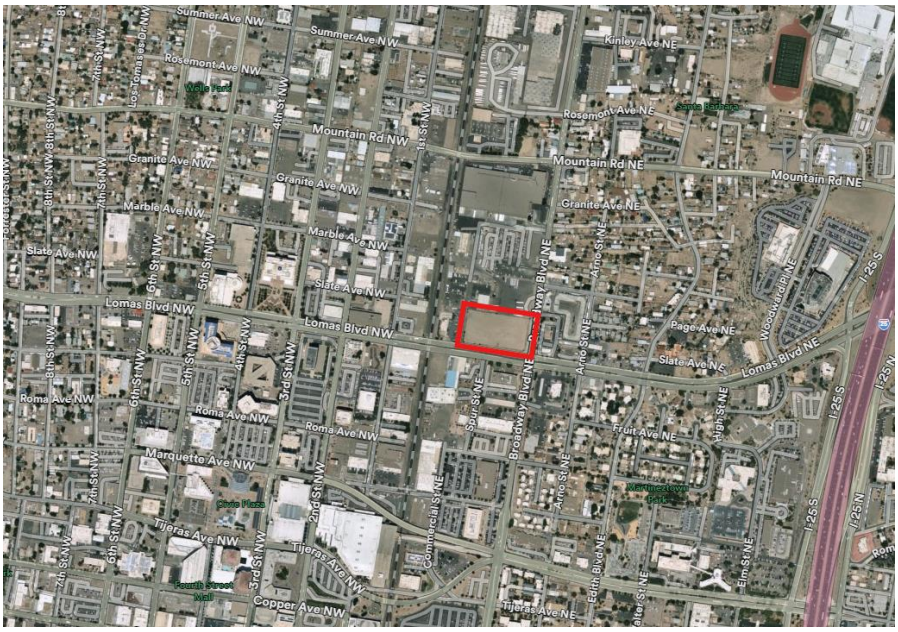
The City of Albuquerque's Council Services Planning Staff submits this application to the Environmental Planning Commission for a Zone Map Amendment to rezone less than 20 gross acres of land located in the Area of Change, from NR-LM (Non-Residential – Light Manufacturing Zone District) to MX-M (Mixed Use-Medium Intensity Zone District). The 'subject site' is located on 229 Broadway Blvd NE, with a gross area of 2.77 acres.

The subject site is currently vacant land, owned by the City of Albuquerque and controlled by the Metropolitan Redevelopment Agency. The purpose of this amendment is to rezone the city's property to allow for the possibility of residential and mixed-use development at the scale that fits the major intersection of Broadway and Lomas, rather than retaining the current Industrial zoning that exists today. The amendment is in line with many city policies and goals laid out in the ABC Comprehensive Plan as well as the study and data collected through the Central CPA process, and per the Housing Needs Assessment, where a clear picture is painted that Albuquerque needs more housing.

The Central CPA study shows that this CPA has the 3rd most jobs in the city but has a significant 2.6% population decline between 2010 and 2022, with a lack of affordable housing being a contributing factor. The Central CPA is generally made up of old housing stock, containing a majority of the oldest neighborhoods in the City, with a high percentage of these homes being single-family. These narratives indicate a lack of housing options for the younger generations entering the workforce to live near a

major job center. To revive the core of Albuquerque, it is evident that housing is a top priority, and thus, the applicant believes that rezoning this site to MX-M from NR-LM will play a part in bridging the gap for housing needs in the city.

Figure 1: Aerial Site View



The location of the site, at the intersection of Lomas and Broadway Blvd, further plays a vital role in guiding the potential development. Situated on a Major Transit Corridor, with proximity to the Rail Trail and the Downtown Arts and Cultural District, it is ready to be transformed from former industrial land into an active mixed-use development. We submit this amendment in hopes of continuing positive growth in this area, encouraging the highest and best use of the land.

The Council Services Department does not have plans for development of the site or are aware of any future proposed development, as this will be determined through future negotiations with the Metropolitan Redevelopment Association (MRA) and the process spelled out through their current Request for Proposal (RFP). There are values identified in the RFP, such as walkability, neighborhood amenities and development that activates and contributes to the surrounding area. Council Services believes that rezoning the property to MX_M ensures that a more sensitive development will occur, versus keeping the current zoning of NR-LM.

Below are responses to the different criteria listed out in the IDO for Zone Map Amendment (§ 14-16-6-7(G)) – Zoning Map Amendment – EPC

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

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

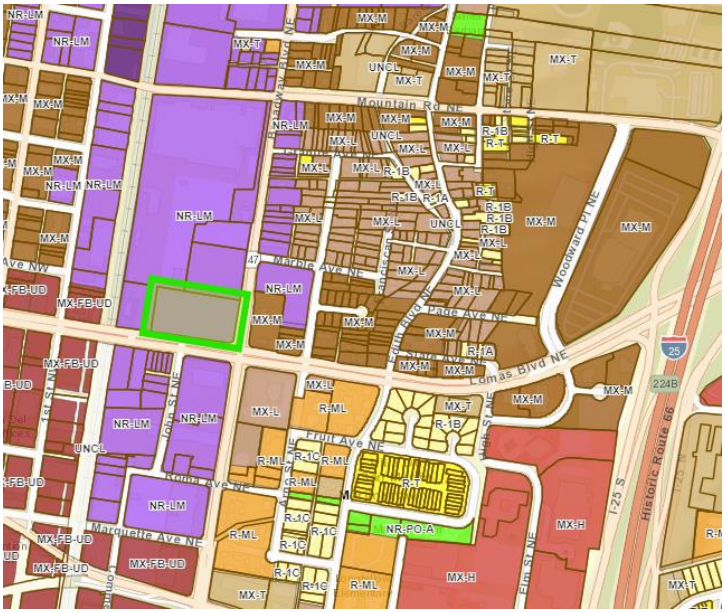
6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The current zoning of the property is NR-LM (Non-Residential – Light Manufacturing Zone District). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses.

The zone amendment request changes the zone from NR-LM to MX-M (Mixed-Use-Medium Intensity Zone District). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional, and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

This amendment is being requested to ensure that a city-owned piece of land can be developed at its highest and best use, in alignment with the ABC Comprehensive Plan and the Housing Needs Assessment. Due to its prominent location at the intersection of Lomas and Broadway and the fact that it falls within a Major Transit Corridor and within a ¼ mile of the Broadway Main Street corridor, the location presents strong opportunities to be developed into mixed-use development, with the help of additional incentives provided in the IDO.

Figure 2: Zoning Map



This amendment furthers *POLICY 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.*

a) *Encourage higher-density residential developments within ¼ mile of transit stops or stations.*

NR-LM prohibits any residential development on the property. In contrast, the MX-M zone allows for moderate-density townhouses, live-work, and multi-family dwellings, along with moderate-intensity retail, commercial, and institutional uses. To achieve the necessary density for frequent public transit and to ensure that a larger population can benefit from the amenities in the downtown area, the property needs the ability to develop into high-density residential and mixed-use commercial development. Thus, rezoning into MX-M will directly support this policy.

This amendment supports Goal 5.2 Complete Communities – *Foster communities where residents can live, work, learn, shop, and play together*, along with sub-*policy 5.2.1) m) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.*

The subject site is a vacant property situated at the intersection of two major roadways, positioning it as a prominent gateway to Downtown Albuquerque. Rezoning the property to MX-M district will further encourage a live, work, and play development as it permits land uses that include medium-density residential alongside moderate-intensity retail and commercial uses, allowing the site to anchor the downtown entrance while serving its surrounding neighboring communities.

The amendment further supports *Policy 5.1.3 Downtown: Strengthen Downtown's identity as a regional hub for the highest-intensity development, with concentrated job and commercial activity supported by the highest-density housing.*

This vacant property is directly east of the Downtown Center, where many high-rise towers already exist and conform to the Downtown Form-based code in the IDO. The MX-M zone district would continue to encourage development consistent with the neighborhood fabric immediately to the west and would, hopefully, continue growth of job and commercial activity supported by a higher density of housing.

Policy 5.4.1 further emphasizes the need for more high-density housing near employment hubs and jobs. Due to the proximity of the subject site to Downtown, a cultural and economic hub of the city, a mixed-use development that also supports housing is extremely crucial to maintain this balance.

The Housing Needs Assessment Report also states that there is a projected need of approx. 55,000 additional housing units in Albuquerque by 2045. But after analyzing Central ABQ data, it shows that this CPA is one of the CPAs that has the lowest median household income, the oldest building stock, and the highest rate of cost-burdened housing. Central ABQ is also a job supplier, which means it has more jobs than

workers living. Moreover, the vacant land capacity of Central ABQ is significantly less, and hence rezoning this property is an extremely crucial step towards maximizing the use of such prime properties to further contribute towards housing supply in the future.

Policy 13.5.1 states "Land Use Impacts: Prevent environmental hazards related to land uses." This policy then has a sub-policy that spells out the intent of this policy in greater detail, stating "b) Protect public health, safety, and welfare by discouraging incompatible land uses in close proximity, such as housing and industrial activity."

The intent of this amendment is not only to achieve a more active development on a long-term vacant site, but also to avoid the concerns of industrial uses that are permissive under the NR-LM district in the immediate surroundings of other existing housing and small neighborhood-scale businesses and retail.

The proposed zone district directly enhances Goals 9.3. Density by supporting medium intensity housing with permissible uses such as townhomes, live-work, and multi-family dwelling units, in a place that is sufficiently served by public services and amenities.

The proposed zone district is further supported by *Goal 8.1 Placemaking, which* encourages the possible creation of places that support business and talent to stay and thrive, overall supporting economic development.

Lastly, since the subject site is located on a Major Transit corridor, changing the zone of this property enhances *Policy 5.1.1 Desired Growth*, encouraging permissible uses that serve the neighborhood with more sustainable uses as compared to the existing industrial zone district.

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.

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

The subject property is completely located in an Area of Change. Policy 5.6.2 states, "Areas of change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged." The subject property is along a Major Transit Corridor and within the Downtown Metropolitan Redevelopment Area.

> 6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria.
>
> 1. There was a typographical or clerical error when the existing zone district was applied to the property.
> 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

The property in question was formerly a detention pond, and when the new pump station (Isaac Benton Pump Station) was constructed across the street, it doubled the area's capacity for flood waters, eliminating the need for the detention pond that existed at 229 Broadway Blvd. NE. The lot has since been used for film production and temporary outdoor storage, but recently, the City brought the piece of property into the Downtown 2025 MRA, as well as the established Downtown TIF, opening new, flexible finance and incentive tools for future development on the site.

> 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Central CPA Study shows that 60% of the housing in the area is single-family homes, with 40% multi-family development. Although the population of this CPA declined between 2010 and 2022, it remains the core of Albuquerque, with the highest job demand. More than 54% of the population is between the ages of 18 and 54, with increasing demand for more housing options within the core.

Policy recommendations of Central CPA reports include:

1. Promote development and redevelopment that creates complete neighborhoods where people can live, work, learn, shop, and play
2. Support the highest densities of mixed-use development in designated Centers and Corridors
3. Encourage projects that activate underutilized land.
4. Prioritize opportunities to mitigate and minimize negative environmental impacts related to industrial contamination

Rezoning the property to MX-M implements these policy recommendations by collectively promoting a mixed-use development including housing and small commercial. Furthermore, replacing the current industrial zoning eliminates the potential environmental hazards associated with light manufacturing uses.

Moreover, as previously stated in response to 6-7(G)(3)(a), collectively housing, land use, placemaking, and economic development policies identified in the Comp Plan support the rezoning, encouraging mixed-use residential developments within ¼ mile of transit stops on Major Transit Corridors, including Lomas Blvd. Rezoning, in turn, will allow for the type of development that will have a greater impact on the Albuquerque Housing Crisis, while still allowing uses that can contribute to a local economy and thriving small businesses near the possible economic hub of the Downtown area.

> 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The requested zone is a Mixed-Use-Medium Intensity zone district. Uses that will become permissible under the requested zone (which are not permitted in the existing NR-LM zone) include:

- Residential Uses such as townhomes, multi-family, and live-work dwelling units.
- Group Living Uses including assisted living facilities or nursing homes, community residential facilities, and group homes, small and medium.
- Other Civic and Institutional Uses, including adult and child day care facilities, community centers or library, elementary or middle schools, high school, hospital, parks & open spaces, religious institution, and university or college.
- Commercial uses, including residential commercial amenities (indoor & outdoor), cannabis retail, farmer's market, and general medium retail. (Also refer to the list for a full list of allowable uses in MX-M)

All these uses that become permissible with the proposed MX-M zone are primarily neighborhood-serving community-oriented land uses.
Other commercial uses, including Food, Beverages, Indoor Entertainment, Outdoor Recreation, Offices, and Service uses, have similar permissive conditions to the existing zone, allowing a similar scale of medium intensity commercial development.

Below is a breakdown of all existing surrounding land uses to the subject site.

Figure 3: Surrounding Land Use and Zone District

Direction	Property Address	Adjacent Street	Current Zoning	Curent Land Use
East	912 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Office
	906 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Cannabis Store
	904 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Cannabis Store
	830 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Flood Pump Station
	800 BROADWAY BLVD NE	Broadway Blvd	MX-M	Café and Fast Food Restaurant
	300 LOMAS BLVD NE	Broadway Blvd & Lomas Blvd	MX-L	Gas Station
	610 BROADWAY BLVD NE	Broadway Blvd	MX-L	Medical Facility
West	101 LOMAS BLVD NE	Lomas Blvd	NR-LM	Fast Food Restaurant
	900 1ST ST NW	1st Street	NR-LM	Community Church
	820 1ST ST NW	2nd Street	NR-LM	Recreational Space
	822 1ST ST NW	3rd Street	MX-FB-UD	Paint Store
	814 8 1ST ST NW	4th Street	MX-FB-UD	Paint Store
	720 1ST ST NW	5th Street	MX-FB-UD	Self Storage - Event Space
	700 7 1ST ST NW	6th Street	MX-FB-UD	Restaurant
North	1135 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Post Office
	915 LOMAS BLVD NE	Broadway Blvd	NR-LM	Post Office Parking
	229 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Post Office - Drop Box
South	102 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	112 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	116 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	120 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	122 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	126 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	JOHN ST NE	Spur St NE	NR-LM	Car Rental
	701 JOHN ST NE	Spur St NE	NR-LM	Office
	601 COMMERCIAL ST NE	Spur St NE	NR-LM	Restaurant & Brewing Company
	707 BROADWAY BLVD NE	Lomas Blvd & Broadway Blvd	NR-LM	Corporate Office Building
	609 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Office - WESST Studios
	205 ROMA AVE NE	Roma Ave	NR-LM	Parking
	ROMA AVE NE	Roma Ave	NR-LM	Parking

The existing land uses within approximately 500 feet of the subject site include office buildings, restaurants, a gas station, medical offices, a car rental facility, self-storage, surface parking, and a brewery, among other commercial uses. Although the surrounding area is primarily zoned NR-LM with a mix of MX zone districts, the existing pattern of development does not include exclusive Non-Residential Light Manufacturing (industrial) uses. Instead, the surrounding land uses are largely consistent with the range of uses permitted within the MX-M zone district. Therefore, rezoning the subject property to MX-M would help ensure that future development remains compatible with the surrounding area and reinforces the existing mixed-use urban character.

If the requested zone map amendment is not approved, the current zoning could allow future industrial uses that may be incompatible with the surrounding mixed-use, residential environment and could introduce potential environmental and operational impacts on adjacent properties.

Ultimately, the applicant believes that the MX-M zone district is a much more sensitive zone district than NR-LM and will be more compatible with the surrounding neighborhoods.

6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.

The existing public infrastructure serving the site, including streets, sidewalks, street lighting, water and sewer utilities, and electrical service, is already in place and is expected to adequately support future development permitted under the proposed zone change.

Furthermore, the ABQ Ride Forward Recovery Network Plan was passed in 2025. The Network focuses on providing increased access to opportunities and jobs by 39% within 45 minutes of transit travel times, making it easier to get around Albuquerque all day, every day. It features buses coming more often on the busiest routes (shorter waits for riders) and more evening and weekend service. Almost all routes will run as often on weekends as they do on weekdays.

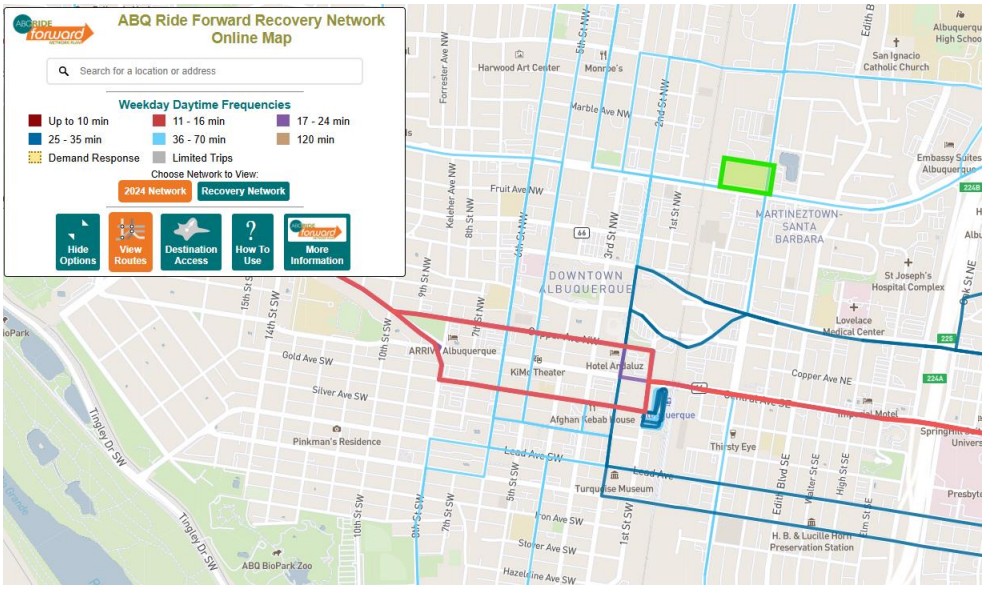


Figure 4: 2024 – ABQ Ride Existing Bus Network

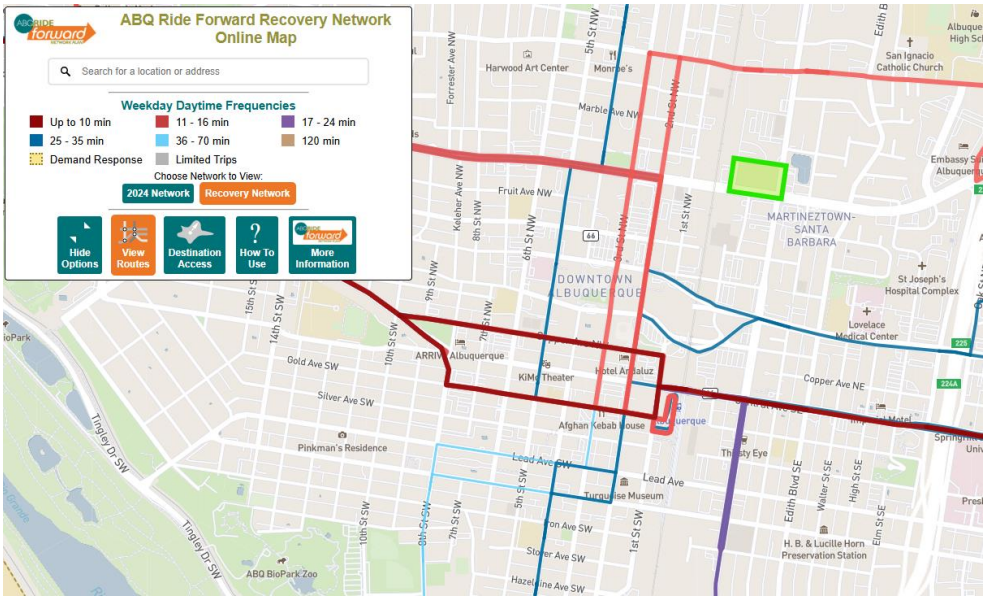


Figure 5: 2025- ABQ Ride Forward Recovery Network

Particularly on Lomas and Broadway Blvd, the Recovery network has increased frequency with buses every 8 minutes on weekdays around noon. Any medium-intensity mixed-use housing development on this property will further help increase ridership and support the city's public transit.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

ABQ Ride Forward is a 16-phase plan to increase frequency and weekend service, reduce overlap for wider coverage, and improve equity. Phase I of the Implementation Plan went into effect in December 2025, increasing frequency and changing routes to

avoid overlaps and provide better equitable services. These changes have directly increased connectivity of the subject property to the rest of the city and support more development.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

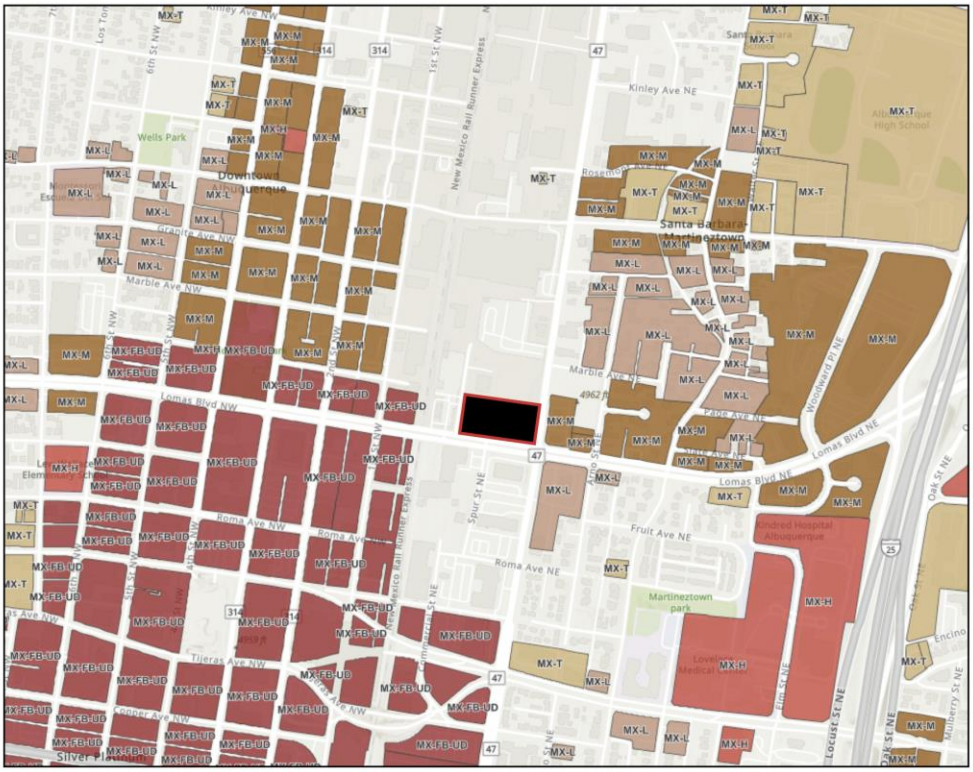
A site plan has not been submitted for this property, and the expectation is that future development will be required to go through an RFP process managed by the MRA division of the City to determine if the development will contribute in a way that meets the policy goals for the area. At the time of site plan submission, the applicant will be required to meet all IDO requirements and any development agreements that come with that tied to infrastructure.

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a city-approved Development Agreement between the City and the applicant.

Same answer as shown under criteria 3 above.

6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Figure 6: IDO Mixed-Use Zone District-Surrounding the site



The applicant feels that, though the property is located on the Major Transit along Lomas Blvd and lies within 1,320 ft of a main street on Broadway Blvd, this zone map amendment is supported by many other different Comp Plan policies and goals, including economic development and placemaking efforts. It also feels important to note that MX-zoned districts generally surround 229 Broadway Blvd, including MX-M, MX-L, MX-T, and MX-FB. MX zones provide a buffer from purely NR zones, activating street frontage with local commercial businesses and medium-density housing development. The proposed zone seamlessly matches the surrounding urban fabric, as can be seen in the figure below.

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

The applicant feels that it's important to distinguish the meaning of *Economic* and *Economic Development.* Under Chapter 8 Economic Development in the Comp Plan, *Policy 8.1.1 states, "Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities."*

The applicant feels that the current zone limits the property, eliminates any housing typology, and rules out the potential of creating diverse experiences and amenities in the area. Thus, the proposed rezone is not based on economic considerations but supported by Economic Development goals and policies mentioned in the Comp Plan.

> 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.
>
> 1. The subject property is different from the surrounding land because it can function as a transition between adjacent zone districts.
> 2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
> 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

As discussed in the responses to Sections 6-7(G)(3)(d) and (f), the surrounding area contains a mix of MX zone districts, with an MX-M zone district located immediately across the street from the subject property. Accordingly, the proposed zone map amendment is consistent with the surrounding zoning pattern and does not constitute a spot zone.

Overview

Serving as a gateway to the Downtown Core, the subject property presents a significant opportunity to enhance the area's urban fabric and better serve the surrounding community. From an urban design perspective, the site is strategically located along a major transit corridor, making it a highly visible and accessible location for people entering downtown. The proposed zone district would create opportunities for pedestrian-oriented mixed-use development, including neighborhood-serving retail, locally owned businesses, housing, and office space, contributing to a more active and welcoming streetscape. Policy 7.1.2 Development Form states, "Prioritize elements of development form for each Center and Corridor," which shows that the development on the property should reflect the policies placed on Major Transit Corridors, which are meant to be oriented toward transit users, pedestrians, and development that brings permanent users towards transit amenities, which ultimately ends up being "Transit Oriented Development" (TOD).

The surrounding area already contains a diverse mix of restaurants, cafés, offices, and other everyday services, making the proposed zone a natural extension of the existing development pattern. Furthermore, the Downtown Core is characterized by a vibrant mix of residential, commercial, dining, and entertainment uses that support an active urban environment. Rezoning the property from NR-LM to MX-M would better align with this established context, expand opportunities for compatible infill development, and further strengthen the vitality and economic resilience of downtown.

The proposed zoning map amendment facilitates the optimization of the subject property to its highest and best use. It addresses the city's housing crisis by allowing medium-density residential units and may provide the neighborhood with a mixed-use local business hub. By leveraging IDO development incentives for parcels along major transit lines and within 1,320 feet of a Main Street corridor, this amendment transforms a vacant lot into a catalytic project that directly supports the community.

Sincerely,

Deepa Bansal
Council Policy Planner
City of Albuquerque, City Council Services
Office: (505) 767 5795

CITY OF
ALBUQUERQUE

METROPOLITAN REDEVELOPMENT AGENCY

June 26, 2026

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87102

To whom it May Concern:

City of Albuquerque Metropolitan Redevelopment Agency (MRA) hereby authorizes Albuquerque City Council Services to obtain information, submit and process the Zone Map Amendment application, represent the project at meetings and public hearings, and act as our agent in this matter and related to the property as follows:

229 Broadway Blvd NE

- TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON SUBD(COMPRISING OF LTS 1, 2, 3 BLK A, K. W. PHILLIPS ADDN TR A &TR B SLADE-OLSON TR 195A2, TR 202A & TR 203A MRGCD MAP 37)

- UPC: 101405840113842925

Sincerely,

Terry Brunner
Director, Metropolitan Redevelopment Agency

D) STAFF INFORMATION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

July 14, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown, Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
- CIP MANAGER – Cheryl Somerfeldt
- CITY FORESTER – Sean O'Neil
- PARK DESIGN – Hannah Aulick
- OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
- TRAILS – Whitney Phelan
- URBAN FORESTRY – Bonnie Strange, Athena Beshur

CABQ PLANNING
- ENGINEER – Shahab Biazar
- HISTORIC PRESERVATION – Leslie Naji
- HYDROLOGY – Tiequan Chen
- LONG RANGE – Vicente Quevedo, Jordan James
- TRANSPORTATION DEV. SERVICES – Ernest Armijo
- ZONING – Angelo Metzgar, Jeffrey Palmer

CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye, Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgin Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
- PLANNING MANAGER – Elvira Lopez
- LEAD PLANNER – Carrie Barkhurst
- LEAD PLANNER – Karen Iverson
- SENIOR PLANNER – Benjamin Savoca
- SENIOR PLANNER – Karina Peggau
- PLANNER – Peach Anderson-Tauzer
- TRANSPORTATION – Julie Luna, Davin Nelson

KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **August 20, 2026.**

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due August 3, 2026.

SUBMIT COMMENTS TO: https://cabq.gov/epc-agency-comment

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Project # PR-2021-003169
Case # ZMA-2026-00010
Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 401, Unit 3, Town of Atrisco Grant, located approximately 0.25 miles west of Coors Blvd. NW on Sage Rd adjacent to the Amole del Norte Channel, approximately 6.37 acres, between Coors and Unser. (L-10)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00011
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON Subdivision (Comprising of Lots 1, 2, 3 BLK A, K. W. PHILLIPS ADON TR A &TR B SLADE-OLSON TR 195A2, TR 202A & TR 203A MRGCD MAP 37), located at 229 Lomas Blvd NE, between Broadway Blvd and 1st St. NW, approximately 2.77 acres. (J-14)
Staff Planner: Megan Jones

Case # ZMA-2026-00013
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11)
Staff Planner: Daniel Soriano

Case # VA-2026-00109
Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC of 4 feet to a structure height of up to 19 feet for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision,

	Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11) Staff Planner: Daniel Soriano
Case # PLAN-2026-00002 Community Planning Area (CPA) Assessment Report	City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-62(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15) Staff Planner: Jude Miller
Case # PLAN-2026-00003 Community Planning Area (CPA) Assessment Report	City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A-17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17) Staff Planner: Dj Felipe
Case # MDP-2026-00001 Master Development Plan	Regina Okoye, agent for Dreamcatcher Sawmill LLC and Levine Investments Limited Partnership requests an Amendment to a Master Development Plan for all or a portion of Lot H1A1A TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT 1.2894 AC and Lot H1A1B TR H1-A-1-B TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25, located at 4410 and 4412 The 25 Way NE, between The 25 Way NE and Jefferson St NE, approximately 2 acres. (F-17) Staff Planner: Dustin Kiska

Project Memo

TO: Deepa Bansal, Council Services

FROM: Megan Jones, Principal Planner

UD&D, City of Albuquerque Planning Department

CONTACT: mdjones@cabq.gov,

DATE: July 21, 2026

RE: ZMA-2026-00011, 229 Lomas Blvd NW

---

1. Introduction & Justification:
   A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.

   B. It is our understanding that this is a zoning map amendment from NR-LM to MX-M for 229 Broadway Blvd NE for approximately 2.8 acres. The subject site is legally described as:

      a. Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A,

      b. The justification letter states that the purpose of the zone change is to allow residential development under the MX-M development standards in an area that lacks housing near jobs and that the applicant intends for this zone change to attract a future mixed use/affordable housing project to bring the gap for housing needs in this area of the City.

         i. After meeting with the applicant it is staffs understanding that the zone change is intended to allow development that would be more suited for the surrounding downtown area whether it promotes walkability and mixed use with commercial and residential land uses.

         ii. The applicant will be providing an update to the justification letter.

   C. Is there anything else you can tell us about this request?

      a. Although the intention is for multi-family development, planning staff will provide and analysis based on all allowable uses in the MX-M zone district.

   D. This is a quasi-judicial request and EPC will be the final decision maker.

   E. The commission chair is Renn Halstead. Please update.

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

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

B. Timelines and EPC calendar:

   a. the EPC hearing is Thursday August 20 ,2026. Final staff reports will be available one week prior, on Thursday August13, 2026.

C. Agency comments will be distributed after August 5, 2026. We will email you a copy of the comments.

3. Notification

   A. **Notification must be re-sent by 9 AM on August 5th. Please provide the updated public notice no later than this date**.

   B. Notice Neighborhood Associations appears to be complete although please provide the following update

      i. The zoom link or EPC website was not included in the email or on the form. Can you please resend the form to NA's with the Link/EPC Webpage.

   C. Mailed notice to property owners within 100-feet needs to be resent. Pursuant to IDO 6-4(J)(3)(a)

      In the case of an application for a subject property less than 10 acres to request an Annexation of Land **or Zoning Map Amendment**, the letters to property owners required pursuant to § 14-16-6-4(J)(3)(c) **must be sent by Certified Mail**.

      i. Please also update the public notice form to include the EPC webpage and/or zoom link

4. Justification Letter

   A. Please submit any changes to the Justification letter to Planning Staff by: **July 28, 2026 at 12 PM.**

   B. The Justification is off to a good start. Staff has suggestions to the letter to provide clarity and a stronger justification for the Commission.

   C. Please proofread the letter for typos and misspellings. Add an "s" to further at the bottom of page 3.

   D. IDO Criteria for Small Area Text Amendments – 6-7(E)(3) Review and Decision Criteria

      i. Criterion A:

         - The responses shall reflect how the amendment furthers a preponderance of applicable Goals and Policies in the ABC Comp Plan.

            - The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using "because" statements and tailoring the response to match the wording of the Goal or policy.

            - Please note: Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to "hit the nail on the head" both conceptually and in terms of form. This can be done by:

    - answering the questions in the customary way (see examples).
    - using conclusory statements such as “because_____”.
    - re-phrasing the requirement itself in the response, and
    - choosing an option when needed to respond to a requirement.
- You included a response to 1 policy, and 3 sub-policies. Please provide responses to a few goals and policies to help strengthen the justification. I see that a couple of goals and policies are listed, but not analyzed.
- Aim to include around 8-12 Goals and Policies combined with supporting sub-policies if you choose.
- Please expand on the responses by directly answering how the zone change will do what the goal or policy intends.

ii. Criterion B. All criteria are applicable. Please just state that the subject site is not in an area of consistency.

iii. Criterion C: Please clarify. Are you responding to #2? There seems to be some rogue goals and policies listed here are you intending for them to be included with this response or in response to Criterion A?

iv. Criterion D. Please include a list of uses that become permissive. This criteria is asking the applicant to show how any harmful uses will be mitigated through use specific standards in the IDO. Please re-work.

v. Criterion E. Although you are more than welcome to provide a response to 1-4, it is only necessary to choose one to respond to. This criteria is asking about City’s existing infrastructure.

vi. Criterion G. Please respond to the criteria and state whether or not the justification is completely based on economic considerations.

vii. Criterion H. Response missing. Please include.

E) PUBLIC NOTICE

Outlook

RE: Require: A list of NA for Public Notification

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
Date Tue 6/23/2026 2:53 PM
To Bansal, Deepa <dbansal@cabq.gov>

Hi Deepa,

Please see the contact list below.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	A 2
Citizens Information Committee of Martineztown	cicofmartineztown@proton.me	Roslyn	Kloeppel	roslyn_kloeppel@live.com	617 Edith Boulevard NE	#
Citizens Information Committee of Martineztown	cicofmartineztown@proton.me	Renee	Martinez	martinez.renee@gmail.com	515 Edith Boulevard NE	
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW	
North Valley Coalition	nvcabq@gmail.com	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW	
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Loretta	Naranjo Lopez	naranjolopez2010@gmail.com	1127 Walter NE	
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Andrew	Tafoya Leverett	salamdezia@gmail.com	1529 Edith Blvd NE	

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: Bansal, Deepa <dbansal@cabq.gov>
Sent: Tuesday, June 23, 2026 1:42 PM
To: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Subject: Require: A list of NA for Public Notification

Hi Suzie,
We are planning to submit a Zone Map Amendment for the property located at 229 Broadway Blvd NE. I request you to please provide me with a list of all the NAs and Coalitions that we need to notify.
Attached for your reference is the Zone Atlas Map with the property marked in green.

Thank you!

DEEPA BANSAL

Council Policy Planner | Albuquerque City Council Services

E dbansal@cabq.gov | **O** (505) 767-5795

Outlook

Public Notice for Zone Map Amendment - EPC

From Bansal, Deepa <dbansal@cabq.gov>
Date Wed 7/1/2026 2:45 PM
To Bansal, Deepa <dbansal@cabq.gov>
Cc Cox, Matthew D. <mcox@cabq.gov>
Bcc cicofmartineztown@proton.me <cicofmartineztown@proton.me>; roslyn_kloeppel@live.com <roslyn_kloeppel@live.com>; martinez.renee@gmail.com <martinez.renee@gmail.com>; peggynorton@yahoo.com <peggynorton@yahoo.com>; eawalth@comcast.net <eawalth@comcast.net>; naranjolopez2010@gmail.com <naranjolopez2010@gmail.com>; salamdezia@gmail.com <salamdezia@gmail.com>; sbmartineztown@gmail.com <sbmartineztown@gmail.com>; nvcabq@gmail.com <nvcabq@gmail.com>

4 attachments (2 MB)

IDOZoneAtlasPage_J-14-Z.pdf; Emailed-Mailed-Notice-PolicyDecisions-Print&Fill.pdf; CABQ_Public_Notice_Checklist 1.pdf; Justification Letter - Zone Map Amendment - Lomas & Broadway.pdf;

Dear Neighbors,

This email provides notification to Neighborhood Associations that the Albuquerque City Council Services Department is submitting an application for a Zone Map Amendment-EPC. The request is to change the zone from Non-Residential - Light Manufacturing (NR-LM) to Mixed-Use - Medium Density (MX-M) zone district, for a property located at 229 Broadway Blvd NE, with a gross area of 2.77 acres. The property is completely located within an Area of Change, owned by the City of Albuquerque and managed by the Metropolitan Redevelopment Agency.

Attached for your reference is a copy of the application packet, including the Justification letter, a Zone Atlas Map, and Public Notice forms.

If you have any questions, please feel free to contact our office at dbansal@cabq.gov or call (505) 767-5795.

Sincerely,

DEEPA BANSAL

Council Policy Planner | Albuquerque City Council Services

E dbansal@cabq.gov | **O** (505) 767-5795

Outlook

Re: Public Notice for Zone Map Amendment - EPC

From Bansal, Deepa <dbansal@cabq.gov>
Date Thu 7/30/2026 2:12 PM
To Bansal, Deepa <dbansal@cabq.gov>
Cc Cox, Matthew D. <mcox@cabq.gov>
Bcc cicofmartineztown@proton.me <cicofmartineztown@proton.me>; roslyn_kloeppel@live.com <roslyn_kloeppel@live.com>; martinez.renee@gmail.com <martinez.renee@gmail.com>; peggynorton@yahoo.com <peggynorton@yahoo.com>; eawalth@comcast.net <eawalth@comcast.net>; naranjolopez2010@gmail.com <naranjolopez2010@gmail.com>; salamdezia@gmail.com <salamdezia@gmail.com>; sbmartineztown@gmail.com <sbmartineztown@gmail.com>; nvcabq@gmail.com <nvcabq@gmail.com>

4 attachments (3 MB)

REVISED - Emailed-Mailed-Notice-PolicyDecisions-Print&Fill.pdf; REVISED-EPC Justification Letter - Zone Map Amendment - Lomas & Broadway.pdf; Zone Atlas_229 Lomas Blvd NE.pdf; REVISED - CABQ_Public_Notice_Checklist.pdf;

Dear Neighbors,

In our previous notification, we missed some information regarding the EPC meeting details. Additionally, since the application was submitted, I have received a planning memo with suggested changes to the Justification Letter. Therefore, I am resubmitting this notification to Neighborhood Associations that the Albuquerque City Council Services Department is submitting an application for a Zone Map Amendment-EPC. The request is to change the zone from Non-Residential - Light Manufacturing (NR-LM) to Mixed-Use - Medium Density (MX-M) zone district, for a property located at 229 Broadway Blvd NE, with a gross area of 2.77 acres. The property is completely located within an Area of Change, owned by the City of Albuquerque and managed by the Metropolitan Redevelopment Agency.

Attached for your reference is a copy of the revised application packet, including a revised Justification letter, a Zone Atlas Map, and updated Public Notice forms.

If you have any questions, please feel free to contact our office at dbansal@cabq.gov or call (505) 767-5795.

Sincerely,

- DEEPA BANSAL

Council Policy Planner | Albuquerque City Council Services

E dbansal@cabq.gov | **O** (505) 767-5795

From: Bansal, Deepa
Sent: Wednesday, July 1, 2026 2:45 PM
To: Bansal, Deepa <dbansal@cabq.gov>

Cc: Cox, Matthew D. <mcox@cabq.gov>
Subject: Public Notice for Zone Map Amendment - EPC

Dear Neighbors,

This email provides notification to Neighborhood Associations that the Albuquerque City Council Services Department is submitting an application for a Zone Map Amendment-EPC. The request is to change the zone from Non-Residential - Light Manufacturing (NR-LM) to Mixed-Use - Medium Density (MX-M) zone district, for a property located at 229 Broadway Blvd NE, with a gross area of 2.77 acres. The property is completely located within an Area of Change, owned by the City of Albuquerque and managed by the Metropolitan Redevelopment Agency.

Attached for your reference is a copy of the application packet, including the Justification letter, a Zone Atlas Map, and Public Notice forms.

If you have any questions, please feel free to contact our office at dbansal@cabq.gov or call (505) 767-5795.

Sincerely,

DEEPA BANSAL

Council Policy Planner | Albuquerque City Council Services

E dbansal@cabq.gov | **O** (505) 767-5795

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Zone Map Amendment EPC from NR LM to MX M	
Decision-making Body: Review and Decide by EPC	
Pre-Application meeting required:	○ Yes ◉ No
Mailed Notice required:	◉ Yes ○ No
Electronic Mail required:	◉ Yes ○ No
Is this a Site Plan Application?	○ Yes ◉ No ***Note**: if yes, see second page*

PART II – DETAILS OF REQUEST
Address of property listed in application: 229 Broadway Blvd NE , see attached Jusitification Letter
Name of property owner: City of Albuquerque
Name of applicant: City Council Services
Date, time, and place of public meeting or hearing, if applicable: August 20, 2026, Thursday 8:40 am EPC
Zoom: https://cabq.zoom.us/j/83932559165 or Call in:(719) 359 4580 or Webinar ID: 839 3255 9165
Address, phone number, or website for additional information: City Council Office, 9th floor, 1 Civic Plaza,
Albuquerque, NM 87103 Deepa Bansal dbansal@cabq.gov or by phone (505) 767 5795

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
☑ Zone Atlas page indicating subject property.
☐ Drawings, elevations, or other illustrations of this request.
☐ Summary of pre-submittal neighborhood meeting, if one occurred.
☐ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(J). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice is complete, true, and accurate to the extent of my knowledge.

Deepa Bansal Digitally signed by Deepa Bansal Date: 2026.07.30 14:40:42 -06'00' (Applicant signature) July 30, 2026 (Date)

***Note**: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.*

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☐ a. Location of proposed buildings and landscape areas.
☐ b. Access and circulation for vehicles and pedestrians.
☐ c. Maximum height of any proposed structures, with building elevations.
☐ d. For residential development: Maximum number of proposed dwelling units.
☐ e. For non-residential development: ☐ Total gross floor area of proposed project. ☐ Gross floor area for each proposed use.

ONE ALBUQUERQUE planning

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: July 30, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **IDO §14-16-6-4(J).**[1]

- [x] Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination. *
- [x] Mailed notice to Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(J)(1)(a):

1. Subject Property Address* 229 Broadway Blvd NE, Albuquerque, NM 87102
   Location Description Intersection of Lomas Blvd & Broadway Blvd
2. Property Owner* City of Albuquerque
3. Agent/Applicant *[if applicable]* City Council Services
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

   - [x] Zoning Map Amendment EPC *(EPC or Council)*
   - [ ] Other: _____

   Summary of project/request[2]*:

   _____

   _____

5. This application will be decided at a public hearing by*:

   - (●) Environmental Planning Commission (EPC)
   - ( ) City Council

   This application will be first reviewed and recommended by:

   - ( ) Environmental Planning Commission (EPC)
   - ( ) Landmarks Commission (LC)
   - (●) Not applicable (Zoning Map Amendment – EPC only)

   Hearing Date/Time*: August 20, 2026 Thursday 8:40 am

   Location*[3]: Zoom: https://cabq.zoom.us/j/83932559165 or Call in:(719) 359 4580 or Webinar ID: 839 3255 9165

---

[1] Please mark as relevant. See IDO Table 6-1-1 for notice requirements.
[2] Attach additional information, as needed to explain the project/request.
[3] Physical address or Zoom link

[Note: Items with an asterisk (*) are required.]

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

   Preferred project contact name: Deepa Bansal

   Email: dbansal@cabq.gov

   Phone: (505) 767 5795

   Website or project page: _____

   Attachments, as relevant: _____

Information Required for Mail/Email Notice by IDO §14-16-6-4(J)(1)(b):

1. Zone Atlas Page(s)*[4] J 14 Z

Additional Information from IDO Zoning Map[5]:

1. Area of Property *[acres]* 2.77 acres _____
2. IDO Zone District Non Residential Light Manufacturing NR-LM
3. Overlay Zone(s) *[if applicable]* Not applicable Select Select Select Select
4. Center or Corridor Area *[if applicable]* Major Transit Corridor
5. Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO §14-16-6-4(K), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: https://www.cabq.gov/planning/abq-plan

Integrated Development Ordinance (IDO): https://ido.abq-zone.com

[4] Available online here: http://data.cabq.gov/business/zoneatlas

[5] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

CITY OF ALBUQUERQUE
CITY COUNCIL

MEMORANDUM

TO: **Renn Halstead, Commission Chair, CABQ Environmental Planning Commission**

FROM: **Deepa Bansal, Council Policy Planner, City of Albuquerque Council Services**

SUBJECT: **Zone Map Amendment – EPC – Property located on 229 Broadway Blvd NE**

DATE: **July 28, 2026**

Dear Chair Halstead,

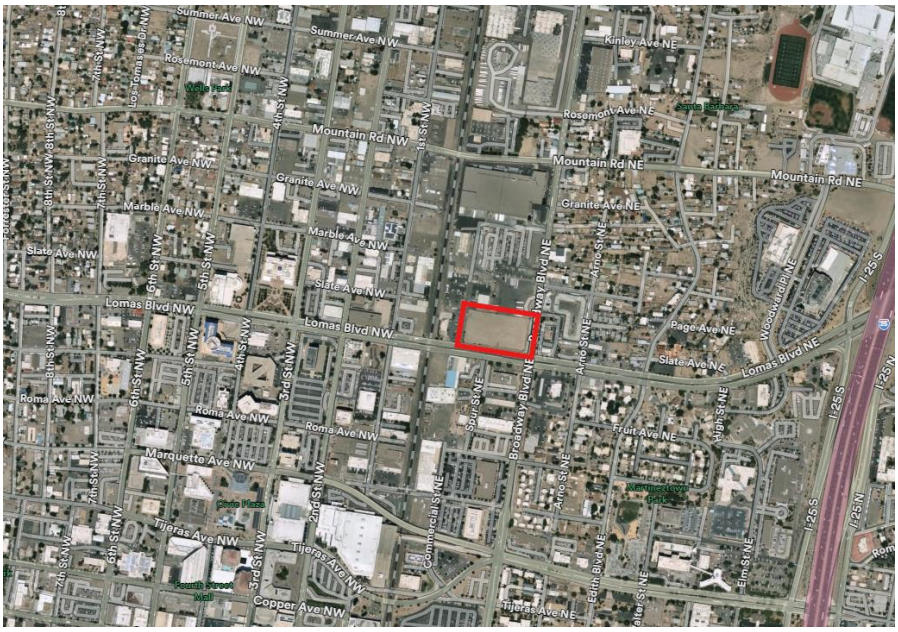
The City of Albuquerque's Council Services Planning Staff submits this application to the Environmental Planning Commission for a Zone Map Amendment to rezone less than 20 gross acres of land located in the Area of Change, from NR-LM (Non-Residential – Light Manufacturing Zone District) to MX-M (Mixed Use-Medium Intensity Zone District). The 'subject site' is located on 229 Broadway Blvd NE, with a gross area of 2.77 acres.

The subject site is currently vacant land, owned by the City of Albuquerque and controlled by the Metropolitan Redevelopment Agency. The purpose of this amendment is to rezone the city's property to allow for the possibility of residential and mixed-use development at the scale that fits the major intersection of Broadway and Lomas, rather than retaining the current Industrial zoning that exists today. The amendment is in line with many city policies and goals laid out in the ABC Comprehensive Plan as well as the study and data collected through the Central CPA process, and per the Housing Needs Assessment, where a clear picture is painted that Albuquerque needs more housing.

The Central CPA study shows that this CPA has the 3rd most jobs in the city but has a significant 2.6% population decline between 2010 and 2022, with a lack of affordable housing being a contributing factor. The Central CPA is generally made up of old housing stock, containing a majority of the oldest neighborhoods in the City, with a high percentage of these homes being single-family. These narratives indicate a lack of housing options for the younger generations entering the workforce to live near a

major job center. To revive the core of Albuquerque, it is evident that housing is a top priority, and thus, the applicant believes that rezoning this site to MX-M from NR-LM will play a part in bridging the gap for housing needs in the city.

Figure 1: Aerial Site View



The location of the site, at the intersection of Lomas and Broadway Blvd, further plays a vital role in guiding the potential development. Situated on a Major Transit Corridor, with proximity to the Rail Trail and the Downtown Arts and Cultural District, it is ready to be transformed from former industrial land into an active mixed-use development. We submit this amendment in hopes of continuing positive growth in this area, encouraging the highest and best use of the land.

The Council Services Department does not have plans for development of the site or are aware of any future proposed development, as this will be determined through future negotiations with the Metropolitan Redevelopment Association (MRA) and the process spelled out through their current Request for Proposal (RFP). There are values identified in the RFP, such as walkability, neighborhood amenities and development that activates and contributes to the surrounding area. Council Services believes that rezoning the property to MX_M ensures that a more sensitive development will occur, versus keeping the current zoning of NR-LM.

Below are responses to the different criteria listed out in the IDO for Zone Map Amendment (§ 14-16-6-7(G)) – Zoning Map Amendment – EPC

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

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

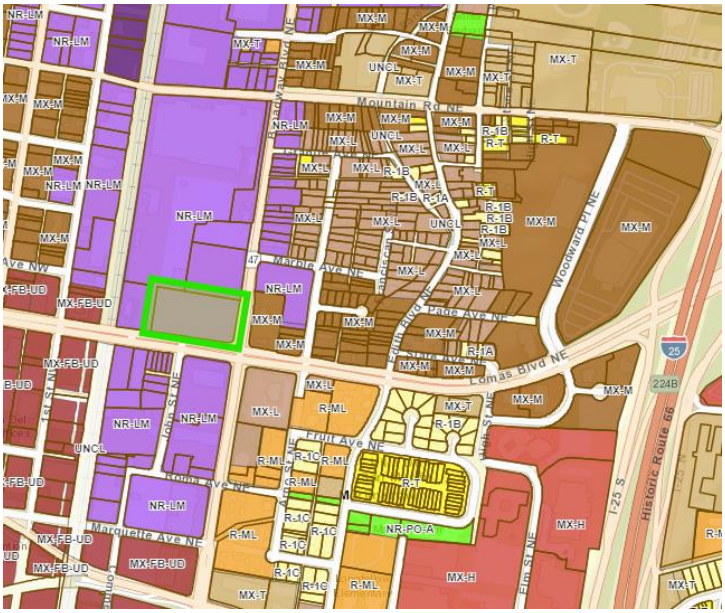
6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The current zoning of the property is NR-LM (Non-Residential – Light Manufacturing Zone District). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses.

The zone amendment request changes the zone from NR-LM to MX-M (Mixed-Use-Medium Intensity Zone District). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional, and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

This amendment is being requested to ensure that a city-owned piece of land can be developed at its highest and best use, in alignment with the ABC Comprehensive Plan and the Housing Needs Assessment. Due to its prominent location at the intersection of Lomas and Broadway and the fact that it falls within a Major Transit Corridor and within a ¼ mile of the Broadway Main Street corridor, the location presents strong opportunities to be developed into mixed-use development, with the help of additional incentives provided in the IDO.

Figure 2: Zoning Map



This amendment furthers *POLICY 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.*

a) *Encourage higher-density residential developments within ¼ mile of transit stops or stations.*

NR-LM prohibits any residential development on the property. In contrast, the MX-M zone allows for moderate-density townhouses, live-work, and multi-family dwellings, along with moderate-intensity retail, commercial, and institutional uses. To achieve the necessary density for frequent public transit and to ensure that a larger population can benefit from the amenities in the downtown area, the property needs the ability to develop into high-density residential and mixed-use commercial development. Thus, rezoning into MX-M will directly support this policy.

This amendment supports Goal 5.2 Complete Communities – *Foster communities where residents can live, work, learn, shop, and play together*, along with sub-*policy 5.2.1) m) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.*

The subject site is a vacant property situated at the intersection of two major roadways, positioning it as a prominent gateway to Downtown Albuquerque. Rezoning the property to MX-M district will further encourage a live, work, and play development as it permits land uses that include medium-density residential alongside moderate-intensity retail and commercial uses, allowing the site to anchor the downtown entrance while serving its surrounding neighboring communities.

The amendment further supports *Policy 5.1.3 Downtown: Strengthen Downtown's identity as a regional hub for the highest-intensity development, with concentrated job and commercial activity supported by the highest-density housing.*

This vacant property is directly east of the Downtown Center, where many high-rise towers already exist and conform to the Downtown Form-based code in the IDO. The MX-M zone district would continue to encourage development consistent with the neighborhood fabric immediately to the west and would, hopefully, continue growth of job and commercial activity supported by a higher density of housing.

Policy 5.4.1 further emphasizes the need for more high-density housing near employment hubs and jobs. Due to the proximity of the subject site to Downtown, a cultural and economic hub of the city, a mixed-use development that also supports housing is extremely crucial to maintain this balance.

The Housing Needs Assessment Report also states that there is a projected need of approx. 55,000 additional housing units in Albuquerque by 2045. But after analyzing Central ABQ data, it shows that this CPA is one of the CPAs that has the lowest median household income, the oldest building stock, and the highest rate of cost-burdened housing. Central ABQ is also a job supplier, which means it has more jobs than

workers living. Moreover, the vacant land capacity of Central ABQ is significantly less, and hence rezoning this property is an extremely crucial step towards maximizing the use of such prime properties to further contribute towards housing supply in the future.

Policy 13.5.1 states "Land Use Impacts: Prevent environmental hazards related to land uses." This policy then has a sub-policy that spells out the intent of this policy in greater detail, stating "b) Protect public health, safety, and welfare by discouraging incompatible land uses in close proximity, such as housing and industrial activity."

The intent of this amendment is not only to achieve a more active development on a long-term vacant site, but also to avoid the concerns of industrial uses that are permissive under the NR-LM district in the immediate surroundings of other existing housing and small neighborhood-scale businesses and retail.

The proposed zone district directly enhances Goals 9.3. Density by supporting medium intensity housing with permissible uses such as townhomes, live-work, and multi-family dwelling units, in a place that is sufficiently served by public services and amenities.

The proposed zone district is further supported by *Goal 8.1 Placemaking, which* encourages the possible creation of places that support business and talent to stay and thrive, overall supporting economic development.

Lastly, since the subject site is located on a Major Transit corridor, changing the zone of this property enhances *Policy 5.1.1 Desired Growth*, encouraging permissible uses that serve the neighborhood with more sustainable uses as compared to the existing industrial zone district.

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.

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

The subject property is completely located in an Area of Change. Policy 5.6.2 states, "Areas of change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged." The subject property is along a Major Transit Corridor and within the Downtown Metropolitan Redevelopment Area.

> 6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria.
>
> 1. There was a typographical or clerical error when the existing zone district was applied to the property.
> 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

The property in question was formerly a detention pond, and when the new pump station (Isaac Benton Pump Station) was constructed across the street, it doubled the area's capacity for flood waters, eliminating the need for the detention pond that existed at 229 Broadway Blvd. NE. The lot has since been used for film production and temporary outdoor storage, but recently, the City brought the piece of property into the Downtown 2025 MRA, as well as the established Downtown TIF, opening new, flexible finance and incentive tools for future development on the site.

> 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Central CPA Study shows that 60% of the housing in the area is single-family homes, with 40% multi-family development. Although the population of this CPA declined between 2010 and 2022, it remains the core of Albuquerque, with the highest job demand. More than 54% of the population is between the ages of 18 and 54, with increasing demand for more housing options within the core.

Policy recommendations of Central CPA reports include:

1. Promote development and redevelopment that creates complete neighborhoods where people can live, work, learn, shop, and play
2. Support the highest densities of mixed-use development in designated Centers and Corridors
3. Encourage projects that activate underutilized land.
4. Prioritize opportunities to mitigate and minimize negative environmental impacts related to industrial contamination

Rezoning the property to MX-M implements these policy recommendations by collectively promoting a mixed-use development including housing and small commercial. Furthermore, replacing the current industrial zoning eliminates the potential environmental hazards associated with light manufacturing uses.

Moreover, as previously stated in response to 6-7(G)(3)(a), collectively housing, land use, placemaking, and economic development policies identified in the Comp Plan support the rezoning, encouraging mixed-use residential developments within ¼ mile of transit stops on Major Transit Corridors, including Lomas Blvd. Rezoning, in turn, will allow for the type of development that will have a greater impact on the Albuquerque Housing Crisis, while still allowing uses that can contribute to a local economy and thriving small businesses near the possible economic hub of the Downtown area.

> 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The requested zone is a Mixed-Use-Medium Intensity zone district. Uses that will become permissible under the requested zone (which are not permitted in the existing NR-LM zone) include:

- Residential Uses such as townhomes, multi-family, and live-work dwelling units.
- Group Living Uses including assisted living facilities or nursing homes, community residential facilities, and group homes, small and medium.
- Other Civic and Institutional Uses, including adult and child day care facilities, community centers or library, elementary or middle schools, high school, hospital, parks & open spaces, religious institution, and university or college.
- Commercial uses, including residential commercial amenities (indoor & outdoor), cannabis retail, farmer's market, and general medium retail. (Also refer to the list for a full list of allowable uses in MX-M)

All these uses that become permissible with the proposed MX-M zone are primarily neighborhood-serving community-oriented land uses.
Other commercial uses, including Food, Beverages, Indoor Entertainment, Outdoor Recreation, Offices, and Service uses, have similar permissive conditions to the existing zone, allowing a similar scale of medium intensity commercial development.

Below is a breakdown of all existing surrounding land uses to the subject site.

Figure 3: Surrounding Land Use and Zone District

Direction	Property Address	Adjacent Street	Current Zoning	Curent Land Use
East	912 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Office
	906 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Cannabis Store
	904 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Cannabis Store
	830 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Flood Pump Station
	800 BROADWAY BLVD NE	Broadway Blvd	MX-M	Café and Fast Food Restaurant
	300 LOMAS BLVD NE	Broadway Blvd & Lomas Blvd	MX-L	Gas Station
	610 BROADWAY BLVD NE	Broadway Blvd	MX-L	Medical Facility
West	101 LOMAS BLVD NE	Lomas Blvd	NR-LM	Fast Food Restaurant
	900 1ST ST NW	1st Street	NR-LM	Community Church
	820 1ST ST NW	2nd Street	NR-LM	Recreational Space
	822 1ST ST NW	3rd Street	MX-FB-UD	Paint Store
	814 8 1ST ST NW	4th Street	MX-FB-UD	Paint Store
	720 1ST ST NW	5th Street	MX-FB-UD	Self Storage - Event Space
	700 7 1ST ST NW	6th Street	MX-FB-UD	Restaurant
North	1135 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Post Office
	915 LOMAS BLVD NE	Broadway Blvd	NR-LM	Post Office Parking
	229 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Post Office - Drop Box
South	102 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	112 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	116 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	120 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	122 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	126 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	JOHN ST NE	Spur St NE	NR-LM	Car Rental
	701 JOHN ST NE	Spur St NE	NR-LM	Office
	601 COMMERCIAL ST NE	Spur St NE	NR-LM	Restaurant & Brewing Company
	707 BROADWAY BLVD NE	Lomas Blvd & Broadway Blvd	NR-LM	Corporate Office Building
	609 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Office - WESST Studios
	205 ROMA AVE NE	Roma Ave	NR-LM	Parking
	ROMA AVE NE	Roma Ave	NR-LM	Parking

The existing land uses within approximately 500 feet of the subject site include office buildings, restaurants, a gas station, medical offices, a car rental facility, self-storage, surface parking, and a brewery, among other commercial uses. Although the surrounding area is primarily zoned NR-LM with a mix of MX zone districts, the existing pattern of development does not include exclusive Non-Residential Light Manufacturing (industrial) uses. Instead, the surrounding land uses are largely consistent with the range of uses permitted within the MX-M zone district. Therefore, rezoning the subject property to MX-M would help ensure that future development remains compatible with the surrounding area and reinforces the existing mixed-use urban character.

If the requested zone map amendment is not approved, the current zoning could allow future industrial uses that may be incompatible with the surrounding mixed-use, residential environment and could introduce potential environmental and operational impacts on adjacent properties.

Ultimately, the applicant believes that the MX-M zone district is a much more sensitive zone district than NR-LM and will be more compatible with the surrounding neighborhoods.

6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.

The existing public infrastructure serving the site, including streets, sidewalks, street lighting, water and sewer utilities, and electrical service, is already in place and is expected to adequately support future development permitted under the proposed zone change.

Furthermore, the ABQ Ride Forward Recovery Network Plan was passed in 2025. The Network focuses on providing increased access to opportunities and jobs by 39% within 45 minutes of transit travel times, making it easier to get around Albuquerque all day, every day. It features buses coming more often on the busiest routes (shorter waits for riders) and more evening and weekend service. Almost all routes will run as often on weekends as they do on weekdays.

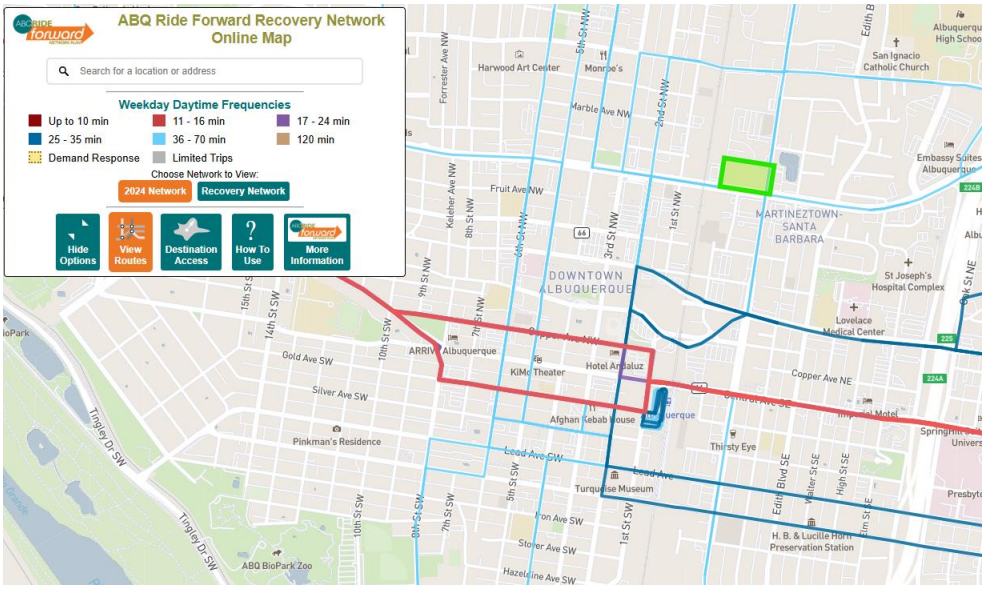


Figure 4: 2024 – ABQ Ride Existing Bus Network

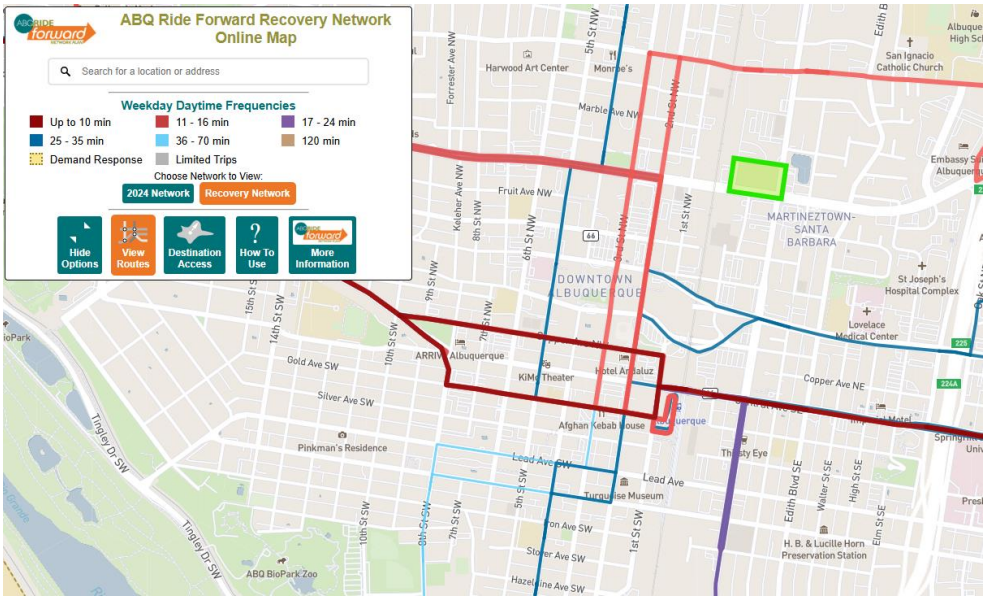


Figure 5: 2025- ABQ Ride Forward Recovery Network

Particularly on Lomas and Broadway Blvd, the Recovery network has increased frequency with buses every 8 minutes on weekdays around noon. Any medium-intensity mixed-use housing development on this property will further help increase ridership and support the city's public transit.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

ABQ Ride Forward is a 16-phase plan to increase frequency and weekend service, reduce overlap for wider coverage, and improve equity. Phase I of the Implementation Plan went into effect in December 2025, increasing frequency and changing routes to

avoid overlaps and provide better equitable services. These changes have directly increased connectivity of the subject property to the rest of the city and support more development.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

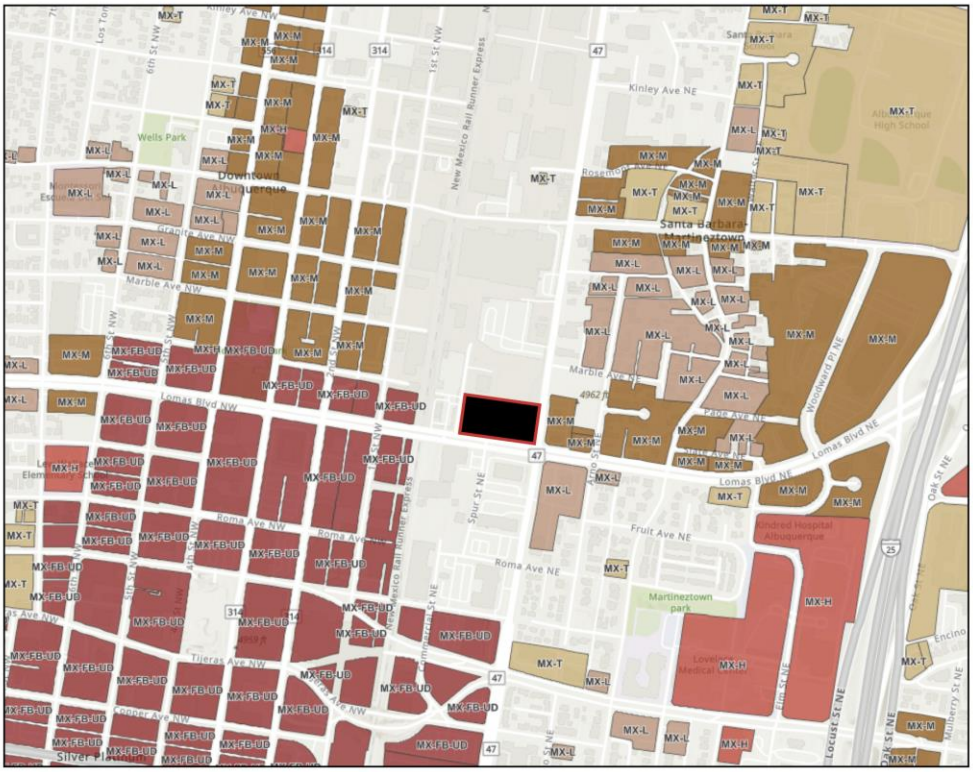
A site plan has not been submitted for this property, and the expectation is that future development will be required to go through an RFP process managed by the MRA division of the City to determine if the development will contribute in a way that meets the policy goals for the area. At the time of site plan submission, the applicant will be required to meet all IDO requirements and any development agreements that come with that tied to infrastructure.

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a city-approved Development Agreement between the City and the applicant.

Same answer as shown under criteria 3 above.

6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Figure 6: IDO Mixed-Use Zone District-Surrounding the site



The applicant feels that, though the property is located on the Major Transit along Lomas Blvd and lies within 1,320 ft of a main street on Broadway Blvd, this zone map amendment is supported by many other different Comp Plan policies and goals, including economic development and placemaking efforts. It also feels important to note that MX-zoned districts generally surround 229 Broadway Blvd, including MX-M, MX-L, MX-T, and MX-FB. MX zones provide a buffer from purely NR zones, activating street frontage with local commercial businesses and medium-density housing development. The proposed zone seamlessly matches the surrounding urban fabric, as can be seen in the figure below.

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

The applicant feels that it's important to distinguish the meaning of *Economic* and *Economic Development.* Under Chapter 8 Economic Development in the Comp Plan, *Policy 8.1.1 states, "Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities."*

The applicant feels that the current zone limits the property, eliminates any housing typology, and rules out the potential of creating diverse experiences and amenities in the area. Thus, the proposed rezone is not based on economic considerations but supported by Economic Development goals and policies mentioned in the Comp Plan.

> 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.
>
> 1. The subject property is different from the surrounding land because it can function as a transition between adjacent zone districts.
> 2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
> 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

As discussed in the responses to Sections 6-7(G)(3)(d) and (f), the surrounding area contains a mix of MX zone districts, with an MX-M zone district located immediately across the street from the subject property. Accordingly, the proposed zone map amendment is consistent with the surrounding zoning pattern and does not constitute a spot zone.

Overview

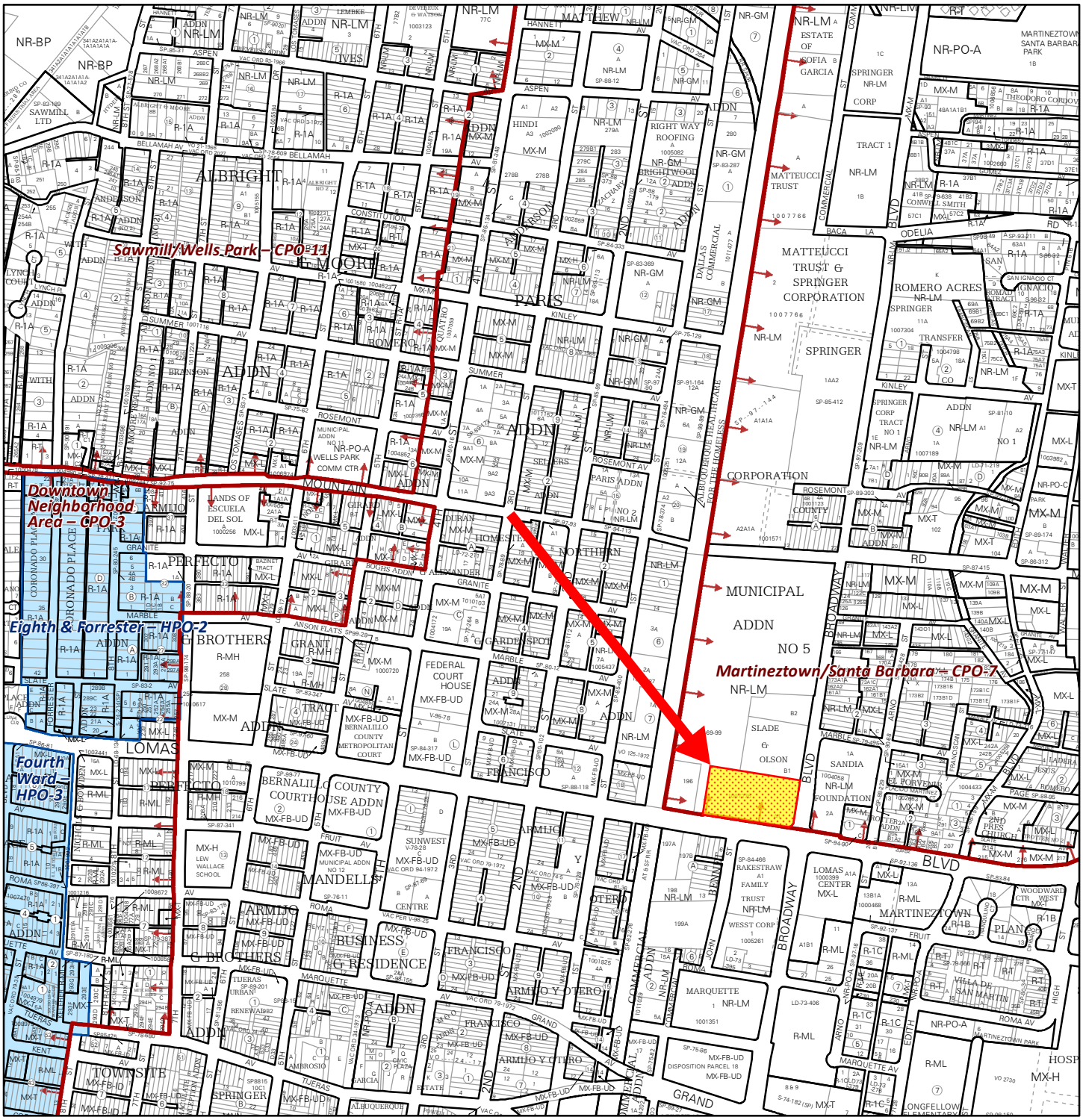
Serving as a gateway to the Downtown Core, the subject property presents a significant opportunity to enhance the area's urban fabric and better serve the surrounding community. From an urban design perspective, the site is strategically located along a major transit corridor, making it a highly visible and accessible location for people entering downtown. The proposed zone district would create opportunities for pedestrian-oriented mixed-use development, including neighborhood-serving retail, locally owned businesses, housing, and office space, contributing to a more active and welcoming streetscape. Policy 7.1.2 Development Form states, "Prioritize elements of development form for each Center and Corridor," which shows that the development on the property should reflect the policies placed on Major Transit Corridors, which are meant to be oriented toward transit users, pedestrians, and development that brings permanent users towards transit amenities, which ultimately ends up being "Transit Oriented Development" (TOD).

The surrounding area already contains a diverse mix of restaurants, cafés, offices, and other everyday services, making the proposed zone a natural extension of the existing development pattern. Furthermore, the Downtown Core is characterized by a vibrant mix of residential, commercial, dining, and entertainment uses that support an active urban environment. Rezoning the property from NR-LM to MX-M would better align with this established context, expand opportunities for compatible infill development, and further strengthen the vitality and economic resilience of downtown.

The proposed zoning map amendment facilitates the optimization of the subject property to its highest and best use. It addresses the city's housing crisis by allowing medium-density residential units and may provide the neighborhood with a mixed-use local business hub. By leveraging IDO development incentives for parcels along major transit lines and within 1,320 feet of a Main Street corridor, this amendment transforms a vacant lot into a catalytic project that directly supports the community.

Sincerely,

Deepa Bansal
Council Policy Planner
City of Albuquerque, City Council Services
Office: (505) 767 5795



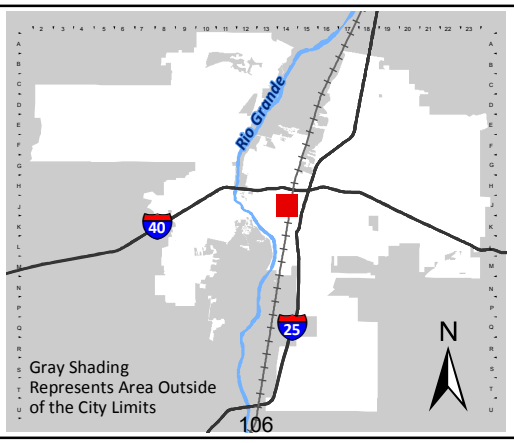
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

J-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

geometry	UPC	TAXYR	OWNER	OWNSTATE	OWNADD	OWNADD2	SITUSADD	SITUSADD2	LEGALDESC	ACREAGE
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	MCCOLLUM THOMAS & JEFFREY C/O TOM MCCOLLUM	NM	11000 BERMUDA DUNES NE	ALBUQUERQUE NM 87111-6555	101 LOMAS BLVD NE	ALBUQUERQUE NM 87102 2348	MAP 37 TRACT 196	0.93
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	GONZALES TONY M & LAURA	NM	2605 PROCOPIO RD SW	ALBUQUERQUE NM 87105	126 LOMAS BLVD NE	ALBUQUERQUE NM 87102	* 006 A BENNETT ADD	0.0631
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	UNITED STATES POSTAL SERVICE REALTY ASSET MANAGEMENT	CO	160 INVERNESS DR W SUITE 400	ENGLEWOOD CO 80112-5005	229 BROADWAY BLVD NE	ALBUQUERQUE 87102	TR B-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON SUBD(COMPRISING OF LTS 1, 2, 3 BLK A, K. W. PHILLIPS ADDN TR A &TR B SLADE-OLSON TR 195A2, TR 202A & TR 203 A MRGCD MAP 37)	2.1158
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	U S GOVERNMENT REAL EST DIV/US POSTAL SEV	CO	7500 E 53RD PL RM 1108	DENVER CO 80266-9918	1135 BROADWAY BLVD NE	ALBUQUERQUE NM 87102 9996	RESURVEY OF MUNICIPAL ADD NO 5 CONT 13.72AC	13.72
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	G3 INVESTORS LLC	NM	8301 LOMAS BLVD NE	ALBUQUERQUE NM 87110-7908	707 BROADWAY BLVD NE	ALBUQUERQUE NM 87102 2360	TRACT A-1 OF A REPLAT OF TRACT A LANDS OF RAKESTRAW FAMILY TRUST CONTAINS 2.2365 ACRES	2.1
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	HERNANDEZ DANIEL J	NM	3405 AVENIDA CHARADA NW	ALBUQUERQUE NM 87107-2601	120 LOMAS BLVD NE	ALBUQUERQUE NM 87102 2349	* 003 A BENNETT ADD	0.0758
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	CITY OF ALBUQUERQUE & AMAFCA	NM	PO BOX 1293	ALBUQUERQUE NM 87103-2248	229 BROADWAY BLVD NE	ALBUQUERQUE 87102	TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON SUBD(COMPRISING OF LTS 1, 2, 3 BLK A, K. W. PHILLIPS ADDN TR A &TR B SLADE-OLSON TR 195A2, TR 202A & TR 203A MRGCD MAP 37)	2.7685
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	B C HERNANDEZ BYPASS TRUST	NM	4333 PAN AMERICAN FWY SE SUITE A	ALBUQUERQUE NM 87107-6833	112 LOMAS BLVD NE	ALBUQUERQUE NM 87102 2349	002TRACT 197 B MAP 37	0.4781
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	B C HERNANDEZ BYPASS TRUST	NM	4333 PAN AMERICAN FWY NE SUITE A	ALBUQUERQUE NM 87107-6833	116 LOMAS BLVD NE	ALBUQUERQUE NM 87102 2349	* 001 A BENNETT ADD L 1 & 2	0.0808
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	HERNANDEZ DANIEL J	NM	3405 AVENIDA CHARADA NW	ALBUQUERQUE NM 87107-2601	122 LOMAS BLVD NE	ALBUQUERQUE NM 87102	* 005 A BENNETT ADD	0.0631
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	HERNANDEZ DANIEL J	NM	3405 AVENIDA CHARADA NW	ALBUQUERQUE NM 87107-2601	122 LOMAS BLVD NE	ALBUQUERQUE NM 87102 2349	* 004 A BENNETT ADD	0.0631
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	SANDIA FOUNDATION	NM	6211 SAN MATEO BLVD NE SUITE 100	ALBUQUERQUE NM 87109	800 BROADWAY BLVD NE	ALBUQUERQUE NM 87102 2322	TR 2A PLAT OF TRACTS 1-A AND 2-A LANDS OF SANDIA FOUNDATION(BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIAFOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER	1.3642
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	CITY OF ALBUQUERQUE	NM	PO BOX 1293	ALBUQUERQUE NM 87103-1293	830 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	TR 1A PLAT OF TRACTS 1-A AND 2-A LANDS OF SANDIA FOUNDATION(BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIAFOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER	1.8336

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7201 32

MCCOLLUM THOMAS & JEFFREY C/O
TOM MCCOLLUM
11000 BERMUDA DUNES NE
ALBUQUERQUE NM 87111-6555

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7200 19

UNITED STATES POSTAL SERVICE
REALTY ASSET MANAGEMENT
160 INVERNESS DR W SUITE 400
ENGLEWOOD CO 80112-5005

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7200 26

U S GOVERNMENT REAL EST DIV/US
POSTAL SEV
7500 E 53RD PL RM 1108
DENVER CO 80266-9918

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7200 40

SANDIA FOUNDATION
6211 SAN MATEO BLVD NE SUITE 100
ALBUQUERQUE NM 87109

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7201 25

HERNANDEZ DANIEL J
3405 AVENIDA CHARADA NW
ALBUQUERQUE NM 87107-2601

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7200 33

SYSTEM CAPITAL REAL PROPERTY
CORP ATTN: DEPT 27 RE TAX
110 N CARPENTER ST
CHICAGO IL 60607-4106

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7200 57

B C HERNANDEZ BYPASS TRUST
4333 PAN AMERICAN FWY SE SUITE A
ALBUQUERQUE NM 87107-6833

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7201 18

GONZALES TONY M & LAURA
2605 PROCOPIO RD SW
ALBUQUERQUE NM 87105

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7200 88

CITY OF ALBUQUERQUE & AMAFCA
PO BOX 1293
ALBUQUERQUE NM 87103-2248

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7200 64

B C HERNANDEZ BYPASS TRUST
4333 PAN AMERICAN FWY NE SUITE A
ALBUQUERQUE NM 87107-6833

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7201 01

G3 INVESTORS LLC
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7200 71

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

City Council
P.O. Box 1293
Albuquerque, NM 87103

CERTIFIED MAIL®
9589 0710 5270 4123 7200 95

DOS VIENTOS LLC C/O EDWARD T
GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207

9589 0710 5270 4123 7200 26

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postmark Here

Postage
$

Total Po
$

Sent To

Street ar

City, Sta

U S GOVERNMENT REAL EST DIV/US
POSTAL SEV
7500 E 53RD PL RM 1108
DENVER CO 80266-9918

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7200 19

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postmark Here

Postage
$

Total Post
$

Sent To

Street and

City, State,

UNITED STATES POSTAL SERVICE
REALTY ASSET MANAGEMENT
160 INVERNESS DR W SUITE 400
ENGLEWOOD CO 80112-5005

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7200 33

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postmark Here

Postage
$

Total Po
$

Sent To

Street a

City, St

SYSTEM CAPITAL REAL PROPERTY
CORP ATTN: DEPT 27 RE TAX
110 N CARPENTER ST
CHICAGO IL 60607-4106

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7200 10

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postmark Here

Postage
$

Total Po
$

Sent To

Street a

City, Sta

B C HERNANDEZ BYPASS TRUST
4333 PAN AMERICAN FWY NE SUITE A
ALBUQUERQUE NM 87107-6833

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7200 57

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postmark Here

Postage
$

Total Pos
$

Sent To

Street and

City, State

B C HERNANDEZ BYPASS TRUST
4333 PAN AMERICAN FWY SE SUITE A
ALBUQUERQUE NM 87107-6833

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7200 40

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postmark Here

Postage
$

Total Postage
$

Sent To

Street and Ap

City, State, Zi

SANDIA FOUNDATION
6211 SAN MATEO BLVD NE SUITE 100
ALBUQUERQUE NM 87109

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7200 95

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Post
$

Sent To

Street and

City, State,

Postmark Here

DOS VIENTOS LLC C/O EDWARD T
GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7200 88

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To

Street a

City, Sta

Postmark Here

CITY OF ALBUQUERQUE & AMAFCA
PO BOX 1293
ALBUQUERQUE NM 87103-2248

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7200 71

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

Sent To

Street and A

City, State, Z

Postmark Here

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7201 18

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To

Street an

City, Stai

Postmark Here

GONZALES TONY M & LAURA
2605 PROCOPIO RD SW
ALBUQUERQUE NM 87105

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7201 01

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Post
$

Sent To

Street and

City, State,

Postmark Here

G3 INVESTORS LLC
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7201 11

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

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

110

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pe
$

Sent To

Street a

City, Sta

Postmark Here

HERNANDEZ DANIEL J
3405 AVENIDA CHARADA NW
ALBUQUERQUE NM 87107-2601

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4123 7201 32

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postmark Here

Postage
$

Total Pc
$

Sent To

Street a

City, Sta

MCCOLLUM THOMAS & JEFFREY C/O
TOM MCCOLLUM
11000 BERMUDA DUNES NE
ALBUQUERQUE NM 87111-6555

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF ALBUQUERQUE

City Council

P.O. Box 1293
Albuquerque, NM 87103
Tel: (505) 768-3100
Fax: (505)768-3227
www.cabq.gov/council

President Klarissa J. Peña
District 3

Vice President Dan Champine
District 8

Isaac Padilla
Council Director

Stephanie W. Telles District 1 | **Joaquín Baca** District 2 | **Brook Bassan** District 4 | **Dan Lewis** District 5 | **Nichole Rogers** District 6 | **Tammy Fiebelkorn** District 7 | **Renée Grout** District 9

Dear Property Owner,

This letter provides notification to adjacent property owners that the Albuquerque City Council Services Department is submitting an application for a Zone Map Amendment-EPC. The request is to change the zone from Non-Residential - Light Manufacturing (NR-LM) to Mixed-Use - Medium Density (MX-M) zone district, for a property located at 229 Broadway Blvd NE, with a gross area of 2.77 acres. The property is completely located within an Area of Change, owned by the City of Albuquerque and managed by the Metropolitan Redevelopment Agency.

Attached for your reference are the Zone Atlas Map and Public Notice form.

This notice was also provided to the following Neighborhood Associations and their representatives:

1. Citizens Information Committee of Martineztown
2. North Valley Coalition
3. Santa Barbara Martineztown NA

You can join EPC via Zoom: https://cabq.zoom.us/j/83932559165 OR

- Call in: (719) 359-4580
- Webinar ID: 839 3255 9165

If you have any questions, please feel free to contact our office at dbansal@cabq.gov or call (505) 767-5795.

Sincerely,

DEEPA BANSAL
Council Policy Planner | Albuquerque City Council Services
E dbansal@cabq.gov | **O** (505) 767-5795

[Note: Items with an asterisk (*) are required.]

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: July 30, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **IDO §14-16-6-4(J).**[1]

- [x] Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination. *
- [x] Mailed notice to Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(J)(1)(a):

1. Subject Property Address* 229 Broadway Blvd NE, Albuquerque, NM 87102
   Location Description Intersection of Lomas Blvd & Broadway Blvd
2. Property Owner* City of Albuquerque
3. Agent/Applicant *[if applicable]* City Council Services
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

   - [x] Zoning Map Amendment EPC *(EPC or Council)*
   - [ ] Other: _____

   Summary of project/request[2]*:

   _____

   _____

5. This application will be decided at a public hearing by*:

   - (●) Environmental Planning Commission (EPC)
   - ( ) City Council

   This application will be first reviewed and recommended by:

   - ( ) Environmental Planning Commission (EPC)
   - ( ) Landmarks Commission (LC)
   - (●) Not applicable (Zoning Map Amendment – EPC only)

   Hearing Date/Time*: August 20, 2026 Thursday 8:40 am

   Location*[3]: Zoom: https://cabq.zoom.us/j/83932559165 or Call in:(719) 359 4580 or Webinar ID: 839 3255 9165

---

[1] Please mark as relevant. See IDO Table 6-1-1 for notice requirements.
[2] Attach additional information, as needed to explain the project/request.
[3] Physical address or Zoom link

[Note: Items with an asterisk (*) are required.]

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

   Preferred project contact name: Deepa Bansal

   Email: dbansal@cabq.gov

   Phone: (505) 767 5795

   Website or project page: _____

   Attachments, as relevant: _____

Information Required for Mail/Email Notice by IDO §14-16-6-4(J)(1)(b):

1. Zone Atlas Page(s)*[4] J 14 Z

Additional Information from IDO Zoning Map[5]:

1. Area of Property *[acres]* 2.77 acres _____
2. IDO Zone District Non Residential Light Manufacturing NR-LM
3. Overlay Zone(s) *[if applicable]* Not applicable Select Select Select Select
4. Center or Corridor Area *[if applicable]* Major Transit Corridor
5. Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO §14-16-6-4(K), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: https://www.cabq.gov/planning/abq-plan

Integrated Development Ordinance (IDO): https://ido.abq-zone.com

[4] Available online here: http://data.cabq.gov/business/zoneatlas

[5] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

Language Access Notice:

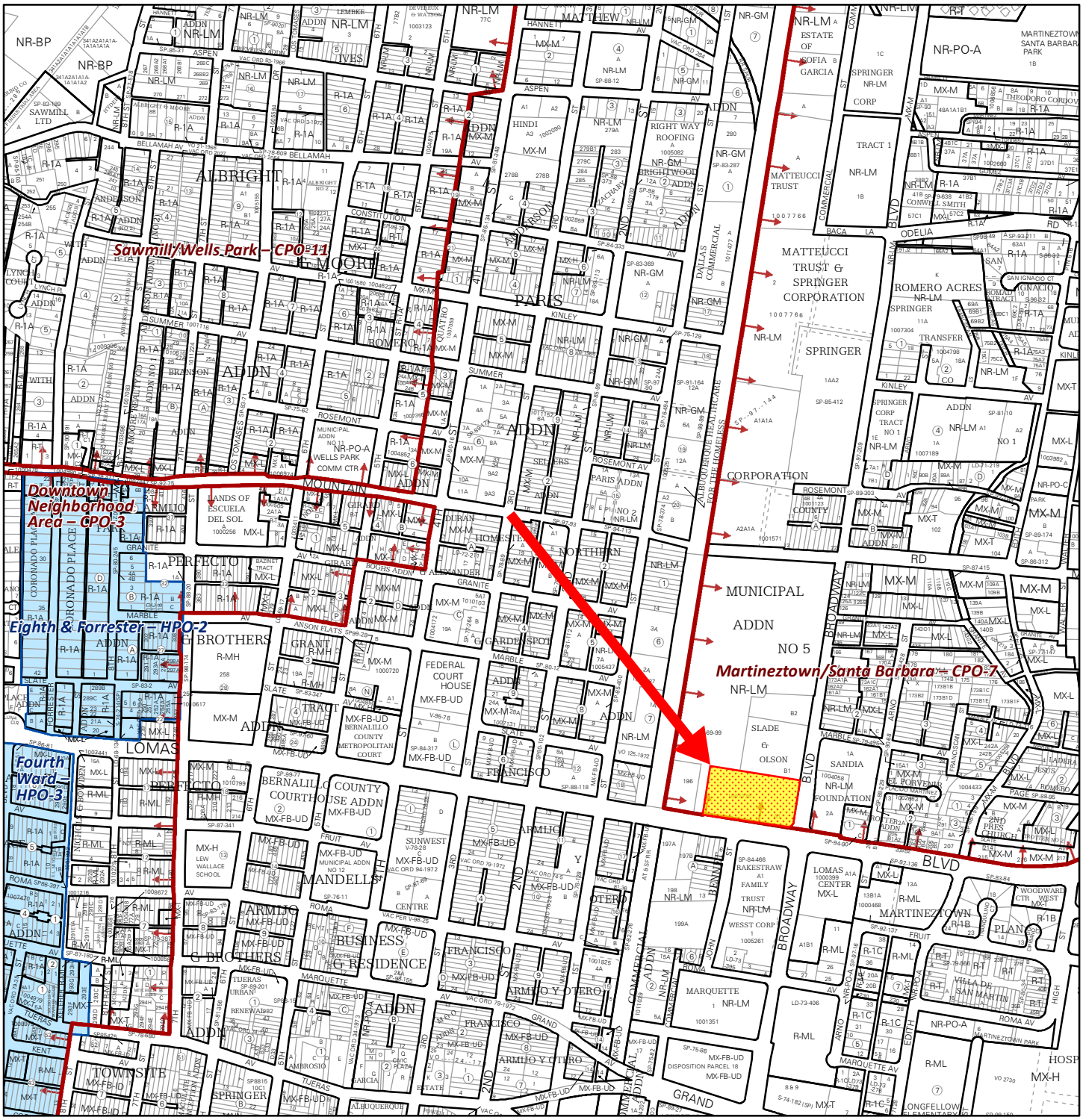
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



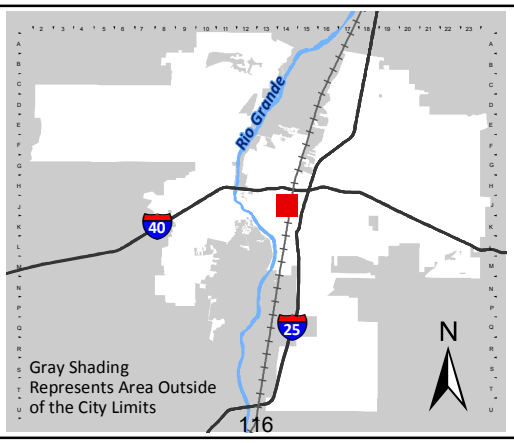
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

J-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

Outlook

Re: Tribal Meeting Request - Zoning Map Amendment – EPC

From PlanningEPC <PlanningEPC@cabq.gov>
Date Wed 5/13/2026 4:24 PM
To Bansal, Deepa <dbansal@cabq.gov>
Cc PlanningEPC <PlanningEPC@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

Hello Deepa,

The property at Lomas and Broadway **is not** within 660 feet of Major Public Open Space or Tribal land and the offer of a Pre-submittal Tribal Meeting is **not required** pursuant to IDO §14-16-6-4(B).

Please reach out to us with any questions you may have.

Thank you,

Nichole Maher
Sr. Administrative Assistant
Current Planning/EPC | UD&D
o (505) 924-3845
e nmaher@cabq.gov
cabq.gov/planning

From: ABQ Plan Support <ABQPlanSupport@cabq.gov>
Sent: Monday, May 11, 2026 5:16 PM
To: PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>
Subject: Tribal Meeting Request - Zoning Map Amendment – EPC

A new Tribal Meeting Request has been submitted!

Search on the Tribal Meeting Request Survey Response Map for Unique Identifier 142 in the top left corner of the map.

Details

Application Type: Zoning Map Amendment – EPC

Subject Property Location: Property located on Lomas Blvd and Broadway Blvd

Name of Requestor: Deepa Bansal

Company: City of Albuquerque

Requestor's Email: dbansal@cabq.gov

Project Summary: Requesting a Zone Map Amendment for a property located on Lomas Blvd and Broadway Blvd to rezone from NR-LM to MX-M. The subject site is currently vacant land, owned by the City of Albuquerque. The purpose of this amendment is to prepare the city's property for higher-density residential development. The amendment is in line with many city policies and goals laid out in the ABC Comprehensive Plan. This proposal is also in reflection of the study and data collected through the Central CPA process, and per the Housing Needs Assessment, where a clear picture is painted that Albuquerque needs more housing.

Do not reply to this email. If you have any issues with the Tribal Meeting Map, please email agis@cabq.gov.

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1**.

1. LOCATION

   A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: 229 Broadway Blvd NE

Applicant/Agent Signature Deepa Bansal **Date:** June 26, 2026

Albuquerque City Council Services

Revised July 2025 - EPC

Hurt? Call BERT.
Your Local Auto Accident Attorneys
PARNALL
REQUEST

REQUEST
Zone Map Amendment (ZMA)
Zone Zone Change: NR-BP to MX-M
The City of Albuquerque Environmental Planning Commission will hold a
public hearing
has a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from
to
REFER TO FILE
Enterprise

Hurt? Call BERT.
REQUEST
Zone Map Amendment (ZMA)
From Zone Justin NR-BH to MX-M
The City of Albuquerque Environmental Planning Commission will hold a
public hearing
on August 20 20 24 at 9:00 AM. All Persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from July 8, 2024 to August 21, 2024
by Jay Grodi Services 242
REFER TO FILES EPC 2024-00026

REQUEST
Zoning Map Amendment (EA)
From Zone District MX-M & MX-H
The City of Albuquerque Environmental Planning Commission will hold a
public hearing on August 7th, 20 25, at 9:30 AM. All Persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from July 22, 2025 to August 7, 2025
by Cliff Cross - Urban Design Studio
REFER TO FILES Z-25-2026-00011

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, August 20, 2026 at 8:40 a.m.**, using Zoom (online).
Attend by Zoom
https://cabq.zoom.us/j/83932559165

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: https://cabq.zoom.us/u/aIDEsva2b

Please contact City Planning staff via the information below for any of the following:
To request details about the cases below.
At least 72 hours prior to the hearing:
o For individuals with disabilities to request special assistance to participate at the public hearing.
o To request interpretation into other languages at the hearing.

Contact Information
Email: PlanningEPC@cabq.gov
Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, August 5, 2026**.
Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
Online portal: https://cabq.gov/epc-public-comment

Case # ZMA-2026-00010
Zoning Map Amendment (Zone Change)

The Hensley Engineering (THE) Group, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3, located on Sage Rd south of San Ygnacio Rd SW between Coors Blvd SW and the
Amole del Norte Diversion Channel, approximately 6.6 acres. (L-10)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00011
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2, Slade-Olson Subdivision (Comprising Lots 1, 2, 3, Block A, K, W, Phillips Addition, Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. NE and Commercial St. NE, approximately 3 acres. (J-14)
Staff Planner: Megan Jones

Case # ZMA-2026-00013
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lot 4A-1, Block 3 (Exlc N'ly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3, together with a portion of Kimmick Drive NW & Calle Nortena), approximately 4.9-acres; and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, approximately 1.2-acres, located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 6.5 acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # VA-2026-00109
Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC for an exception to building height in VPO-2 for all or a portion of Lots 1A-1 and 4A-1 (Excluding the Northernly portion out to the R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision, Unit 26 (A Replat of Bock 3, together with a portion of Kimmick Dr. NW & Calle Nortena NW, Volcano cliffs subdivision) and Lot 3A-2, Block 3, Volcano Cliffs Subdivision, unit 26, a replat of lots 2A & 3A, Block 3, Volcano Cliffs Subdivision., located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 13.1-acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # PLAN-2026-00002
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15)
Staff Planner: Jude Miller

Case # PLAN-2026-00003
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A- 17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17)
Staff Planner: DJ Felipe

Case # MDP-2026-00001
Master Development Plan

Regina Okoye, agent for Dreamcatcher Sawmill LLC, and Levine Investments Limited Partnership, requests an Amendment to a Master Development Plan for all or a portion of Tract M and L, Plat of Tracts A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L & M The 25; Tracts B1-A, B2-A, C-1, E-1, F-1 and G-1, Plat of Tracts B1-A, B2-A, C-1, E-1, F-1 & G-1 The 25; Tracts J-1-A-1, J-1-B-1 and K-1-A, Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25; Tracts D-1 and D-2, Plat of Tract D-1 & D-2 The 25; Tracts H1-A-1-A and H1-A-1-B, Tracts H1-A-1-A and H1-A-1-B, Being a Replat of Tract H1-A-1 The 25; Southerly portion and Northerly portion of a Portion of Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25; Tract I- 1, Plat of Tracts H1-A, I-1 & J-1 The 25; and Tract A-1,
Plat of Tracts A-1 & H1-A-1 The 25 (the "subject site"), located at 4410 and 4412 The 25 Way NE (the "amendment area"), at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, approximately 49-acres in total. (E-17) Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

APPROVED BY

Mikaela Renz-Whitmore
Urban Design & Development Division
City of Albuquerque Planning Department

Journal: August 3, 2026

F) FACILITATED MEETING REPORT

From: Jones, Megan D. <mdjones@cabq.gov>
Sent: Wednesday, July 22, 2026 10:07 AM
To: Bansal, Deepa <dbansal@cabq.gov>
Cc: Cox, Matthew D. <mcox@cabq.gov>; Steele, William J. <wsteele@cabq.gov>
Subject: Fw: Facilitated Meeting for City Council request to change zone from NR to MX for property located at 229 BROADWAY NE

See below.

Megan Jones, MCRP | MPA
Principal Planner
Current Planning / EPC
Urban Design & Development
o 505.924.3352
e mdjones@cabq.gov
cabq.gov/planning

From: SBMTNA <sbmartineztown@gmail.com>
Sent: Wednesday, July 8, 2026 5:21 PM
To: Varela, Alan M. <avarela@cabq.gov>
Cc: Mayor Keller <mayorkeller@cabq.gov>; salamdezia@gmail.com; jeslopez102@gmail.com; Rosalie Martinez <rosalimartinez06@gmail.com>; khernandez2434@gmail.com; Andres Ayon <andrewayon381@gmail.com>; NaranjoLopez2010@gmail.com
Subject: Facilitated Meeting for City Council request to change zone from NR to MX for property located at 229 BROADWAY NE

This Message Is From an External Sender Report Suspicious

This message came from outside your organization.

According to IDO, 6-4(K)(1)(b), the Santa Barbara Martineztown Neighborhood Association (SBMTNA) is required to submit a request for facilitated meeting to the City Planning

Director. The SBMTNA submits this request for facilitated meeting for the following reasons:

1. SBMTNA is requesting a post-submittal facilitated meeting due to the amendment to CPO-7 which included the property at 229 Broadway NE. The association has filed a lawsuit regarding this amendment at the Second Judicial Court. The City Council approved to remove this parcel from the Historical Martineztown Santa Barbara boundary and the neighborhood association opposes this decision. The association believes this request to change the zone is premature. The request is to down zone to MX zone which the neighborhood association supports, but would like a commitment from the applicant and property owner(s) to include the neighborhood in the proposal for what development will be on this parcel. The association requests that the development benefit the residential neighborhood and local small businesses.

2. The specific items proposed to be discussed are the down zone for 229 Broadway NE, the density and the height restrictions in the Martineztown boundary, and a traffic analysis and environmental impact analysis. The association would like to know what exactly is proposed for this area and how it will benefit the Martineztown Santa Barbara neighborhood.

3. SBMTNA is requesting that the applicant and the property owner(s) be willing to commit to negotiate with the neighborhood association in good faith about how the proposed development could be changed to lessen anticipated negative impacts on the surrounding area in ways that can reasonably be accommodated by the proposed development.

Thank you for your attention to this email.

Please let the association know the schedule for a facilitated meeting as soon as possible.

Sincerely,

Loretta Naranjo Lopez, President

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: CPO-7 Rezoning (EPC) and RFP03-2026
Property Description/Address: 229 Lomas Blvd NE
Date Submitted: 29 July 2026
Submitted By: Philip Crump
Meeting Date/Time: 27 July 2026, 6-8 pm
Meeting Location: Via Google Meet
Facilitators: Philip Crump and Laura Hudman
Applicant/Agent: City of Albuquerque City Council Services
Neighborhood Associations/Interested Parties: Citizens Information Committee of Martineztown (CICM), Santa Barbara Martineztown NA (SBMNA), North Valley Coalition

Background/Meeting summary:
City Council Services is requesting a Zone Map Amendment for the 2.77-acre vacant property located at 229 Lomas Blvd NE (corner of Broadway Blvd and Lomas Blvd NE). The site previously functioned as an AMAFCA detention pond. The proposal requests re-zoning the property from NR-LM (Non-Residential Light Manufacturing) to MX-M (Mixed-Use Medium Intensity).

Council Services Planning and Policy representatives shared that the downzoning of the designated zoning area would eliminate future heavy industrial and manufacturing uses that potentially result in harmful environmental and health impacts to the surrounding residential community. The rezoning to MX-M could provide future mixed-use development, such as: multi-family housing, small-scale neighborhood retail, civic facilities, and transit-oriented development.

The Neighborhood Associations' attending representatives support the concept of downzoning away from industrial uses. In addition, SBMNA filed suit in District Court against the City, appealing the City Council decision to remove the area from Character Protection Overlay zone 7, which mandated a maximum building height of 26 feet. They regard the rezoning application to the EPC premature, without knowing the outcome of the court case. They are asking a postponement of the rezoning application.

Other serious concerns were expressed regarding density, traffic, and gentrification impact issues. The historical preservation of their residential community. Environmental health impacts have occurred in the past and could continue to escalate in the future. These issues are of explicit concern given the adjacent proximity to Martineztown/Santa Barbara's historical neighborhood and the potential challenging impact to its well-being.

Outcome:
Both the City and NA representatives agree that re-zoning from NR-LM to MX-M is positive and would eliminate industrial use and promote appropriate businesses and community amenities. However, perspectives of concern and potential disagreements were shared related to building heights, setting actual limits on the volume of housing units (density concerns), traffic impact, health and environmental issues. The NAs also shared concern for the timing of the re-zoning process at this time, given more information needs to be clarified and also their desire to defer formalizing any zoning changes, prior to the outcome of their Court Case.

Meeting Specifics:

1) Re-Zoning—Purpose and Process

a) Background & Zone Change Description—

i) Council Bill O-26-4/Ordinance O-2026-002 removed 229 and 101 Lomas NE from CPO-7.

(a) City Council Services requests a Zone Map Amendment (ZMA) for a 2.77-acre vacant property located at the corner intersection of Lomas Blvd NE and Broadway Blvd NE (229 Lomas Blvd NE). The site previously operated as an AMAFCA detention pond.

ii) The application proposes downzoning the property from NR-LM (Non-Residential Light Manufacturing) to MX-M (Mixed-Use Medium Intensity Zone District).

b) Purpose of Request—
   i) City Council Services representatives clarified that the ZMA is intended strictly as a zone map amendment to eliminate industrial and heavy manufacturing uses that pose potential environmental and health hazards to adjacent residential areas.
      (1) Currently NR-LM zoning permits light manufacturing, fabrication, machine shops, warehousing, wholesale distribution centers, outdoor vehicle storage, and construction yards. Re-zoning to MX-M removes these potentially harmful uses.
   ii) MX-M zoning will open the site to greatly needed residential options (family housing, possible live-work spaces), as well as small-scale neighborhood-serving retail, institutional/civic uses (childcare, schooling), and indoor/outdoor community amenities.
   iii) This plan also aligns with the City's Comprehensive Plan policies, promoting infill growth along major transit/street corridors to address direct density adjacent to employment hubs. housing demand, while safeguarding nearby single-family neighborhoods from heavy industrial use.
      (1) Planners shared the amendment is not "spot zoning," as other MX-M and MX-L properties exist in the vicinity.

c) Height and Dimension Standards—
   i) Under NR-LM maximum building height is 65 feet, versus MX-M standard maximum building height is 48 feet, while allowing 65 feet in Major Transit areas.
      (1) For buildings in MX-M more than 100 feet from the property line, there is no height limit.
      (2) MX-M would allow for workforce housing and structured parking height bonuses in a key gateway location adjacent to Downtown.

d) Process & MRA Coordination—
   i) Representatives confirmed that City Council Services (policy planning) aimed to proactively guide land use, rather than leave parcel's future to unrestricted industrial development so near an historic neighborhood.
   (1) This City-owned property—formerly an AMAFCA detention pond--is currently managed and controlled by the Metropolitan Redevelopment Agency (MRA).
      (a) Planners are working with MRA to revise the current Request for Proposals (RFP) language—and extend the application deadline beyond August 20th—so incoming development proposals reflect the proposed MX-M zoning, instead of the outdated NR-LM industrial classification.

2) Neighborhood concerns and requests

a) Representatives from both Neighborhood Associations said they are very much in favor of the downzoning from NR-LM to MX-M.
   i) SBMNA has been asking for such zoning for a long time, to protect the historic neighborhood.
      (1) A planner noted that they have asked the Metropolitan Redevelopment Agency (MRA) for a revision of the RFP to reflect the proposed new MX-M zoning, rather than the existing NR - LM, and an extension of the application deadline, so that developers do not submit proposals based on uses in an outdated zoning.
         (a) He said this would prevent uses harmful to the neighborhood that could be allowed in an NR-LM, rather than MX-M, which doesn't have some of those manufacturing and industrial type uses.
         (b) The SBMNA president noted that the City has allowed heavy commercial uses throughout the neighborhood.
            (i) She also referred to the 1990 Santa Barbara/Martineztown MRA designation, which is not currently acknowledged by the MRA.

b) Deferral due to District Court case—

i) In February, SBMNA filed suit against City Council, appealing the removal of the properties from CPO-7.
   (1) They believe this request is premature because they are currently in court regarding the boundary amendment to CPO-7.
      (a) If their case is upheld, then the height restriction of 26 feet of the overlay will apply.

c) Residential density—
   i) SBMNA is concerned with too many people and thereby too much traffic being brought into the area.
      (1) With tall apartment buildings come more people and more cars.
         (a) Already, people avoiding heavy traffic on Broadway drive through the neighborhood.

d) Building heights—
   i) Neighbors want the maximum height to remain 26 ft in height following the CPO-7, so that it preserves and protects the character of the neighborhood.
      (1) In response to questions regarding height if the rezoning is upheld and the court case does not support the CPO-7, a planner noted that height restrictions could be placed by the EPC at the time of site plan application by the new owner, but not before.

e) Housing affordability—
   i) While acknowledging the need for housing, the question arose, "How do you define affordable?"
      (1) It was suggested that potential $1,400 for rent would be hard for many citizens of Albuquerque.
         (a) "Would people from our neighborhoods be able to rent an apartment there?"

f) Neighborhood involvement--
   i) The NAs want to make sure that they are part of decisions regarding development on this property, to make sure that it benefits the residential area and also the small businesses in their neighborhood.

g) Historic protection and preservation—
   i) The SBMNA representative was emphatic that, from their perspective, 229 Lomas NE (and the rest of the neighborhood area) is not part of downtown.
      (1) It is one portion of the historical neighborhood, which is adjacent to and not part of downtown.
         (a) They want to remain that way and want to be protected and preserved.
   ii) The Santa Barbara/Martineztown area previously was grazing and residential land.
      (1) The SBMNA president herself is a 6th generation Martinez resident.
         (a) She said it was discriminatory for the city to change their 1990 MRA designation to a Downtown MRA, giving economic funding to that area rather than the poorer residents.
   iii) While the parcel at 229 Lomas is designated an Area of Change, most of the Santa Barbara/Martineztown area is an Area of Consistency.
      (1) That could also apply to 229 Lomas as a part of the neighborhood.

h) Environmental impacts—
   i) A health impact study (Bernalillo County Place Matters Team) reported negative impacts on children's learning in the area from traffic pollution originating from the freeways.
   ii) A planner referenced the Cumulative Impact section of the IDO (14-16-5-2(E)(1)(a), which mandates Environmental assessment in the area between the railroad tracks and I-25.
      (1) In the area including Martineztown, the ordinance requires certain types of development or redevelopment to analyze and mitigate potential negative cumulative impacts like noise, traffic, or pollution on nearby residential zones.

3) Other topics--
   a) SBMNA developed a Proposal with the assistance of several UNM students, entitled "Community Plan for NW Corner of Lomas & Broadway."

i) The document reviews the history of the area, examples of public/private partnerships for economic development, and a proposed site plan for mixed use commercial and residential spaces with community amenities, including a plaza-like courtyard..

EPC Application Hearing Details:
EPC Hearing scheduled for (3rd Thursday date--20 August 2026)

1. Hearing Time:
   a. Meetings are held via Zoom: This meeting link-- https://cabq.zoom.us/j/83932559165
   b. The Commission will begin hearing applications at 8:40 a.m.
   c. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
   a. Comments from facilitated meetings will go into a report which goes to the City Planner.
   b. City Planner includes facilitator report in recommendations.
   c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
   a. Written comments must be received by 10 August 26 and may be sent to
      Megan Jones, Principal Planner, EPC mdjones@cabq.gov

Names & Affiliations of Attendees* (and additional Interested Parties):

Alan Varela	Director, Planning Department
*Matt Cox	Assoc Dir, Planning & Policy, Council Svcs
*Deepa Bansal	Mgr, Planning & Policy, Council Svcs
Megan Jones	Principal Planner, EPC
*Marlorene Martinez	Citizens Info Comm of Martineztown, Pres
*Meghan Martinez	Citizens Info Comm of Martineztown
Roslyn Kloeppel	Citizens Info Comm of Martineztown
Renee Martinez	Citizens Info Comm of Martineztown
*Loretta Naranjo Lopez	Santa Barbara Martineztown NA, Pres
Eleanor Walther	Santa Barbara Martineztown NA
Rosalie Martinez	Santa Barbara Martineztown NA
Andres Ayon	Santa Barbara Martineztown NA
*Jesse Lopez	Santa Barbara Martineztown NA
Peggy Norton	North Valley Coalition
Andrew Tafoya Leverett	North Valley Coalition
*Tyson Hummell	CABQ ADR Coordinator
Krista Baca	ADR Paralegal
*Philip Crump	Facilitator
*Laura Hudman	Facilitator

CITY OF ALBUQUERQUE
AMENDMENT to Land Use Facilitated Meeting Report

Project: 229 Lomas Blvd NE Re-Zoning
Meeting Date and Time: 27 July 2026, 6-8 pm
Date Submitted: 30 July 2026
Original Submission: 29 July 2026
Submitted By: Philip Crump
Facilitators: Philip Crump and Laura Hudman

*Corrections/changes/additions are shown in **BOLD.***

2. Neighborhood concerns and requests

d. Building heights—
i) Neighbors want the maximum height to remain 26 ft in height following the CPO-7, so that it preserves and protects the character of the neighborhood.
(1) In response to questions regarding height, if the rezoning is upheld and the court case does not support the CPO-7 **boundary amendment,** a planner noted that ~~**height restrictions**~~ **conditions** could be placed ~~**by the**~~ **on an** EPC**-approved site plan** ~~**at the time of the site plan application**~~ **once submitted** by the new owner, but not before.

G) PUBLIC COMMENT

August 4, 2026

City Council Services
Attn: Ms. Deepa Bansal, Council Policy Planner
One Civic Plaza, 9th Floor
Albuquerque, NM 87102

Dear Ms. Deepa Bansal,

After reviewing the Integrated Development Ordinance (IDO), Santa Barbara Martineztown Neighborhood Association (SBMTNA) respectfully request the City of Albuquerque City Council Services request a less intense zone such as MX-T zone district which provides a transition between residential neighborhoods and more intense commercial areas or the MX-L zone district which provides for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Martineztown Santa Barbara neighborhood realizes that MX-M zone is not an appropriate location for the moderate intensity use proposed by City Council Services.

The City of Albuquerque cannot change the past, but they can begin to provide restitution to the Martineztown Santa Barbara neighborhood by recommending a more appropriate use next to the low-density single family residential neighborhood.

IDO Section 4.2 under allowable uses, The MX-M zone and the NR-LM zone correlate except for the residential use category. How is MX-M justified, when the property at 229 Broadway NE is in the adjacent neighborhood to Downtown. The proposed MX-M zone is much too intense to serve the surrounding community which is low density residential zoning.

The traffic analysis will show that the neighborhood is already dealing with high traffic volume and more traffic will be added with the approved physical therapy hospital. The hospital was given MX-H zone which highly detrimental to the neighborhood. The neighborhood deals with outside traffic on a daily basis. The major transit corridor conflicts with the CPO-7 allowable height which is 26 feet. The rezoning to MX-L or MX-T aligns more with the low-density residential area.

SBMTNA does not agree that there is a city housing crisis. The City lost about 10 percent of their residents within the last decade from 559,000 to 555,000 residents. The reason is that the downtown core has built plenty of apartments, but unaffordable to most Albuquerqueans. The association is for downzoning but the City Council Services needs to consider the most appropriate residential zone code category that does less impact the historical residential single family Martineztown Santa Barbara neighborhood. Any increase at this intersection is detrimental.

The historic Martineztown Santa Barbara Neighborhood Association would like to review the required cumulative report, traffic impact analysis, and the environmental impact analysis before the case is sent to the Environmental Planning Commission.

SBMTNA understands that the City has a Request for Proposal (RFP) for 229 Broadway NE. It might be prudent to hold off on any rezoning until the City sees the results of the RFP.

SBMTNA respectfully requests the City Council Services, Councilor Baca and the City of Albuquerque Metropolitan Redevelopment Area staff to reconsider downzoning 229 Broadway NE to MX-T or MX-L zone category to protect and preserve the historical single family residential Martineztown Santa Barbara Neighborhood.

Sincerely,

Loretta Naranjo Lopez, President
SBMTNA
1420 Edith NE, #9
Albuquerque, NM 87102
Email: sbmartineztown@gmail.com
(505)270-7716
Website:sbmtna.com

H) AGENCY COMMENTS

Agency Comments

PLANNING DEPARTMENT

Hydrology

No Comment

Long Range Planning

This is a request for a Zone Map Amendment (ZMA) from NR-LM to MX-M for a 2.77-acre parcel at 229 Broadway Blvd. NE. The requested rezone would allow residential development, which is not allowed in the current zone district. This site lies within the Central Community Planning Area (CPA), and is within the Downtown Metropolitan Redevelopment Area (MRA) Plan. It is also located within the Broadway Boulevard Main Street Corridor (Broadway Boulevard), Lomas Boulevard Major Transit Corridor (Lomas Boulevard), and in an Area of Change.

The request would support several Comprehensive Plan and Central CPA Policies. Because the ZMA would allow multifamily residential on a vacant parcel along a Main Street Corridor, it captures growth in Centers and Corridors, and encourages multi-family residential uses and infill (Policy 5.1.1; sub-policies d and g). The request would encourage growth to a Main Street Corridor and the Downtown MRA Plan boundary (Policies 5.1.2 and 5.6.2). It also serves to encourage development of multi-family housing near services and transit (Policy 9.1.1 and sub-policy i).

The request promotes development where people can live, work, learn, shop, and play and would support housing projects that serve various income levels (Central CPA Policy 1 and sub-policy 1A). Because the request is in the Downtown MRA and allows residential and commercial uses, it supports mixed-use development in designated Centers and Corridors, and would activate a currently vacant parcel (Central CPA Policy 2; sub-policy 2A, and Policy 5).

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

CABQ Parks and Rec / Urban Forestry

Forestry has no objection to the requested action.

Environmental Health/Environmental Services Division

No comments. Proposed zone map amendment is located outside the landfill buffer zone; therefore, no landfill-related review or conditions are required.

Fire Department

Approved

Solid Waste Department

No Comment

OTHER AGENCIES

Albuquerque *Bernalillo County Water Utility Authority (ABCWUA)*

No objections. Future development will require a Request for Availability.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no objection to the zoning map amendment proposed under Case ZMA-2026-00011. This statement is limited to the requested zone change and does not constitute approval of any future development proposal, drainage plan, property disposition, or modification of the parties' existing contractual rights or obligations.

AMAFCA also request that City representatives coordinate with AMAFCA regarding the future disposition of the jointly owned property, the use of the any resulting proceeds, and the agencies' continuing obligations to reduce flood risk and fund drainage improvements in the mid-valley. The full AMAFCA letter and its associated attachments are provided at the conclusion of the Agency Comments section.

Albuquerque Public Schools (APS)

APS Comments: APS has no objection to the request as submitted. The proposed zoning change supports redevelopment of a vacant infill property within an established urban area and is consistent with the City's goals for transit-oriented and mixed-use development. While the application does not include a specific development proposal or identify the number of residential units, the requested MX-M zoning would allow future residential development that may generate additional students within the affected attendance boundaries. The following schools will be impacted:

i. Elementary School: Longfellow Elementary School
ii. Middle School: Jefferson Middle School
iii. High School: Albuquerque High School

Because a specific development program has not been proposed, APS cannot estimate student generation at this time. Student generation and school capacity impacts should be evaluated during future site development and subdivision review when the number and type of residential units are known.

Bernalillo County/Transportation

No adverse comments. No Bernalillo County maintained streets nearby.

Bernalillo County/Planning and Development

No adverse comments.

Public Service Company of New Mexico (PNM)

There are PNM facilities and/or easements along or within the Lomas Blvd, Broadway Blvd, and Commercial St rights-of-way.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

Elizabeth Newlin Taylor, Chair
Bruce M. Thomson, P.E., Vice Chair
Orlando G. Martinez, Jr., Secretary-Treasurer
Tim Eichenberg, Asst. Secretary-Treasurer
Ronald R. Bohannan, Director

David Stoliker
Interim Executive Engineer

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority
2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215
Website: www.amafca.org

July 28, 2026

Daniel Aragon
Commission Chair
CABQ Environmental Planning Commission

RE: August 20, 2026 Environmental Planning Commission Case ZMA-2026-00011 Zoning Map Amendment (Zone Change) - Tract A-1 Plat of Tracts A-1, B-1 & B-2 Slade-Olson Subdivision, located at 229 Broadway Blvd NE, between Broadway Blvd and 1st St. NW

Mr. Aragon,

AMAFCA and the City have a longstanding shared interest in protecting the Albuquerque community from the dangers of flooding for decades and have successfully partnered and collaborated in the design and construction of flood control and drainage facilities which have served to protect life and property from flooding. The Post Office Interim Stormwater Detention Pond (and the subsequent Isaac Benton Pump Station aka Marble Arno Pump Station) located at the property subject to this EPC case are examples of that collaboration.

A brief history of the area; in response to flooding in the early 2000s, AMAFCA and the City entered into an agreement to purchase the subject property (referred to as the Post Office Pond Property) [*Martineztown Flood Relief Agreement for Acquisition & Construction of the Post Office Interim Stormwater Detention Pond* dated 10/28/2008]. A prior study identified that a pond at that location would help alleviate flooding in the area but not provide a permanent solution. The agreement also established the agencies' respective ownership interests and responsibilities concerning the property.

As a result of that agreement, AMAFCA and the City developed the Mid Valley Drainage Management Plan (2011) which identified that the future Marble Arno Pump Station would address the flooding and capacity issues at the Broadway Pump Station.

Between 2011 and 2020, the City progressed with the design of the Marble Arno facility, entering into a cost share agreement with AMAFCA for the facility and amending the agreement for the cost of construction of the facility [*Agreement for Funding the Design & Construction of the Marble Arno Pump Station* dated 10/24/2016].

During the construction of the Marble Arno facility, the Post Office Pond was used as a storage yard, and subsequently filled in.

Following the completion of the Marble Arno Pump Station, the City completed a Letter of Map Revision to amend the FEMA floodplain affecting the area, showing that the new facility as reduced (but not eliminated) the flood risk at the Post Office Pond (per the terms of the *Marble Arno Agreement*) [FEMA Letter dated 7/17/2024, LOMR effective 12/5/2024].

Under the terms of the applicable agreements, following completion of the LOMR, proceeds from any sale of the Post Office Pond property are to be divided equally between AMAFCA and the City and used for

mid-valley drainage improvements. During previous discussions, AMAFCA indicated that it may be amenable to quitclaiming its interest in the property, subject to a future agreement with the City addressing how the agencies will satisfy their continuing contractual obligations.

AMAFCA has no objection to the zoning map amendment proposed under Case ZMA-2026-00011. This statement is limited to the requested zone change and does not constitute approval of any future development proposal, drainage plan, property disposition, or modification of the parties' existing contractual rights or obligations.

AMAFCA also requests that City representatives coordinate with AMAFCA regarding the future disposition of the jointly owned property, the use of any resulting proceeds, and the agencies' continuing obligations to reduce flood risk and fund drainage improvements in the mid-valley.

Please feel free to contact me to discuss any aspects of this letter at dstoliker@amafca.org or by phone at (505) 884-2215.

Sincerely,
AMAFCA

David Stoliker

David Stoliker, P.E.
Interim Executive Engineer

Attachments:

Martineztown Flood Relief Agreement for Acquisition & Construction of the Post Office Interim Stormwater Detention Pond
Agreement for Funding the Design & Construction of the Marble Arno Pump Station
2026 Bernalillo County Assessor Tax Records for Tract A-1 Slade-Olson Subdivision
Current effective FEMA Flood Hazard Map

CC: AMAFCA
City of Albuquerque Planning
City of Albuquerque Council Services

2026 Bernalillo County Assessor Tax Records for Tract A-1 Slade-Olson Subdivision

PARID: 101405840113842925

CITY OF ALBUQUERQUE & AMAFCA, 229 BROADWAY BLVD

Class

Class	Non Residential
Tax District	A1AMC

Current Owner

Owner	CITY OF ALBUQUERQUE & AMAFCA
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87103 2248
Other Mailing Address	PO BOX 1293

Ownership for Tax Year Selected

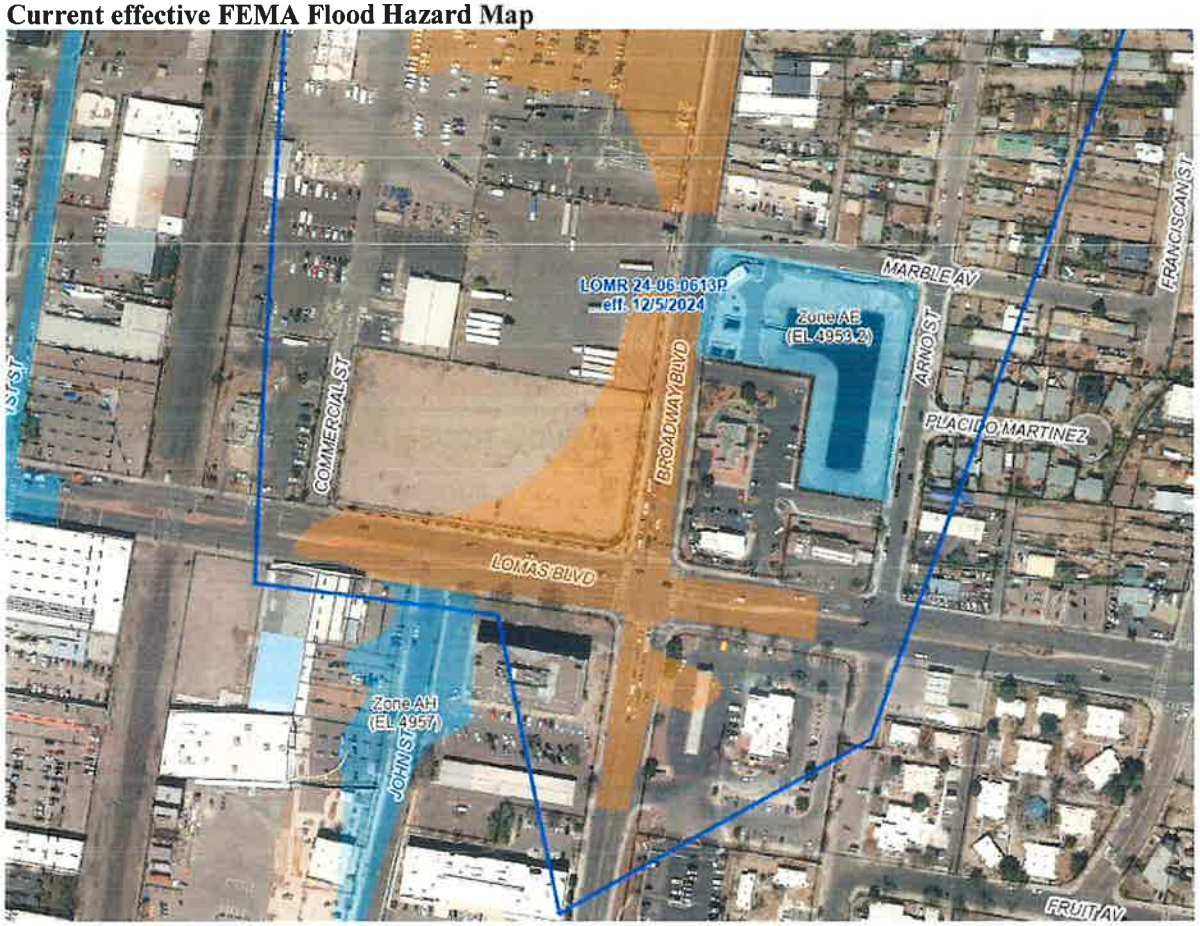
Tax Year	2026
Owner Name	CITY OF ALBUQUERQUE & AMAFCA
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87103 2248
Other Mailing Address	PO BOX 1293

Description

Location Address	229 BROADWAY BLVD NE
City	ALBUQUERQUE
State	
Zip Code	87102
Property Description	TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON SUBD (COMPRISING OF LTS 1, 2, 3 BLK A, K. W. PHILLIPS ADDN TR A &
Public Improvement District	
Tax Increment Development Districts	

Document

Current effective FEMA Flood Hazard Map



2008-33

MARTINEZTOWN FLOOD RELIEF AGREEMENT FOR ACQUISITION AND CONSTRUCTION OF THE POST OFFICE INTERIM STORM WATER DETENTION POND

THIS AGREEMENT is made and entered into this 28th day of October, 2008, by and between the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico ("AMAFCA"), and the City of Albuquerque, a municipal corporation ("CITY"), individually referred to as "PARTY" and collectively referred to as the "PARTIES".

RECITALS:

WHEREAS, the mid-valley area of Albuquerque is below the elevation of the Rio Grande and as such, all storm water collected in the valley must be pumped either over the levees into the Rio Grande or up to the AMAFCA North Diversion Channel via the Candelaria, Duranes, Alcade, Barelas and Broadway Storm Water Pump Stations; and

WHEREAS, the Martineztown Neighborhood, northeast of downtown Albuquerque, is served by the Broadway Storm Water Pump Station, which has discharge capacity limited by the size and ratings of its storm water pumps and its force main capacity to the AMAFCA North Diversion Channel; and

WHEREAS, the Martineztown Neighborhood has historically experienced flooding, including flooding from several storm events during the summer of 2006; and

WHEREAS, in response to the flooding in 2006, the CITY, using its emergency contracting procedures, engaged Wilson and Company and Molzen-Corbin and Associates as consulting engineers to evaluate solutions to alleviate the flooding in the affected neighborhood; and

WHEREAS, the "Broadway Basin - Preliminary Findings Report" by Wilson & Company dated April 12, 2007 identified construction of a pond on property owned by the U.S. Postal

Service adjacent to the Broadway Storm Water Pump Station as part of the solution to provide additional flood protection for the Martineztown Neighborhood; and

WHEREAS, AMAFCA's FY 2008 Project Schedule, adopted by the AMAFCA Board of Directors on August 23, 2007, recognized the need for and regional impact of the construction of the pond on property owned by the U.S. Postal Service and identified $2,000,000 (Two Million Dollars) in funding in FY-2013 for the "Post Office Pond Excavation", and also recognized that the project is subject to acquisition of right of way by the City from the Federal Government United States Postal Service; and

WHEREAS, the CITY has now acquired a portion of the property from the United States Postal Service known as Tract A-1, Slade Olson Subdivision, as was filed for public record as document number 2008084493, on July 28, 2008, (the "POST OFFICE PROPERTY"), at negotiated cost of $2,094,000.00.,

WHEREAS, Wilson and Company is preparing final construction plans for City Project No. 7963.94, which includes the interim storm water detention pond and appurtenant work, including, but not limited to, pond excavation, storm drain piping, manholes, junctions boxes, inlet works, outlet works, pipe connection to the wet well of the Broadway Storm Water Pump Station, utility relocations and associated removal and replacement of pavement, curb, gutter and sidewalk, (hereinafter known as the "POST OFFICE INTERIM POND") as schematically shown on Exhibit A; and

WHEREAS, the Wilson and Company contract for design of the Post Office Interim Pond is for $80,000.00, and based on the $1,800,000.00 engineer's cost estimate for the construction of the POST OFFICE INTERIM POND, the cost for construction management

of the POST OFFICE INTERIM POND is estimated at 7% of construction cost or $126,000.00, for a total of $2,006,000.00; and

WHEREAS, at this time, AMAFCA is interested in participating in the acquisition of the POST OFFICE INTERIM POND property, and in participating in the construction of the Post Office Interim Pond, with the intent to collaborate with the CITY in providing additional flood relief to the Martineztown neighborhood before the 2009 summer's rainy season; and

WHEREAS, it would be in the public interest for AMAFCA to contribute funding to the CITY for the Post Office Interim Pond on a cost shared basis as set forth herein.

NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS CONTAINED HEREIN, THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION ONE: The purpose of the agreement is to:

1.1 Provide for the funding, right of way acquisition, design, construction, construction management and maintenance of the POST OFFICE INTERIM POND, and to provide commitment of the PARTIES to fund, coordinate and further evaluate optimal storm water detention pond sizes and locations via a comprehensive Drainage Management Plan for the mid-valley area served by CITY storm water pump stations.

SECTION TWO: The CITY agrees to:

2.1 Simultaneous with receipt of $1,047,000.00 (One Million Forty Seven Thousand Dollars) from AMAFCA, which amount represents 50% of the acquisition cost of the POST OFFICE PROPERTY, provide AMAFCA a special warranty deed dedicating to

AMAFCA a 50% undivided fee interest as tenants in common in the POST OFFICE PROPERTY.

2.2 Procure the design and construction of the POST OFFICE INTERIM POND in accordance with all relevant AMAFCA and City of Albuquerque Standards.

2.3 Provide construction management for the POST OFFICE INTERIM POND, to include surveying, testing and inspection, which are estimated to cost approximately 7% of the cost of construction or approximately $126,000.

2.3 Keep a strict accounting of the funds received and disbursed under the terms of this AGREEMENT and upon request make such available to AMAFCA.

2.4 Provide any additional funding in excess of the funds provided as part of this AGREEMENT necessary to implement the POST OFFICE INTERIM POND with the understanding that AMAFCA will provide 50% of the design, construction and construction management costs, not to exceed a total of $953,000.00 (Nine Hundred Fifty Three Thousand Dollars) as AMAFCA's share of the costs of the POST OFFICE INTERIM POND.

2.5 Maintain the POST OFFICE INTERIM POND and manage all uses of and maintain the POST OFFICE PROPERTY.

2.6 To continue negotiations with the United States Postal Service for the acquisition of Tracts B-1 and B-2 Slade Olson Subdivision, as was filed for public record as document number 2008084493, on July 28, 2008. AMAFCA participation in acquisition of these parcels, if any, is subject to separate agreement by and between the PARTIES.

SECTION THREE: AMAFCA agrees to:

3.1 Pay to the CITY the lump sum of $1,047,000.00 (One Million Forty Seven Thousand Dollars) and accept a 50% undivided fee interest for the acquisition of the POST OFFICE INTERIM PROPERTY. Payment by AMAFCA will be made within 30 days of the receipt of an invoice from the CITY. Invoice may be sent by CITY to AMAFCA any time after award of the construction contract or issuance of an on-call construction work order for the POST OFFICE INTERIM POND. If the CITY elects to separate portions of the construction, invoice from the CITY may be sent any time after the award of the construction contract or issuance of an on-call construction work order for the portion of construction which includes excavation of the interim storm water detention pond and pipe connection to either the existing 54" storm drain in Broadway Blvd, or the 72" storm drain Lomas Blvd.

3.2 Pay to the City 50% of the design, construction, and construction management costs of the POST OFFICE INTERIM POND, not to exceed a total of $953,000.00 (Nine Hundred Fifty Three Thousand Dollars). Payment by AMAFCA will be made in three payments as follows:

1. First Payment – 50% of design costs, to be invoiced by CITY any time after design is completed and construction plans are approved by the CITY"S Director of the Department of Municipal Development.
2. Second Payment – 50% of as-bid construction costs, to be invoiced by CITY any time after award of construction contract or issuance of an on-call construction work order for the POST OFFICE INTERIM POND. If the CITY elects to separate portions of the construction, CITY invoices will be made concurrent with each portion of work.
3. Third Payment – 50% of final as-built construction costs less Second Payment, plus 50% of actual construction management costs, to be invoiced

by CITY at completion of project and after final payment for the construction contract and final payment for construction management services. If the CITY elects to separate portions of the construction, CITY invoices will be made concurrent with completion of each portion of work.

Payment by AMAFCA will be made within 30 days of the receipt of each invoice from the CITY.

SECTION FOUR: BOTH PARTIES Agree:

4.1 Any proceeds from the future disposition or sale of the POST OFFICE PROPERTY are designated for use only for mid-valley drainage improvements. AMAFCA and CITY will cooperate in determination of projects to be funded from any proceeds, and AMAFCA shall quitclaim its interest in the property back to the CITY as necessary, subject to future agreement between the PARTIES for use of the proceeds.

4.2 If, for any reason, the POST OFFICE INTERIM POND is not awarded for construction by the CITY by December 31, 2010; this AGREEMENT will become null and void.

4.3 To cooperate in the funding and development of a comprehensive Drainage Management Plan ("DMP") for the mid-valley watersheds served by the Candelaria, Duranes, Broadway, Alcade and Barelas Storm Water Pump Stations. The DMP will provide a detailed hydrology and hydraulic model of the watershed and mid-valley storm drain system, to include system interconnects and existing storm water detention storage. The DMP will evaluate optimal locations and sizing of storm water detention storage within the valley, and development and evaluation of options will include FEMA floodplain removal, economies of scale for maintenance, and multiple use considerations at each

site. Funding of this study, estimated to be $600,000, will be split between the PARTIES, split percentages to determined, subject to the availability of funds and potential third party funding sources. Timing of the funding will be coordinated with the to-be-developed AMAFCA FY-2010 Project Schedule and the CITY's 2009 and 2011 Capital Improvements Programs, and will be the subject of future agreement between the PARTIES.

4.4 To cooperate with each other in order to expedite the construction of the POST OFFICE INTERIM POND.

4.5 If any situation arises which adversely affects either PARTY's participation in the AGREEMENT, said PARTY will immediately, and in writing, notify the other PARTY.

4.6 Any circumstance which materially affects this AGREEMENT will be promptly and equitably resolved by both PARTIES and if necessary, an amendment to this Agreement shall be executed.

4.7 This AGREEMENT may be modified only by mutual written agreement of the PARTIES hereto.

4.8 The PARTIES understand and agree the obligation of each party under this AGREEMENT shall be performed in compliance with all applicable laws, statutes and ordinances. Nothing herein is intended to constitute any agreement for the PARTIES to perform any activity in violation of the Constitution or Laws of the State of New Mexico, Resolutions of the AMAFCA Board of Directors, or the Ordinances of the City of Albuquerque.

4.9 If any clause or provision in this AGREEMENT is illegal, invalid or unenforceable, under present or future laws effective during the term of this AGREEMENT, then and in that event, it is the intention of the PARTIES hereto that the remainder of this AGREEMENT shall not be affected thereby.

4.10 It is specifically agreed between the PARTIES executing this AGREEMENT that this AGREEMENT does not, and is not intended to, create in the public, or any member thereof, any rights whatsoever, such as, but not limited to, the rights of a third party beneficiary, or to authorize anyone not a party to the AGREEMENT to maintain a suit(s) for wrongful death and/or any other claim(s) whatsoever pursuant to any provision of this AGREEMENT.

4.11 Each PARTY shall be solely responsible for any and all liability arising from personal injury including death or damage to property arising from an act or failure to act of the respective PARTY, its officials, agents, contractors and employees pursuant to this AGREEMENT. Liabilities of each PARTY shall be subject to the immunities and limitations of the Tort Claims Act, Section 41-4-1, et seq., N.M.S.A. 1978 and any amendments thereto.

4.12 This AGREEMENT is subject to approval by the AMAFCA Board of Directors, and the Chief Administrative Officer (CAO) of the CITY and shall not be binding upon the PARTIES until so approved. Upon approval by the PARTIES, the covenants, terms and conditions of this AGREEMENT shall be binding upon and inure to the benefit of the PARTIES hereto, their successors and assigns.

MARTINEZTOWN FLOOD RELIEF
AGREEMENT FOR ACQUISITION AND CONSTRUCTION OF THE POST OFFICE INTERIM STORM WATER DETENTION POND

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed as of the day and year set forth above.

Albuquerque Metropolitan Arroyo Flood Control Authority

By: Danny Hernandez, Chair
Board of Directors

Attest:

Tim Eichenberg, Secretary-Treasurer,
Board of Directors 9/25/08

City of Albuquerque

Ed Adams, P.E.
Chief Administrative Officer

10-28-08
Date

Recommended:

John R. Castillo, P.E.,
Director, Department of Municipal Development

10/28/08
Date

Reviewed as to Form:

Robert M. White
City Attorney

10-10-8
Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on September 25, 2008, by Danny Hernandez, Chair of the Board of Directors, on behalf of the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), a political subdivision of the State of New Mexico.

Notary Public

My Commission Expires:

June 3, 2011

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 28, 2008, by Ed Adams, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation.

Notary Public

My Commission Expires:

1-27-2010

MARTINEZTOWN FLOOD RELIEF
AGREEMENT FOR ACQUISITION AND CONSTRUCTION OF THE POST OFFICE INTERIM STORM WATER DETENTION POND

Exhibit A

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

THIS AGREEMENT is made and entered into this 24th day of Oct., 2016, by and between the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico ("AMAFCA"), and the City of Albuquerque, a municipal corporation ("CITY"), individually referred to as "PARTY" and collectively referred to as the "PARTIES".

RECITALS:

WHEREAS, the mid-valley area of Albuquerque is below the elevation of the Rio Grande and as such, all storm water collected in the valley must be pumped either over the levees into the Rio Grande or up to the AMAFCA North Diversion Channel via the Candelaria, Duranes, Alcade, Barelas and Broadway Storm Water Pump Stations; and

WHEREAS, the Martineztown Neighborhood, northeast of downtown Albuquerque, is served by the Broadway Storm Water Pump Station, which has discharge capacity limited by the size and ratings of its storm water pumps and its force main capacity to the AMAFCA North Diversion Channel; and

WHEREAS, the Martineztown Neighborhood has historically experienced flooding, including flooding from several storm events during the summer of 2006; and

WHEREAS, the "Broadway Basin – Preliminary Findings Report" by Wilson & Company dated April 12, 2007 identified construction of a pond on property owned by the U.S. Postal Service adjacent to the Broadway Storm Water Pump Station to address the lack of an adequate wet well for the Broadway Storm Water Pump Station as part of the solution to provide additional flood protection for the Martineztown Neighborhood; and

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

WHEREAS, AMAFCA entered into a funding agreement with the CITY for the purchase of the POST OFFICE PROPERTY that was used for the construction of the Interim Post Office Storm Water Detention Pond on October 28, 2008, which mandated that both agencies participate in the Mid Valley Drainage Management Plan; and

WHEREAS, AMAFCA's FY 2010 Project Schedule, adopted by the AMAFCA Board of Directors on November 24, 2009, identified the funding for the Mid Valley Drainage Management Plan; and

WHEREAS, AMAFCA entered into a funding agreement with the CITY for the Mid Valley Drainage Management Plan on February 8, 2010; and

WHEREAS, the Mid Valley Drainage Management Plan identified the Marble Arno Pump Station as an alternative to the reconstruction of the existing Broadway Storm Water Pump Station to address inadequate wet well capacity and inadequate power supply; and

WHEREAS, the Marble Arno Pump Station would eliminate an additional ponding area along Broadway, by having a 30 ac-ft wet well; and

WHEREAS, AMAFCA's FY 2012 Project Schedule, adopted by the AMAFCA Board of Directors on November 24, 2011, identified the funding for the Marble Arno Pump Station; and

WHEREAS, the complexity and the cost of the Marble Arno Pump Station is such that phasing of the project will be necessary to address funding streams; and

WHEREAS, it would be in the public interest for AMAFCA to contribute funding to the CITY for the Marble Arno Pump Station on a cost shared basis as set forth herein.

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS CONTAINED HEREIN, THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION ONE: The purpose of the agreement is to:

1.1 Provide for the funding, right of way acquisition, design, construction, and construction management for the MARBLE ARNO PUMP STATION.

1.2 Disposal of the POST OFFICE PROPERTY that AMAFCA holds a special warranty deed dedicating to AMAFCA a 50% undivided fee interest as tenants in common in the POST OFFICE PROPERTY with the CITY.

SECTION TWO: The CITY agrees to:

2.1 Acquire the property identified for the location of the Marble Arno Pump Station.

2.2 Invoice AMAFCA for and take receipt of $500,000.00 (Five Hundred Thousand Dollars) from AMAFCA in Fiscal Year 2017 for activities associated with acquisition of the property identified for the location of the Marble Arno Pump Station.

2.3 Invoice AMAFCA for, and take receipt of, $500,000.00 (Five Hundred Thousand Dollars) from AMAFCA in Fiscal Year 2017 for feasibility and planning activities for the property identified for the location of the Marble Arno Pump Station.

2.4 Procure the design of the Marble Arno Pump Station in Fiscal Year 2017 in accordance with all relevant AMAFCA and City of Albuquerque Standards; the design may include interim improvements that can be phased during construction.

2.5 Invoice AMAFCA for, and take receipt of, $500,000.00 (Five Hundred Thousand Dollars) from AMAFCA in Fiscal Year 2017 for the partial funding of the design of the Marble Arno Pump Station including interim improvements.

2.6 Complete the design of the Marble Arno Pump Station in Fiscal Year 2018.

2.7 After the Marble Arno Pump Station design is approved and a project is awarded, for $4,500,000.00 or more, invoice AMAFCA for and take receipt of $4,500,000.00 (Four Million Five Hundred Thousand Dollars) for construction of the Marble Arno Pump Station.

2.8 Provide construction management for all phases of the Marble Arno Pump Station construction, to include surveying, testing and inspection.

2.9 Provide any, and all, additional funding in excess of the funds provided as part of this AGREEMENT by AMAFCA which are necessary to acquire right of way, complete the design and construct the Marble Arno Pump Station. The CITY agrees that AMAFCA will provide funding for preliminary property acquisition activities, design, construction and construction management costs as set forth herein not to exceed a total of $6,000,000.00 (Six Million Dollars) as AMAFCA's share of the costs of the Marble Arno Pump Station.

2.10 Own and maintain the Marble Arno Pump Station and manage all uses of and maintain the Marble Arno Pump Station property.

2.11 Complete a Conditional Letter of Map Revision (CLOMR) that removes the existing flood plain on the Post Office Pond property.

2.12 Complete enough of the Marble Arno Pond (Phase I) to allow a Letter of Map Revision to be submitted to FEMA to remove the flood plain on the Post Office Pond property. Once

the flood plain is removed, the Post Office Pond property can be sold, with proceeds of the sale being credited equally between AMAFCA and the CITY.

SECTION THREE: AMAFCA agrees to:

3.1 In Fiscal Year 2017, pay the CITY $500,000.00 (Five Hundred Thousand Dollars) for acquisition activities associated with the property identified for the location of the Marble Arno Pump Station.

3.2 In Fiscal Year 2017, pay the CITY $500,000.00 (Five Hundred Thousand Dollars) for feasibility and planning activities for the location of the Marble Arno Pump Station.

3.3 In Fiscal Year 2017, pay the CITY $500,000.00 (Five Hundred Thousand Dollars) for the partial funding of the design of the Marble Arno Pump Station.

3.4 Pay to the CITY after the design of the Marble Arno Pump Station is approved, and a project is awarded, for $4,500,000.00 or more, pay the CITY the invoiced amount of $4,500,000.00 (Four Million Five Hundred Thousand Dollars) for the construction of the Marble Arno Pump Station.

3.5 Have no liability for any funding in excess of the funds provided for and described in this agreement. AMAFCA will provide funding for preliminary property acquisition activities, design, construction and construction management costs, not to exceed a total of $6,000,000.00 (Six Million Dollars) as AMAFCA's share of the costs of the Marble Arno Pump Station.

3.6 All Payments by AMAFCA will be made within thirty (30) days of the receipt of each invoice from the CITY.

SECTION FOUR: BOTH PARTIES Agree:

4.1 Any proceeds from the future disposition or sale of the POST OFFICE PROPERTY are designated for use only for mid-valley drainage improvements. AMAFCA and the CITY will cooperate in determination of projects to be funded from any proceeds. Subject to any future agreement between the PARTIES for use of the proceeds, AMAFCA shall quitclaim its interest in the property back to the CITY as necessary to complete such projects mutually agreeable to the parties for mid-valley drainage improvements, with AMAFCA being given credit toward such projects for its one-half interest in the property.

4.2 If, for any reason, a portion of the Marble Arno Pump Station is not awarded for construction by the CITY by December 31, 2017; this AGREEMENT will become null and void and the CITY shall return any unexpended funds received by it from AMAFCA.

4.3 To cooperate with each other in order to expedite the construction of the Marble Arno Pump Station.

4.5 If any situation arises which adversely affects either PARTY's participation in the AGREEMENT, said PARTY will immediately, and in writing, notify the other PARTY.

4.6 Any circumstance, which materially affects this AGREEMENT, will be promptly and equitably resolved by both PARTIES and if necessary, an amendment to this Agreement shall be executed.

4.7 This AGREEMENT may be modified only by mutual written agreement of the PARTIES hereto.

4.8 The PARTIES understand and agree the obligation of each party under this AGREEMENT shall be performed in compliance with all applicable laws, statutes and ordinances. Nothing herein is intended to constitute any agreement for the PARTIES to

perform any activity in violation of the Constitution or Laws of the State of New Mexico, Resolutions of the AMAFCA Board of Directors, or the Ordinances of the City of Albuquerque.

4.9 If any clause or provision in this AGREEMENT is illegal, invalid or unenforceable, under present or future laws effective during the term of this AGREEMENT, then and in that event, it is the intention of the PARTIES hereto that the remainder of this AGREEMENT shall not be affected thereby.

4.10 It is specifically agreed between the PARTIES executing this AGREEMENT that this AGREEMENT does not, and is not intended to, create in the public, or any member thereof, any rights whatsoever, such as, but not limited to, the rights of a third party beneficiary, or to authorize anyone not a party to the AGREEMENT to maintain a suit(s) for wrongful death and/or any other claim(s) whatsoever pursuant to any provision of this AGREEMENT.

4.11 Each PARTY shall be solely responsible for any and all liability arising from personal injury including death or damage to property arising from an act or failure to act of the respective PARTY, its officials, agents, contractors and employees pursuant to this AGREEMENT. Liabilities of each PARTY shall be subject to the immunities and limitations of the Tort Claims Act, Section 41-4-1, et seq., N.M.S.A. 1978 and any amendments thereto.

4.12 This AGREEMENT is subject to approval by the AMAFCA Board of Directors, and the Chief Administrative Officer (CAO) of the CITY and shall not be binding upon the PARTIES until so approved. Upon approval by the PARTIES, the covenants, terms and conditions of this AGREEMENT shall be binding upon and inure to the benefit of the PARTIES hereto, their successors and assigns.

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed as of the day and year set forth above.

Albuquerque Metropolitan Arroyo Flood Control Authority

By: _____
Bruce M. Thomson, Chair
Board of Directors

Attest:

By: _____
Ronald D. Brown, Secretary-Treasurer
Board of Directors

8/25/16
Date

RECOMMENDED BY:

_____
Jerry M. Lovato, P.E.
Executive Engineer, AMAFCA

8/25/2016
Date

APPROVED AS TO FORM AND LEGAL SUFFICIENCY BY AMAFCA's GENERAL COUNSEL

_____
Randy M. Autio
AMAFCA General Counsel

8/25/16
Date

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

CITY OF ALBUQUERQUE

Robert J. Perry
Chief Administrative Officer

10/24/16
Date

Recommended:

Melissa Lozoya
Acting Director, Department of Municipal Development

10/7/16
Date

Reviewed as to Form:

Jessica Hernandez
City Attorney

10/13/16
Date

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

Attest:

City Clerk

Date 11/02/16

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on OCTOBER ~~25,~~ 24 ga, 2016, by Gilbert ontaño FOR Robert J. Perry, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation.

Notary Public

OFFICIAL SEAL
Giselle M. Alvarez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-4-2017

My Commission Expires:

4-4-2017

CITY OF ALBUQUERQUE
CITY COUNCIL

MEMORANDUM

TO: **Renn Halstead, Commissioner Chair, CABQ Environmental Planning Commission**

FROM: **Deepa Bansal, Council Policy Planner, City of Albuquerque Council Services**

SUBJECT: **Zone Map Amendment – EPC – Property located at 229 Broadway Blvd NE**

DATE: **August 17, 2026**

Dear Chair Halstead,

This letter is in response to a submitted letter from the Neighborhood President of the Santa Barbara Martineztown Neighborhood Association. City of Albuquerque Council Services has submitted an application for a Zone Map Amendment for a property located at 229 Broadway Blvd to rezone the vacant site from Non-Residential – Light Manufacturing Zone District (NR-LM) to a Mixed-Use – Medium Intensity Zone District (MX-M). The application was completed on July 9, 2026 (ZMA-2026-00011).

In our application, we have provided justification for how rezoning this property not only supports many of the ABC Comprehensive Plan's goals and policies but also opens the possibility of varied land uses on an existing long-standing vacant site. Rezoning to a mixed-use zone district will allow for residential (townhomes, live-work, and multi-family dwellings), civic & institutional, and community amenities, serving the surrounding neighborhoods with a mix of medium-intensity development. This rezoning will create more flexible opportunities for the highest and best use of this prime property that sits at the intersection of two major roads, Lomas Blvd and Broadway Blvd, and is adjacent to the city's downtown core.

Moreover, this rezone would prevent the development of any light manufacturing land use (currently allowed in the NR-LM zone district) that could further harm the surrounding community and have environmental impacts. This rezone is further in line with the study and data collected through the Central CPA process and, per the Housing Needs Assessment (2024), which paints a clear picture that Albuquerque needs more housing.

On July 13, we received a request from SBMTNA for the Post Submittal facilitated meeting. The meeting took place on July 27, from 6-8 p.m. via Google Meet, facilitated by Philip Crumb and Laura Hudman, and was attended by neighborhood representatives. During the meeting, there was largely a unanimous agreement to downzone the property to mitigate any harm associated with an industrial zone district. Neighborhood representatives, though, had other concerns regarding an appeal of the CPO-7 boundary amendment heard by EPC during the IDO Annual Update process, environmental & traffic impacts caused by any development in the area, and development dimensional standards. Council staff clarified that this application concerns only a zone map amendment and it is outside the scope of a zone map amendment to impose conditional development standards. Additionally, since the property is within the Railroad Spur Small Mapped Area, development must be compliant with § 14-16-5-2(E) Cumulative impacts and may be required to do a cumulative impact analysis before approval of the Site Plan-EPC.

On August 4, we received a letter from Loretta requesting to consider a less intense zone district, such as Mixed-Use – Transition (MX-T) or Mixed-Use – Low Intensity (MX-L) zone districts.

As applicants, we do not agree to the suggested zone districts. MX-T is a transitional zone district that generally occurs immediately adjacent to residential zone districts, providing a buffer against more intense mixed-use zone districts. In our analysis (Page 8 – revised Justification Letter), all surrounding land uses are consistent with the proposed MX-M zone; they are medium-intensity mixed uses supported by a major transit corridor that runs along Lomas Blvd. There is no immediately adjacent residential zone or a lot containing residential development; thus, the MX-T zone district is not appropriate for this location (Figure 1).

Additionally, the purpose of the MX-L zone district is to provide for low-intensity neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Since the site sits at the intersection of two Regional Principal Arterial streets, a more intense zone district is more suitable, and the increased density is supported by existing infrastructure, including street capacity and public transport (Figure 2).

Figure 1: Existing zone map

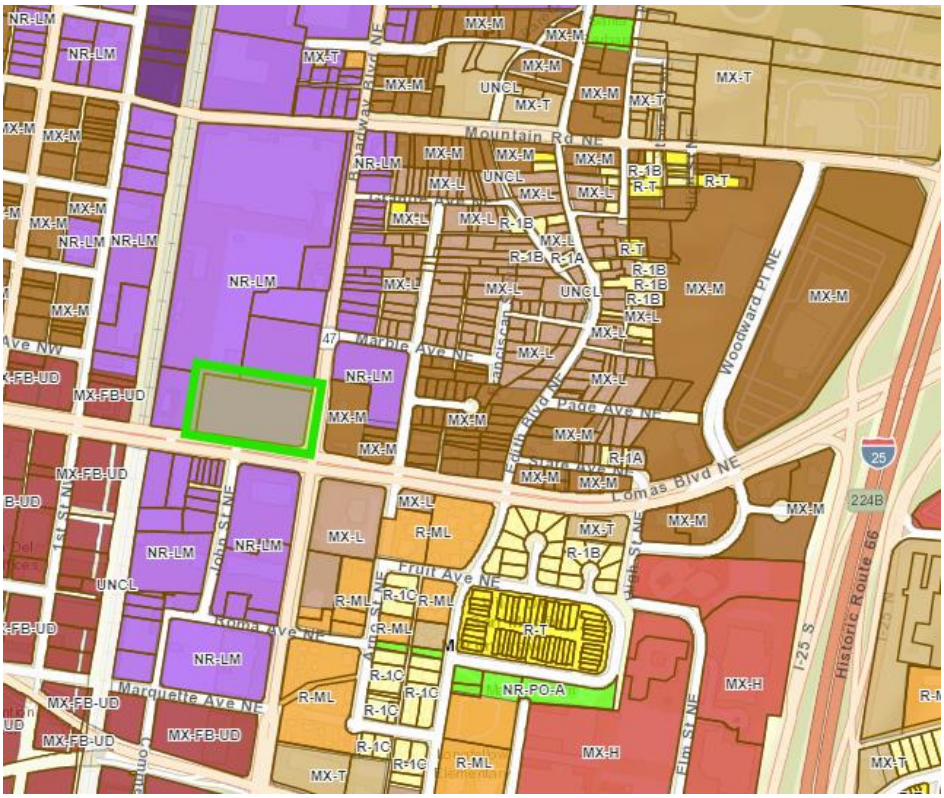
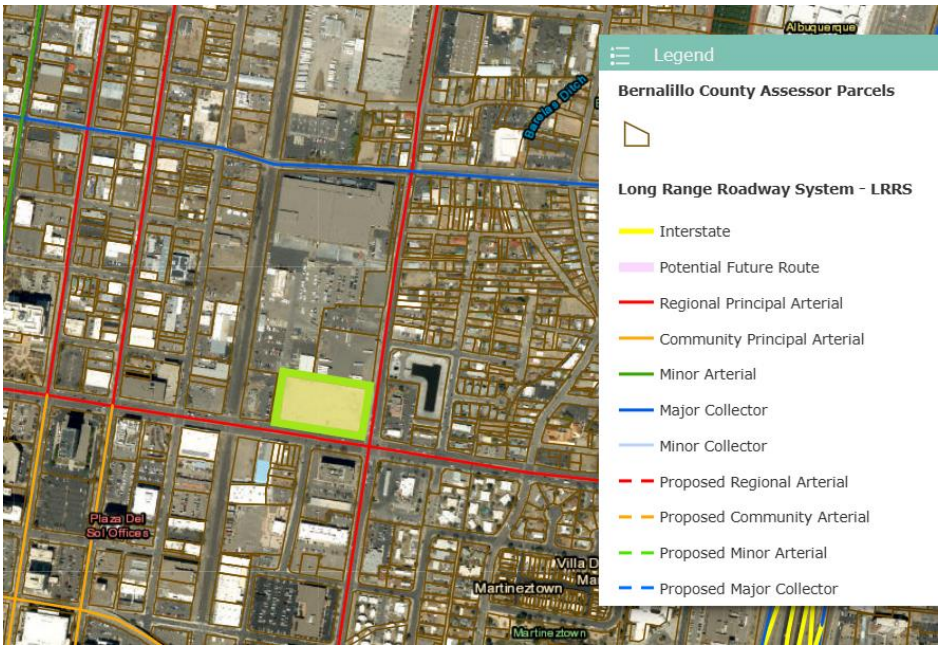


Figure 2: Long Range Roadway System Map



We acknowledge the request for deferral; however, we respectfully disagree that deferral is warranted in this case. The CPO-7 boundary amendment was approved by the full City Council on January 21, 2026, through O-26-4. Following that amendment, the Metropolitan Redevelopment Agency (MRA), as the managing authority for the property, recently issued a Request for Proposals (RFP) seeking opportunities to facilitate the redevelopment of this long-standing vacant site.

We support moving forward with productive redevelopment of this strategically located property. However, the current RFP is based on the existing NR-LM zoning designation, which limits the range of proposals that can be considered and does not allow for residential development or other community-oriented amenities that could contribute to the vitality of the Downtown area and help address the ongoing need for additional housing. If approved by the EPC, the proposed zone change can be incorporated into the RFP immediately, expanding the range of potential development proposals and allowing the property to be considered for residential, mixed-use, and community-serving uses.

For these reasons, we believe deferring the request would unnecessarily delay the redevelopment process and limit the potential range of land uses. Approving the zone change at this time would provide greater flexibility in the RFP process while supporting the City's broader goals for Downtown redevelopment.

Council staff appreciates the SBMTNA letter and its proactive involvement in the best use of this property. However, I hope this letter further provides answers and clarification as to why we continue to support a rezone from NR-LM to MX-M and how it is important to move ahead.

Sincerely,

Deepa Bansal
Council Policy Planner
City of Albuquerque, City Council Services
Office: (505) 767 5795

Housing and Neighborhood Economic Development Fund

2022 Comprehensive Plan

TABLE OF CONTENTS

I. Acknowledgements 2
II. Executive Summary 3
III. Introduction 5
IV. HNEDF History 6
V. Pocket of Poverty Today 11
VI. Community Engagement Results 16
VII. HNEDF Funding Allocation Criteria 23
VIII. Implementation Strategies 26
IX. Appendices 31

I. ACKNOWLEDGEMENTS

This 2022 Housing and Neighborhood Economic Development Fund (HNEDF) Plan was prepared over eight months in 2021 and reflects the contributions of many people. Thank you to City of Albuquerque employees at the Department for Community and Family Services for organizing the consultant recruitment process, funding this planning effort, and providing guidance and support throughout the process. Thank you to the various stakeholders who offered their insights and vision for how the Fund can positively impact Pocket of Poverty neighborhoods.

Development of the 2022 HNEDF Plan relied on the guidance of the HNEDF Committee and its Subcommittee who generously contributed their time and expertise for this planning process:

Committee Members:

- Armijo, Frances, Resident Representative, Subcommittee
- Blanquera Nelson, Robert, Resident Representative, Subcommittee
- Colonel, Gwen, Resident Representative
- Lopez, Jesse, Resident Representative, Subcommittee
- Lopez, Margaret, Resident Representative
- Nordhaus, Richard, Architect, Subcommittee
- Plaza, Andrea, Business Representative
- Robert Vigil, Resident Representative
- Sanchez, Pat, Private Lender
- Senye, Kelle, Private Housing Representative

HR&A Advisors, Inc., a national economic development, real estate advisory and public policy consultant, and Strata Design, an Albuquerque-based women-owned and operated architecture, landscape architecture and planning firm, supported the City of Albuquerque in conducting research and analysis and 2022 HNEDF Plan drafting through a contract funded by the HNEDF.

II. EXECUTIVE SUMMARY

The 1987 ordinance establishing the Housing and Neighborhood Economic Development Fund (HNEDF) called for the **development of a ten-year comprehensive plan** to outline and guide decisions about how to use revenues from loan repayments from HUD's Urban Development Actions Grants (UDAG) issued earlier that decade to support housing and economic development efforts in the area known as the Pocket of Poverty (the "Pocket"). Plans adopted in 1993 and 2002 have **guided the use of over $18M for housing and economic development projects** benefiting Pocket residents between 1993 and 2008.

Throughout 2021, the City of Albuquerque, the HNEDF Committee and Subcommittee, HR&A Advisors, and Strata Design, reviewed previous planning initiatives, analyzed demographic, economic, and real estate data pertinent to the Pocket of Poverty, conducted broad and inclusive community engagement efforts, and drafted and finalized the 2022 Plan. This 2022 Housing and Neighborhood Economic Development Fund Plan (the "2022 Plan") intends **to guide future decision-making for spending the Fund's $6.3M**.[1]

Pocket of Poverty residents are still experiencing economic distress at higher rates than the surrounding region. Unemployment and poverty rates in the Pocket of Poverty are substantially higher while median incomes are substantially lower and have not kept up with the rising cost of housing despite stagnant population growth within the Pocket.

Residents corroborated what data indicated and emphasized the need for investment in housing and economic development efforts across the area.

- Survey respondents identified housing as their **highest concern and priority**, citing increasing rents, rising home values, and higher home maintenance costs in the face of gentrification. Producing and preserving **affordable housing**, creating substantive **pathways to homeownership**, and subsidizing necessary **home improvements and renovations** can help Pocket residents manage these costs.

- Increasing housing costs place a heavier burden on residents when many are in need of **quality job opportunities that pay higher wages and offer comprehensive benefits**. Creating quality jobs, building and reinforcing **pathways to economic opportunity**, supporting **small businesses and entrepreneurs**, and strengthening local service offerings can enhance **local quality of life** and help Pocket residents find and keep fulfilling employment.

- Pocket neighborhoods are all different and as such, their residents have different needs. This Fund can not only invest in local businesses and organizations across the Pocket, but also **provide targeted services to tend to each neighborhood's specific needs.**

HNEDF funding will be prioritized for projects that provide long term and sustainable benefits for low- and moderate-income residents of the pocket of poverty. The City will allocate funds to (1) new for-sale and rental housing construction; (2) housing rehabilitation; (3) housing technical services; (4) commercial property acquisition and rehabilitation; (5) physical improvements; and (6) training, education, and supportive programming. Allocated funds should advance meaningful progress towards the following goals and objectives:

Goal 1: Produce and preserve housing units affordable for low-middle income residents.

Goal 2: Create quality jobs ($15+/hour with benefits) specific for Pocket residents

Goal 3: Rehabilitate buildings and improve facades for housing and commercial properties

Goal 4: Support entrepreneurs and small businesses in growing their companies

Goal 5: Create new pathways and services that enhance resident access to economic opportunity (e.g., new jobs, homeownership, etc.)

Goal 6: Leverage private investment alongside HNEDF funds

Goal 7: Allocate funds towards Minority/Women Owned Business Enterprise (M/WBE) and businesses and organizations located within the Pocket.

The City should allocate the monies contained within the fund over the ten-year period designated by the 2022 Plan (2022-2031) through a series of grants and loans in response to proposals issued through the City of Albuquerque's solicitation process in accordance with the administrative requirements of the Department of Family and Community Services. The City should monitor disbursed funds to ensure that funds are spent for the intended purpose and should collect data on the impacts from these funds to better understand the Fund's overall effectiveness in supporting housing and economic development efforts within the Pocket.

III.INTRODUCTION

HOUSING AND NEIGHBORHOOD ECONOMIC DEVELOPMENT FUND

In the 1980s, the City of Albuquerque ("Albuquerque" or the "City") used Urban Development Action Grants (UDAG) from the U.S. Department of Housing and Urban Development to make loans to El Encanto, Inc. (dba Bueno Foods) to expand food production facilities and to Albuquerque Plaza to develop the Hyatt Regency Hotel and Beta West office building.

In 1987, the City established a **Housing and Neighborhood Economic Development Fund** (HNEDF) to utilize proceeds from these UDAG loan repayments to benefit low- and moderate-income residents in a **targeted area known as the "Pocket of Poverty"** (the "Pocket").

The 1987 ordinance establishing the Housing and Neighborhood Economic Development Fund called for the **development of a ten-year comprehensive plan** to outline and guide decisions about how to use the UDAG loan repayments. Plans adopted in 1993 and 2002 have **guided the use of over $18M for housing and economic development projects** benefiting Pocket residents between 1993 and 2008.

The ordinance also provides for a HNEDF Committee (the "Committee") comprised of 11 residents, business owners, and housing, lending, and architectural specialists from Pocket of Poverty neighborhoods. This Committee advises on fund planning process and supports the development, approval, and implementation of the comprehensive plan, including structuring a ranking system for prioritizing project allocations.

Once it is approved by the Mayor and City Council, this 2022 Housing and Neighborhood Economic Development Fund Plan (the "2022 Plan") is **intended to guide decision-making for spending the $6.3M currently available** in the HNEDF.[1]

DEVELOPING THE 2022 PLAN

Development of this comprehensive 2022 Plan proceeded in three phases: discovery, community engagement, and Fund Plan drafting and approval.

- The **discovery phase** began in March 2021. It included a review of past planning materials, an analysis of current socioeconomic and market conditions in the Pocket, and an evaluation of the 2002 HNEDF comprehensive plan.
- The **community engagement** phase included a virtual visioning session with the public in August 2021, an area-wide digital survey answered by over 195 residents, 4 issue-specific virtual focus groups, and one-on-one meetings with local neighborhood organizations, stakeholders and housing and economic development experts. Monthly meetings with the HNEDF Committee and additional meetings with the HNEDF's subcommittee were held to gather additional feedback.
- In the **drafting and approval phase**, the City presented the Committee with a draft of the plan in December 2021 for feedback before it was submitted for review at a public meeting in March 2022, revised, and presented to City Council for approval.

[1] Inclusive of $237,500 allocated in 2013 by City Council but never spent, and likely available for alternate allocation following City Council adoption of this plan.

USING THIS DOCUMENT

This 2022 Plan is intended to **provide guidance to the City** as it considers funding allocation decisions over the next 10 years. **Actual allocations will be determined by the City** over time in accordance with the 2022 Plan and two year programs as specified in the ordinance.

The 2022 Plan provides a history of the HNEDF, an overview of demographic, economic, and real estate conditions in the Pocket today, a summary of engagement findings, and a recommendations section that offers broad allocation categories, guiding principles for decision-making, and considerations regarding the long-term sustainability of the fund to assist the City going forward.

IV. HNEDF HISTORY

ORIGINS OF THE HNEDF

The City established the HNEDF in 1987 to ensure that repayments from UDAG loans made in the 1980s were used to benefit low- and moderate-income residents in the **Pocket of Poverty**, a geographic area within the City which met the initial federal standards for physical and economic distress.

The ordinance governing the fund requires that 50 percent of allocated funds should be used for **housing** and 50 percent for **economic development**. Additionally, all proceeds from El Encanto loan repayments must be used for projects located in the North Barelas community development area.[2]

The **goals** for the fund as stated in the founding ordinance are **reducing blight and poverty, increasing available housing, creating jobs, and promoting small business development** to enhance the well-being of low and moderate-income residents.

THE POCKET OF POVERTY

Under federal regulations in place at the time of HNEDF's creation, a Pocket of Poverty was defined as a **contiguous geographic area** containing at least 10,000 people or at least 10 percent of a city's population, where at least 70 percent of residents have incomes below 80 percent of the Area Median Income (AMI) for the city and at least 30 percent have incomes below the national poverty threshold.

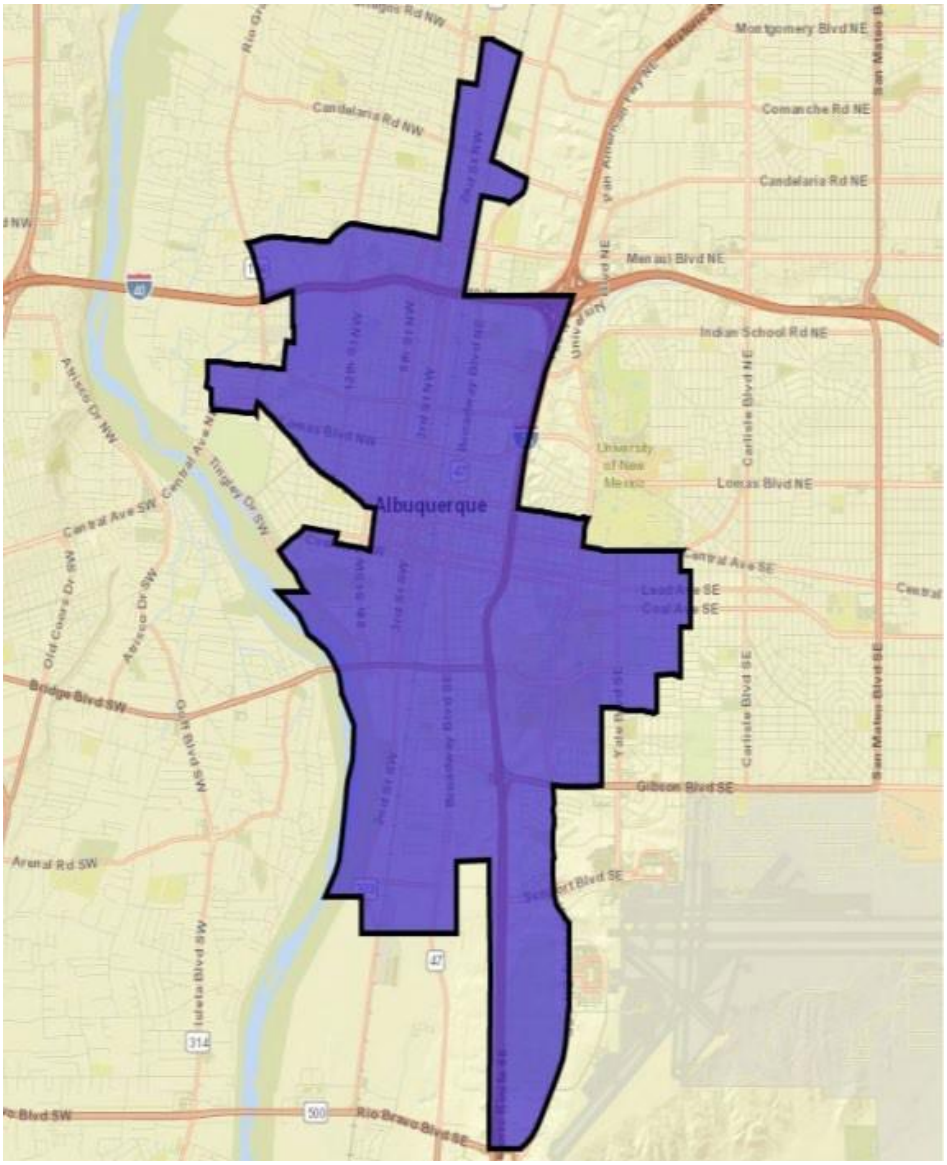
Albuquerque's Pocket of Poverty stretches from Los Griegos on the north, to University Heights on the east, Barelas and South San Jose on the south, and Old Town on the west (see Figure 1 below). See the map in Appendix 1 for more detail on Pocket boundaries and all included neighborhoods.

Today, 25 years after the establishment of the HNEDF, **Pocket of Poverty residents continue to experience economic distress** at higher rates than the surrounding region. As of August 2021, 30 percent of Pocket residents live below the poverty line and 65 percent of residents have annual incomes below 80 percent AMI for the city. While slightly below 1980s-era federal standards for initial Pocket of Poverty designation, economic distress in the Pocket remains substantially more pronounced than in the rest of the City and Bernalillo County. A detailed assessment of economic conditions in the Pocket of Poverty can be found in the Data Analysis section (beginning on Page 8).

---

[2] As of November 2020, $435,000 out of the total HNEDF fund balance is currently set aside for investments in the North Barelas community development area.

Figure 1: Pocket of Poverty Boundaries



PREVIOUS COMPREHENSIVE PLANS (1993 and 2002)

The 1987 HNEDF ordinance called for the development of **ten-year comprehensive plans** to guide decisions about how to allocate resources from the fund, with a secondary purpose of documenting housing and economic conditions in the Pocket.

Past HNEDF plans provided the following specific **funding recommendations** for housing and economic development priorities. The 2002 plan also included an "Opportunity Fund" for housing and economic development projects falling outside the specified categories.

	1993	2002
Housing	• $1.3M to incentivize **new construction** • $440K for **rehabilitation** of existing rental housing	• $1.425M to incentivize new **infill housing construction** • $800K for **rehabilitation** and exterior façade improvement • $2M revolving loan fund for **affordable housing construction**
Economic Development	• $1.1M for **job generating activities** • $350K for **commercial revitalization** • $260K for **educational services**	• $2M for incentivizing **acquisition and rehabilitation** of commercial properties • $800K for **physical improvements** such as façade renovations • $250K for **training and education**
Other		• $1M **Opportunity Fund** to cover grants and loans for additional housing and economic development opportunities

The tables below show some of the goals outlined in the respective plans along with reported **outcomes** of housing and economic development projects implemented under the 1993 and 2002 plans.

1993 Plan Goals	1993 Plan Outcomes
Construct new single-family and multi-family housing that is affordable to lower income residents	269 **housing units constructed**
Acquire and rehabilitate existing rental housing	26 rental units rehabilitated
Create permanent jobs for lower income residents of the Pocket	230 **jobs created** 180 **were for low/moderate income people** 126 **jobs filled by Pocket residents**
Eliminate blighted conditions and initiate projects and public services that create a sound environment for public and private investment, commercial revitalization, and neighborhood stabilization.	84 **facades completed** $913K in **private investment**
Retain, expand, and attract new businesses to commercial districts	94 **business loans** $2.4M in **loans to businesses and organizations** 592 organizations receiving **technical assistance**
Increase education levels and training levels of residents	1,061 **students in educational programs**

2002 Plan Goals	2002 Plan Outcomes
Construct new single-family and multi-family housing that is affordable to lower income residents	At least 171 **housing units constructed** or rehabilitated
Acquire and rehabilitate existing rental housing	At least 199 **housing facades improved**
Create permanent jobs in the Pocket for low- and moderate-income residents by generating new job, especially those with higher wages, and reducing existing unemployment	At least 70 **new jobs created**
To increase educational and training levels of Pocket residents	At least 377 students benefited from educational services

In interviews with former HNEDF Committee members and community organizations, many spoke positively of the impacts from the implementation of the 2002 Plan. Many commented on projects that had substantive impacts on the community. Some of the more notable projects included:

- **WESST Corp Business Incubator:** A $1.36M loan to close the gap on construction of a 2-story, 36K SF LEED Silver building to offer common and leasable space to business start-ups. This space continues to provide ongoing benefits for local entrepreneurs and for all Pocket communities.
- **Arbolera de Vida:** An $800K revolving construction loan to build 30 single-family homes, with 29 sold through 2008.
- **Greater Albuquerque Housing Partnership:** $1.2M in construction loans for 35 homes in the Martineztown and Barelas neighborhoods.
- **United South Broadway Corporation:** $400K for a commercial façade program. This project leveraged HNEDF to secure **$913K in private investment in the Pocket of Poverty. Southwest Creations Collaborative:** $75K for capacity building for job creation for low to moderate income individuals.

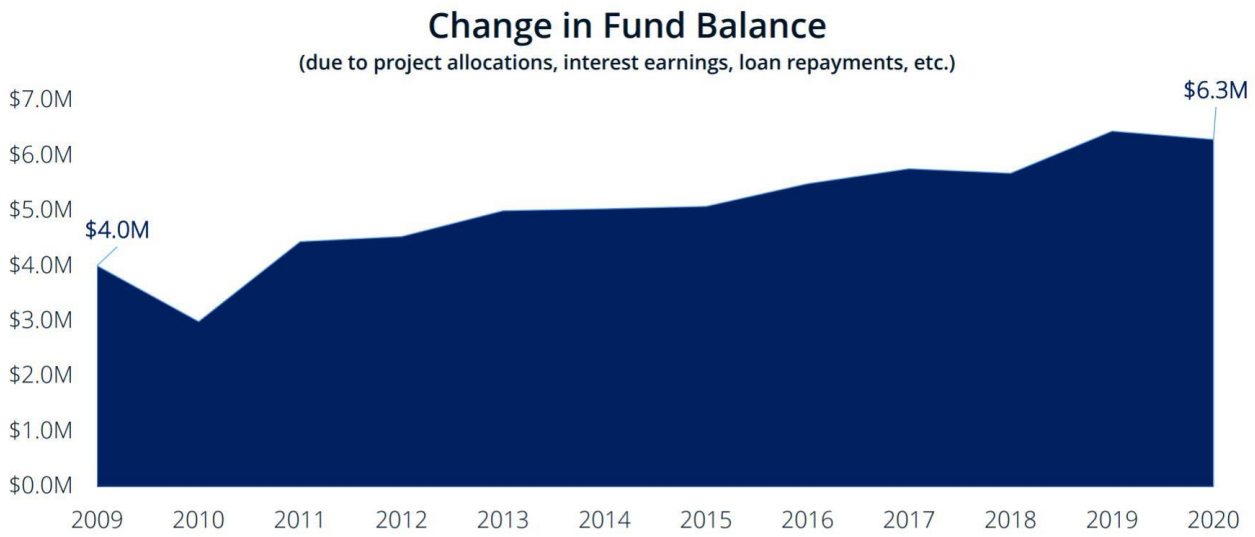
When stakeholders were asked about projects funded through the 2002 Plan, there was general consensus that all of the selected projects were successful with one notable exception. Broadway Vistas, a 20-unit condominium project for low-moderate households faced considerable delays and conditions brought on by the Great Recession slowed unit sales.

Further evaluation of the 1993 and 2002 HNEDF Comprehensive plans is limited by sparse documentation and a lack of institutional memory. All City staff present during the 2002 Plan approval and implementation process have since moved on from the City and new staff are not aware of previous processes or outcomes, outside of what is presented in a few historical files. Similarly, former HNEDF Committee members and funding recipients have not preserved significant documentation from previous plan processes and outcomes and, in some cases, are limited to anecdotal insights.

FUND GROWTH SINCE 2008

As indicated in Figure 2 below, over the past decade, **the HNEDF has grown by more than 50 percent** due to repayments and interest earnings from outstanding HNEDF loans. This 2022 HNEDF Fund Plan provides a framework for guiding the allocation of$6.3 million in available funds to housing and economic development projects in the Pocket of Poverty.

Figure 2: HNEDF Growth



V. POCKET OF POVERTY TODAY

NEW AND EMERGING ISSUES IN THE POCKET OF POVERTY

When considering Pocket of Poverty's demographics, economic distress and real estate market, it is clear that Pocket of Poverty residents are still experiencing economic distress at higher rates than the surrounding region. Unemployment and poverty rates remain stubbornly high, while median incomes lag well behind city and county averages. In addition to high unemployment numbers, fewer Pocket residents attain advanced educational degrees, likely inhibiting their ability to access higher-quality job opportunities.

Coupled with those difficult economic conditions, rents are increasing across the Pocket, making it more difficult for residents and small business owners to afford their homes and maintain their places of business, respectively. Future planning and redevelopment efforts (e.g. new professional soccer stadium, Rail Yards project, trail projects, etc.), though potentially adding new amenities for residents, will likely only increase rent pressures as property values are likely to increase.

Meanwhile, the Pocket of Poverty population has remained largely unchanged over the last twenty years, while the population with Bernalillo County has grown by 24%, indicating that the Pocket is not benefiting from broader regional growth. The Pocket has a more diverse population that the County with a majority of Hispanic residents and 43% of residents identifying as non-white.

Based on these conditions, the City should leverage the above insights to make decisions on which projects and programs best address these challenges. Specifically, the City should prioritize projects and programs that:

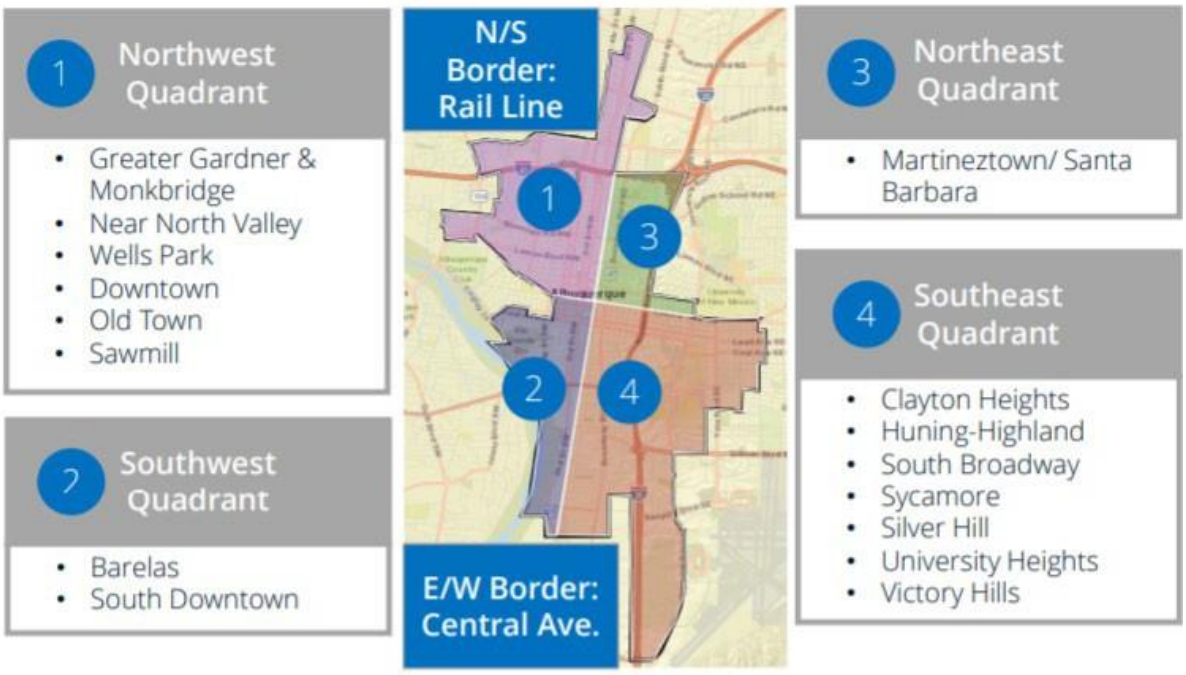
- Propose to build new housing options that provide long-term affordability for low-moderate income pocket residents
- Fund housing improvements that reintroduce distressed/condemned housing to market at affordable rates
- Create quality job opportunities that pay living wages with strong benefits for Pocket residents
- Provide educational services to Pocket residents that enhance pathways to economic opportunity and quality jobs

These conditions are further detailed and emphasized in the data analysis included below.[1] The analysis below breaks the Pocket of Poverty into four quadrant areas: Northwest, Northeast, Southwest,and Southeast. See the Figure 2 below for a map detailing the quadrant geographies and the corresponding neighborhoods included in each quadrant.

The City recognizes that this is not a perfect grouping. The purpose of this data analysis is to evaluate the current status of the pocket of poverty and demonstrate the need across the pocket. This data analysis will not be used to prioritize funding for specific neighborhoods. While there are some differences among the 4 quadrant groupings, overall this data analysis shows a high level of need for housing and economic development across the pocket.

[1] Demographic and economic data is drawn from U.S. Census Bureau's American Community Survey. The realestate data is drawn from CoStar, a widely used national real estate database.

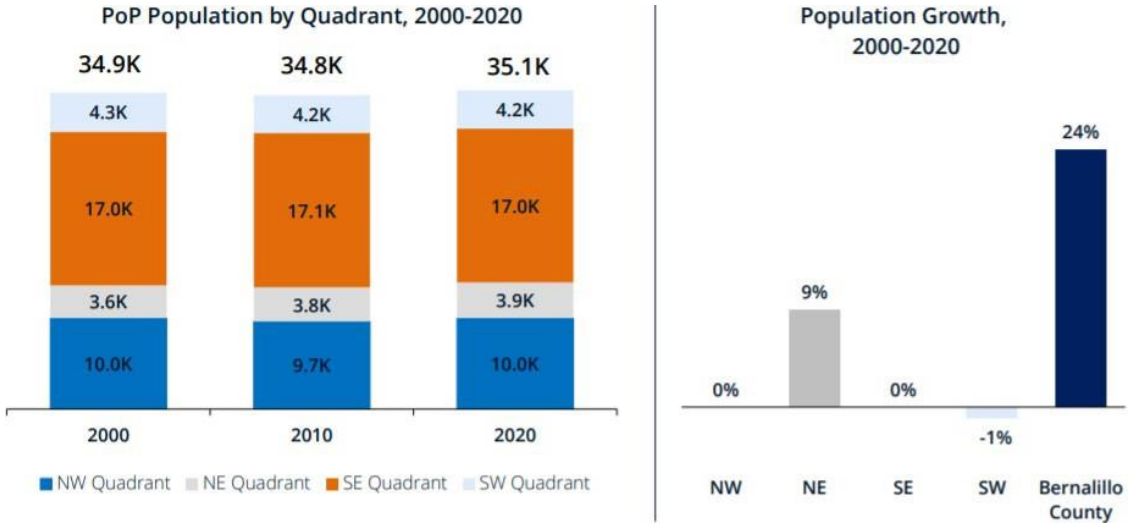
Figure 3: Pocket of Poverty Quadrants for Data Analysis



POPULATION AND DEMOGRAPHICS

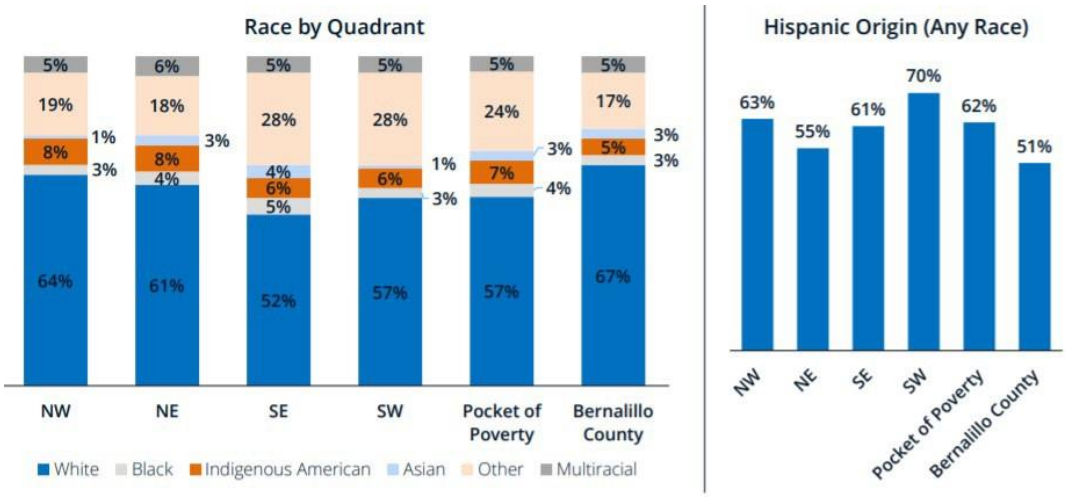
From 2000 to 2020, **population growth across the Pocket has been largely stagnant**. As detailed in Figure 4, not only has the Pocket population remained relatively similar over the past 20 years, but also, the Northeast quadrant is the only quadrant experiencing population growth (9%). Other quadrants have either seen population stagnation or decline since 2000. Compared to county-wide growth of 24 percent, the Pocket has not captured the growth taking place across Bernalillo County.

Figure 4: Data Analysis—Population and Growth



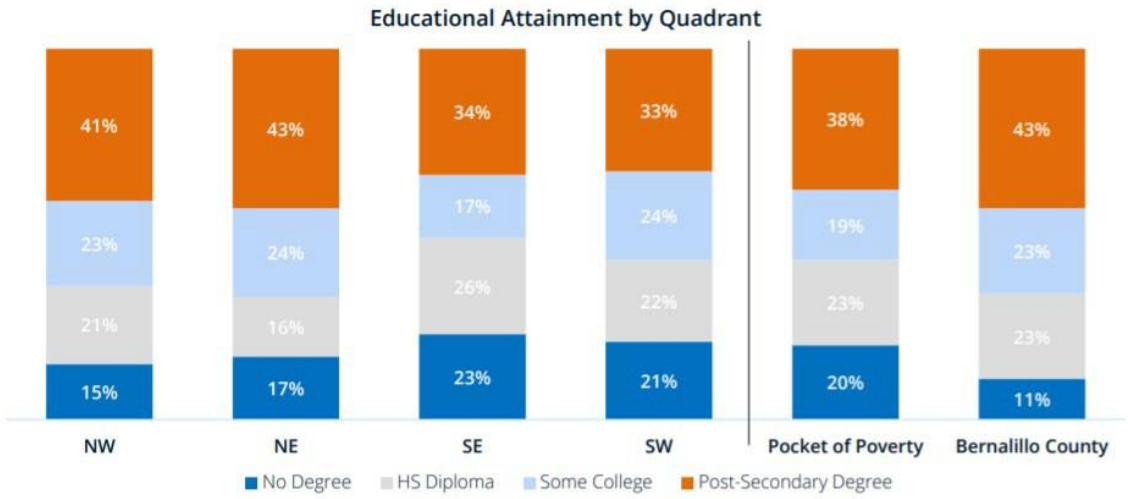
Analysis of racial dynamics across the Pocket suggest that Pocket residents are **more racially diverse** than the larger County. As shown in Figure 5 below, 62% of Pocket residents are of Hispanic origin, a greater proportion than Bernalillo County (51%). In addition, across Pocket quadrants there is a smaller percentage of White residents as compared to the County.

Figure 5: Data Analysis—Race and Hispanic Origin



In addition, Pocket residents have **lower educational attainment** compared to Bernalillo County. Only 57% of residents have some college education compared to 66% at the county level. However, as seen below in Figure 6, levels of educational attainment vary across the Pocket. For example, within the Northeast and Northwest quadrants of the Pocket, residents with post-secondary degrees are relatively on par with county-wide rates and higher than the Pocket average.

Figure 6: Data Analysis—Educational Attainment

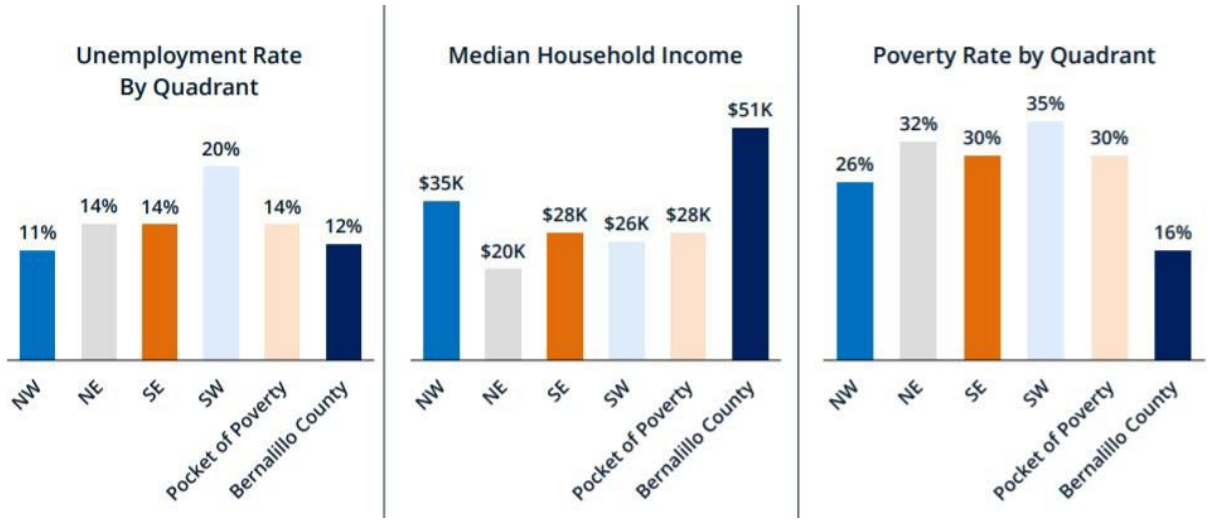


ECONOMIC DISTRESS

Residents of the Pocket have **higher unemployment** rates, **lower median household incomes**, and **higher poverty rates** than the regional average.

As seen below in Figure 7, Bernalillo County has a substantially higher median household income and a substantially lower poverty rate than all quadrants of the Pocket, and lower unemployment than three of four Pocket quadrants. Unemployment and poverty rates are highest in the Southwest quadrant, and median incomes are lowest in the Northeast quadrant. Though the Northwest Quadrant is currently experiencing lower degrees of unemployment and poverty, and has higher median household incomes than the rest of the pocket, it is still generally experiencing high levels of economic distress.

Figure 7: Data Analysis—Unemployment, Median Household Income, Poverty Rate



REAL ESTATE CONDITIONS

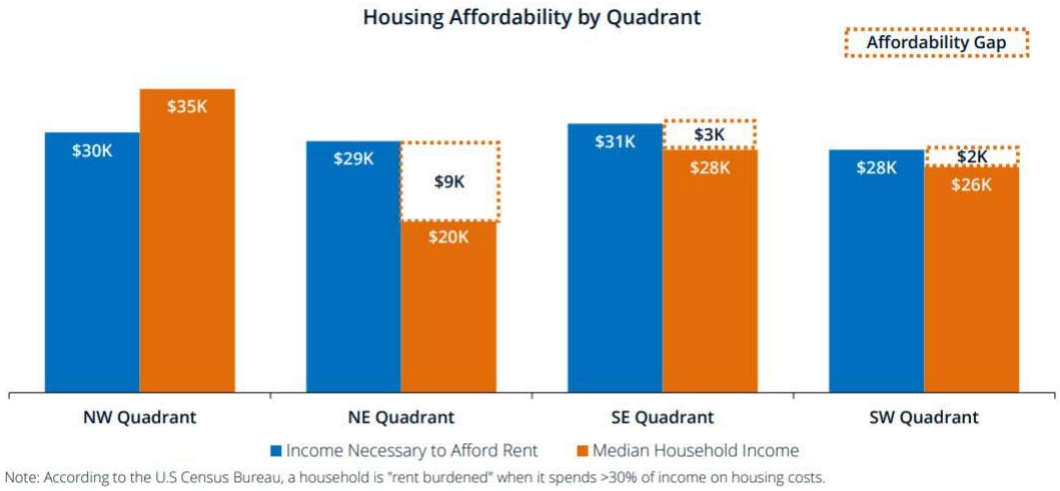
Higher rents, lower vacancies, and increasing demand for new real estate development characterize the office, industrial, retail, and multi-family rental markets since 2002 and suggest that while the real estate market in the Pocket is growing, these conditions have not improved local residents' economic prospects.

IMPACTS OF CURRENT ALBUQUERQUE PLANNING INITIATIVES

These pressures will only intensify as there are many new development projects in the pipeline that will impact the local real estate market, drive demand upward, and potentially place increasing costs pressureson low-income households and local businesses. While these new developments are exciting for Albuquerque residents, they may create inhospitable economic conditions that produce neighborhood displacement of residents and small businesses and overall gentrification. These projects include but are not limited to:

- Rail Trail and Greater Downtown Urban Trail projects
- Rail Yards redevelopment
- Proposed stadium for the New Mexico United professional soccer team

Figure 8: Data Analysis—Housing Affordability and Rent Burden



Moreover, the Pocket is characterized by an older housing stock. According to the American Community Survey, as of 2016, at least 50% of the Pocket's housing stock was built prior to 1960, whereas only 19% of Bernalillo County's stock was built prior to 1960. As a natural consequence, older homes cost more to maintain and often require that owners and tenants pay higher utility costs. Previous HNEDF plans have highlighted the disproportionality of Pocket homes that are substandard, deteriorating, or in violation of local codes as compared to the broader City and Bernalillo County. When combined with increasing rents and an expanding rent burden, Pocket residents are facing enormous costs to maintain housing.

VI.COMMUNITY ENGAGEMENT RESULTS

GUIDANCE FOR USING COMMUNITY ENGAGEMENT INSIGHTS

The City should consider insights gathered from residents, community groups, stakeholders, business owners, and other relevant constituencies as it makes funding allocation decisions. Allocations should consider the insights put forth by stakeholders and community members alongside the data provided in the "Pocket of Poverty Today" section beginning, as well as the data and community engagement information included in the Appendix. When comparing different funding proposals, the City should consider how demographic and socioeconomic insights align with the qualitative commentary offered by the community. That alignment should provide clarity on the areas of greatest need and allocations should be directed to those identified areas. More guidance on fund allocationis provided in the next section.

COMMUNITY ENGAGEMENT PROCESS

A community engagement process was developed to gather and incorporate feedback from residents, business owners, and students within the Pocket of Poverty.

The community engagement process for the 2022 Plan sought to include diverse populations represented within the Pocket of Poverty. Primary areas of focus included:

- Validating data analysis and understanding current on-the-ground housing and economic development conditions within the Pocket.
- Gathering input from Pocket communities on housing and economic development needs.
- Obtaining feedback, potential strategies, and actionable recommendations to include in the proposed plan.

To ensure that the needs and interests of the community were infused as integral elements within the 2022 plan, the following key questions related to housing and economic development anchored the engagement process.

Housing

1) How have HNEDF funds impacted the state of housing within the Pocket since 2002?
2) What are the Pocket's current housing needs?
3) How can 2022 Plan allocations directed towards housing maximize impact?

Economic Development

1) How have HNEDF funds impacted the state of economic development within the Pocket since 2002?
2) What are the Pocket's current economic development needs?
3) How can 2022 Plan allocations directed towards economic development maximize impact?

Guiding Principles

The community engagement process sought to engender respect and trust, centering the following as core principles:

1) Intentional inclusion **of the most vulnerable members of the Pocket.**
2) Accessible and convenient engagement that accounts for limitations that could arise from **language, culture, location, physical accessibility, childcare, food, and transportation, among other considerations.**
3) A **respectful, inclusive, and appropriate** approach to engagement.
4) Conscious recognition of **systemic racism, injustice, and inequality**.
5) **Timely, accurate, accessible, and relevant** information shared to the community.
6) **Transparent** decision-making.

The Public Engagement Process Overview

The 2022 Plan's community engagement was conducted over a 6-month period that included multiple opportunities for community members, residents, local businesses and area stakeholders to contribute to the process. These intentional efforts reached all neighborhoods represented in the Pocket of Poverty and their insights are incorporated into the 2022 Plan. This strategy included the following efforts:

- Developing a City of Albuquerque project website as a project clearinghouse. This website was updated throughout the process with meeting dates, past presentations, and plan drafts.
- Issuing a community survey to test the Pocket demographic analysis and to obtain community input from English and Spanish speakers, with paper and digital response options (detailed analysis of this survey is included in Appendix 2).
- Hosting a community workshop and focus group meetings with key community stakeholders (overview of these events are included in Appendix 2).
- Engaging with local community groups and stakeholders in 1-on-1 and small group interviews.
- Finding opportunities to expand participant diversity and include a deep variety of perspectives.

Community Engagement Narrative

Throughout the engagement conducted as a part of this strategy, one of the common themes expressed was that each neighborhood within the Pocket is unique and there is no one-size-fits-all strategy that can meet

the needs of individual neighborhoods. That said, between the various methods of engagement, there are clear areas of consensus among community members and stakeholders about needs across the Pocket.

Housing

Housing is a top priority and residents are concerned about rising costs of housing in the face of stagnant wages. Renters are concerned that increasing demand and early signs of gentrification across the Pocket will add further upward pressure on already increasing rents. If possible, renters want to purchase real estate, but often do not know what they need to do to purchase housing or do not have easy access to capital with favorable terms to support homeownership. Homeowners in the Pocket are facing different types of costs. As mentioned earlier, the Pocket's housing stock is older on average than the housing stock across the city and county, burdening homeowners with additional costs. This is especially a concern for older, aging-in-place homeowners who need to renovate homes to support how their lifestyles change with age. Overall, these increasing pressures on housing affordability are contributing to a growing homelessness problem.

To respond to these needs the City should grant funding to projects that support reliable, affordable, well-maintained housing options located in safe neighborhoods. This can include funding to support the construction of new housing or renovating existing housing options, improve energy efficiency for low income households to reduce housing utility costs, ultimately lending to wide of housing choices for residents (e.g., single and multi-family, for-sale and rental, small and large, supportive housing for seniors). In addition, where possible, the City can offer funding to local programs that support broader homeownership for Pocket residents including funding courses that educate prospective first-time homeowners on how to buy and maintain homes, creating rent-to-own opportunities, and working with local partners to develop financial products that specifically support prospective first-time homeowners.

Overall, our engagements revealed that housing is the top concern for local residents and should be the top priority for funding allocations. Any projects that seek to preserve or produce affordable housing, support pathways for residents to secure homeownership, or support residents with the overall cost of housing are tending to the needs of this community.

Local Businesses

Pocket residents are concerned about the health and longevity of current local small businesses. Some business owners are interested in or considering expanding their operations but do not know how or lack the funding to scale up. Also, in many cases, local storefronts on main commercial corridors are older and require additional maintenance and upkeep to ensure that shops look aesthetically appealing and draw visitors in. Especially given the economic conditions brought on by COVID-19, small businesses need support in improving, sustaining, and growing their business.

Similarly, residents are also interested in supporting those who are looking to start their own business and adding to the local economic base. There are local entrepreneurs interested in starting a business, but many do not know how or lack the start-up capital sources to get their businesses off the ground.

Given these needs the City should allocate funds to projects and programs that help create sustain conditions supportive of a thriving small, independent business scene. The Fund should support training and capacity building for small business owners and entrepreneurs and particularly, M/WBEs. In addition, to support vibrant commercial corridors and opportunities for business retention and expansion, businesses need support for façade and infrastructure improvements to improve neighborhood aesthetics and walkability.

Economic Opportunity

As residents struggle with higher costs, they are interested in having access to quality jobs offering living wages ($15+/hr) and benefits (e.g., health insurance, retirement plan, etc.) However, not all residents are positioned to access these quality jobs. Residents indicate that there is a need for greater availability of and access to relevant courses, job training programs, and other educational opportunities and pathways that can prepare them for new opportunities paying higher wages. In addition, some Pocket residents are limited

by childcare needs, inconsistent transportation availability, or other service limitations that prevent them from accepting new job opportunities.

In response, the City should fund projects that create quality jobs. Investments across funding categories will generate job creation, and the City should ask respondents to detail the quantity and quality of new jobs that will be created from new projects or program. In addition, the City should privilege proposals that create pathways to desirable employment outcomes and protect a person's ability to accept new work opportunities. Such pathways and protections can include, but are not limited to:

- Availability of and access to affordable daycare
- Availability of and access to after-school programming
- Availability of and access to affordable transportation
- Availability of and access to job training and workforce development opportunities
- Business education opportunities
- College affordability support (e.g., scholarships, debt repayment)

In addition, Pocket residents also indicated a desire for additional health and wellness services such as grocery stores, additional parks and open space, and other affordable nutrition and health offerings. The City should provide additional consideration to proposals that promote community health and wellness.

A Neighborhood-Specific Approach

As mentioned, residents continuously emphasized that each neighborhood within the Pocket is unique and has unique needs. Not only should the City consider such individual needs, but also consider how each project may impact a neighborhood. For example, new development in any neighborhood should reflect and preserve existing community character and meet community needs.

Engagement efforts included four neighborhood-specific focus groups (South Broadway, Wells Park, Santa Barbara/Martineztown, and Barelas) with local organizations that spoke directly to their neighborhood's needs. While the City considers which projects to fund across the Pocket geography, it should consider the following guidance elevated by local community and identified as the neighborhoods greatest needs.

<u>South Broadway</u>

Residents requested that the City prioritize proposals for South Broadway that support:

- Home renovation and repair
- New housing – including first time home ownership, rehabilitation, education for first time homeowners and of new and diverse housing stock
- Enhanced childcare access
- New job training opportunities
- Local business retention and attraction along Broadway Boulevard
- Enhancing community resources for City programming and activities within the community
- Ensuring that youth and seniors to remain in the community

<u>Wells Park</u>

Residents requested that the City prioritize proposals for Wells Park that support:

- Housing affordability for different typologies
- New infill development.

Santa Barbara/Martineztown

Residents requested that the City prioritize proposals for Santa Barbara/Martineztown that support:

- Education for homeowners on financial options to retain homes
- Funds for housing rehabilitation and renovation
- Job training
- Facilities for community members to sell products made in the community
- Parent-child education
- Assistance accessing community service and benefits programs.

Barelas

Residents requested that the City prioritize proposals for Barelas that support:

- Supporting a vibrant commercial corridor on 4th street
- Prioritizing smaller housing to provide affordable housing for community members
- Façade improvements
- Gentrification prevention
- Organizational capacity building for existing community organization

VII. HNEDF FUNDING ALLOCATION CRITERIA

10-YEAR FUND GOALS AND OBJECTIVES

HNEDF funding will be prioritized for projects that provide long term and sustainable benefits for low and moderate income residents of the pocket of poverty. Based on the needs identified through data analysis and community engagement and potential solutions to address those needs, the following goals and objectives should steer project and program allocation decisions.

Goal 1: Produce and preserve housing units affordable for low-middle income residents.

Goal 2: Create quality jobs ($15+/hour with benefits) specific for Pocket residents

Goal 3: Rehabilitate buildings and improve facades for housing and commercial properties

Goal 4: Support entrepreneurs and small businesses in growing their companies

Goal 5: Create and/or support pathways and services that enhance resident access to economic opportunity (e.g., new jobs, homeownership, etc.)

Goal 6: Leverage private investment alongside HNEDF funds

Goal 7: Allocate funds towards M/WBE and businesses and organizations located within the Pocket.

The City should follow up with each organization it allocates money to and collect information on the nature of impacts associated with each project. This information will provide additional insights as to the effectiveness of the Fund and how it improves the lives of Pocket residents.

FUNDING ALLOCATION CATEGORIES

Per the HNEDF Ordinance, 50 percent of funds are to be allocated to housing projects and 50 percent to economic development projects in any two-year period. Administrative costs will also be allocated to the fund in the amount 10% of the current fund balance not to exceed $630,000.00. Administrative costs may include: contract development and administration, HNEDF committee coordination, fiscal management including processing payments, monitoring, other administrative duties related to HNEDF. Therefore, the remaining balance will be allocated as follows: $2,835,000.00 for housing and $2,835,000.00 for economic development.

Within the broad areas of housing and economic development, the City will consider proposals that fall into the following **six categories from the 2002 plan. These priorities have been affirmed as continued priorities** throughout engagement efforts with the community. The additional descriptions include specific funding preferences voiced throughout the engagement process or elevated through data analysis.

These categories may be changed based on evolving needs over time, and distribution among the funding categories will remain flexible as needs and conditions change. Funding will also be allocated as necessary for **planning and evaluation** of HNEDF-funded housing and economic development projects.

The categories of use for **housing funds** are:

1) **New for-sale and rental housing construction:**

   Provide the funding necessary for developers to build a variety of housing options in one or

more of the following categories, **all of which should be affordable to low-moderate income Pocket residents**:

- Single family,
- Multifamily,
- For-sale,
- Rental,
- Housing with a mix of typologies,
- Housing catering to families,
- Housing catering to seniors,
- Housing that is accessible to disabled residents, and/or
- Housing with a mix of unit sizes.

2) **Housing rehabilitation:**

Make funds available for:

- Acquisition and rehabilitation of existing housing,
- Housing improvements that support senior citizens and disabled residents,
- Add energy conservation upgrades to existing housing,
- Property rehabilitation of rental apartments, single family homes, and other typologies.

3) **Technical services:**

Make funds available for eligible organizations to hire professionals with the expertise to support:

- Development of vacant lots with affordable housing,
- Education for first-time homeowners,
- Educational opportunities instructing students on how to build housing, and/or
- Other technical and supportive services that attend to Pocket housing needs for a range of beneficiaries.

Applicants would apply for these funds in conjunction with a specific approved project.

The categories of use for **economic development funds** include:

4) **Commercial property acquisition and rehabilitation:**

Make funds available for:

- Acquisition,
- Demolition,
- Environmental remediation, and/or
- Rehabilitation of commercial properties that need subsidization to become economically feasible to redevelop.

This can include the acquisition of nuisance and vacant property to eliminate blight and secure future development opportunities for public, private, or community-based groups.

These opportunities should be considered **highest priority if they directly meet neighborhood service needs such as grocery stores, day care facilities, or after-school programming** sites. The activities must result in the **creation or retention of quality, living-wage jobs** for Pocket residents.

5) **Physical improvements:**

Make funds available for physical improvements in the Pocket to create a **sound environment for private** investment and **thriving commercial corridors**.

The funds can be used for improvements that:

- Complement or enhance existing City programs in the public right of way,
- Promote walkability and improve neighborhood aesthetics, and/or
- Improve the façades of businesses.

6) **Training, education, and supportive programming**

Make funds available for training, education, and supportive programming that directly benefit residents of the Pocket and create pathways and supports for business growth, wealth creation, and/or quality employment, especially for M/WBE organizations.

VIII. IMPLEMENTATION STRATEGIES

TWO YEAR PROGRAM

Each odd numbered year, a program will be developed for utilization of the fund income anticipated during the upcoming two fiscal years. The program shall substantially conform to the adopted ten-year plan as adopted by the Council.

CITY OF ALBUQUERQUE

If it is determined that a Department within the City of Albuquerque has the capacity to successfully carryout an identified project, the City may allocate funds to that specific Department to carryout said activities through a Memorandum of Understanding. Any project administered by the City of Albuquerque must align with the intent of the fund and meet the threshold criteria listed below. Before any HNEDF funds are allocated to a City Department, the following process must be followed:

- The Department that wishes to administer the proposed project will submit a written proposal, to include at minimum a project narrative, budget, workplan and anticipated project outcomes. The requesting Department will also be required to attend a HNEDF meeting to present the proposal and answer any questions.
- The HNEDF committee , along with DFCS staff will review the proposal. The committee will evaluate whether the proposed project is aligned with the Plan and meets the threshold criteria listed below. Based on the evaluation, the committee will make a recommendation to either fund or not fund the proposal. .
- If the City proceeds with a project after a "do not fund" recommendation from the committee the DFCS Director must submit a written justification to the HNEDFC Committee
-

Department/Division proposing a project must submit a proposal and budget and must meet the threshold criteria. The proposal will be brought before a subcommittee comprised of two HNEDF committee members and two DFCS staff members for review and recommendation before the allocation of funds. If the City proceeds with a project after no recommendation from the subcommittee, the DFCS Director will submit a written justification for the use of funds.

SOLICITATION OF FUNDING PROPOSALS

The City will follow all procurement rules for solicitation and adhere to the Department of Family and Community Services Administrative Requirements which may be found on the City of Albuquerque's website.

The City can issue periodic **Requests for Proposals (RFP)** for the specific housing and economic development categories listed above or for projects within the parameters of the HNEDF plan. The Department of Family and Community Services will generate these RFPs and ensure that responding organizations can describe how proposed projects would meet various criteria and priorities for HNEDF funding and meet typical City procurement requirements. These requirements are discussed in greater detail in Appendix 4 and are further clarified on the Department of Family and Community Services website:
https://www.cabq.gov/family/partner-resources/request-for-proposals

The City will form an ad hoc committee of City staff and HNEDF Committee members to evaluate and rank submitted RFPs in accordance with the principles described below, for ultimate contract decision making by the City.

ROLE OF THE HNEDF COMMITTEE

The fundamental role of the HNEDF Committee is to review and provide recommendations for the allocation of HNEDF funds, subject to City procurement policies and regulations.

RFPs will be processed in compliance with the DFCS social service procurement guidelines. The ad hoc committee will be assembled in compliance with those rules. At least one-third of the ad hoc committee will be comprised of HNEDF committee members. .

Conflict of Interest
City staff and any designated HNEDF Committee member will not be appointed to an ad hoc committee where there is an identified conflict of interest.

FUNDING PRINCIPLES & PRIORITIES

Proposals will be evaluated based on specific criteria. Threshold criteria and scored criteria will be evaluated. Each proposal will differ depending on the type of project being evaluated. While proposal evaluations will differ slightly, the information below will serve as a guide on proposal evaluation.

- Threshold Criteria: These criteria are mandatory. Each proposal MUST be in alignment with these thresholds.

- Scored Criteria: These criteria will be scored, the proposal(s) with the highest scores will be selected.

Threshold Criteria
Proposals must:

- Be financially sound
- Create long-term benefits for Pocket residents
- Produce tangible outcomes
- Have appropriate administrative and operating costs
- Preserve the architecture and culture of residents of existing neighborhoods

Housing proposals will support households that are below 80 percent AMI, especially households below 50 percent AMI.
Economic development proposals will promote neighborhood businesses and/or employment, including startup businesses, self-employment, existing businesses or entrepreneurship of Pocket residents.

Scored Criteria
Scored criteria will be used to evaluate and choose between different proposals. These criteria include:

- Leverage other funding sources
- Complement rather than substitute for or duplicate funding sources that support existing programs
- Coordinate efforts to develop public-private partnerships
- Coordinate housing and economic development activities for neighborhood revitalization
- Build capacity within sponsoring organizations
- Create opportunities for Pocket homeowners, tenants, and business owners to participate in the design, financing, construction and management of the facilities
- Promote self-sufficiency and independence
- Provide services and facilities which lie outside the normal basic service delivery of the City
-
- Balance funding recipients by geography, size, and ownership/leadership
    - Extra consideration will be given to proposals from firms and organizations that are based within the neighborhoods and communities in which funds will be spent, smaller in size, and/or locally owned or managed. Extra consideration will all also be given to proposals from organizations outside the neighborhood or communities in which funds will be spent, but that has partnered with an organization located within the neighborhood or communities where funds will be spent. HNEDF was established to support Pocket residents, neighborhoods, businesses, and organizations. When the City funds proposals from local businesses and organizations, the funds not only support investment within neighborhoods, but also in local businesses or organizations. In addition, Pocket businesses and organizations are best positioned to understand local needs and how to preserve neighborhood culture, history, and lifestyle. Investing in smaller organizations encourages growth, builds capacity, and promotes community self-sufficiency and independence.
- Include Minority- and Woman-Owned Business Enterprise (M/WBE) firms and organizations in proposals
    - Pocket neighborhoods are characterized by greater population diversity relative to the region. Historically, businesses and organizations that are minority- or woman-owned have faced greater burdens in starting and sustaining operations and have been less likely to have access to capital resources. Moreover, minority woman-led households have historically faced burdens that limit their access to wealth creation pathways. Encouraging investments in M/WBE enterprises will help enhance pathways to wealth creation for more vulnerable residents.
- Support neighborhoods that have not previously received funding
    - The City will seek to ensure that neighborhoods that have received less support in the past from the HNEDF have a chance to obtain funding going forward. This principle should be balanced with the need to prioritize resource allocations for the most distressed neighborhoods, regardless of past funding levels, as described above.
- Meets unmet needs for goods and services in the neighborhood.

BALANCE BETWEEN GRANTS AND LOANS

HNEDF is a **dedicated source of funding** for the Pocket of Poverty, meant to provide direct support to Pocket neighborhoods. In keeping with Fund principles, allocations should be directed to maximize the benefit to Pocket residents, businesses, and other beneficiaries. This principle is best accomplished when funds are given to beneficiaries directly as a grant, without expectation of repayment. Therefore, while grants and loans can each be issued in response to an applicant's circumstances, the City should seek to offer grants when it maximizes the benefit to the beneficiary.

There may be instances when the City may wish to consider offering a loan instead of a grant. This decision should **focus on the beneficiary's ability to pay back a loan**. For example, smaller organizations with less revenue may benefit substantially more from a grant and have more difficulty in paying back a loan. Larger and more established entities with greater recurring revenue sources are likely better able to pay back loans and therefore may be a better candidate for a loan. Loans are particularly appropriate for certain construction projects with a clear source of repayment.

The City may also consider funding awards in which **loans may be forgiven if organizations meet specific**

goals such as job creation, offering more deeply affordable housing units, etc.

Regarding loans, it is important to note the **high costs associated with their administrative oversight**. When loans are issued they require oversight and the City must dedicate staff resources throughout the life of each loan. The City is concerned with its ability to consistently provide these services over time.

EVALUATION AND MONITORING STANDARDS

Following the 2002 Plan, there was little institutional knowledge or documentation that can describe whether the projects funded under the guise of that plan were successful. If there were formal evaluation and monitoring procedures in place, there is little documentation detailing those efforts and all City staff from that period have been replaced. While former members of the HNEDF Committee and community organizations offered some qualitative insights about previous plan efforts, they were limited in what they offer.

To avoid this problem in the future, the City should take on a role to monitor how funds are spent and regularly evaluate funded projects against the goals of the 2022 HNEDF Plan. This will require some investment from either the City or the Committee to add the necessary capacity to track allocated funds and the impact those funds have. This should include annual check-ins with project and program managers that benefit from funding, for which they should submit documentation regarding project and program impacts. Such efforts are essential to preserving the Fund's institutional memory and the understanding funding successes and challenges.

FINANCIAL PLAN & OVERALL FUND SUSTAINABILITY

The HNEDF grew from $4.0M to $6.3M between 2009 and 2020 as payments were made on outstanding loans and only a few new allocations were made. As of 2020, there was $630K remaining in expected payments on outstanding HNEDF loans.

Given that this is a ten-year plan, allocations could be made over a ten-year period. The City could allocate roughly $630K/year to stay on pace throughout the ten years without fully exhausting the Fund before the Plan's term ends. The City may find it advantageous to allocate more money than the $630K/year in some years and allocate less than that amount in others, varying with the nature of funding opportunities and when they arise. As the City spends above or below the average mark per year, it should adjust how it allocates dollars in future years to preserve funding for opportunities throughout the plan's full ten-year term.

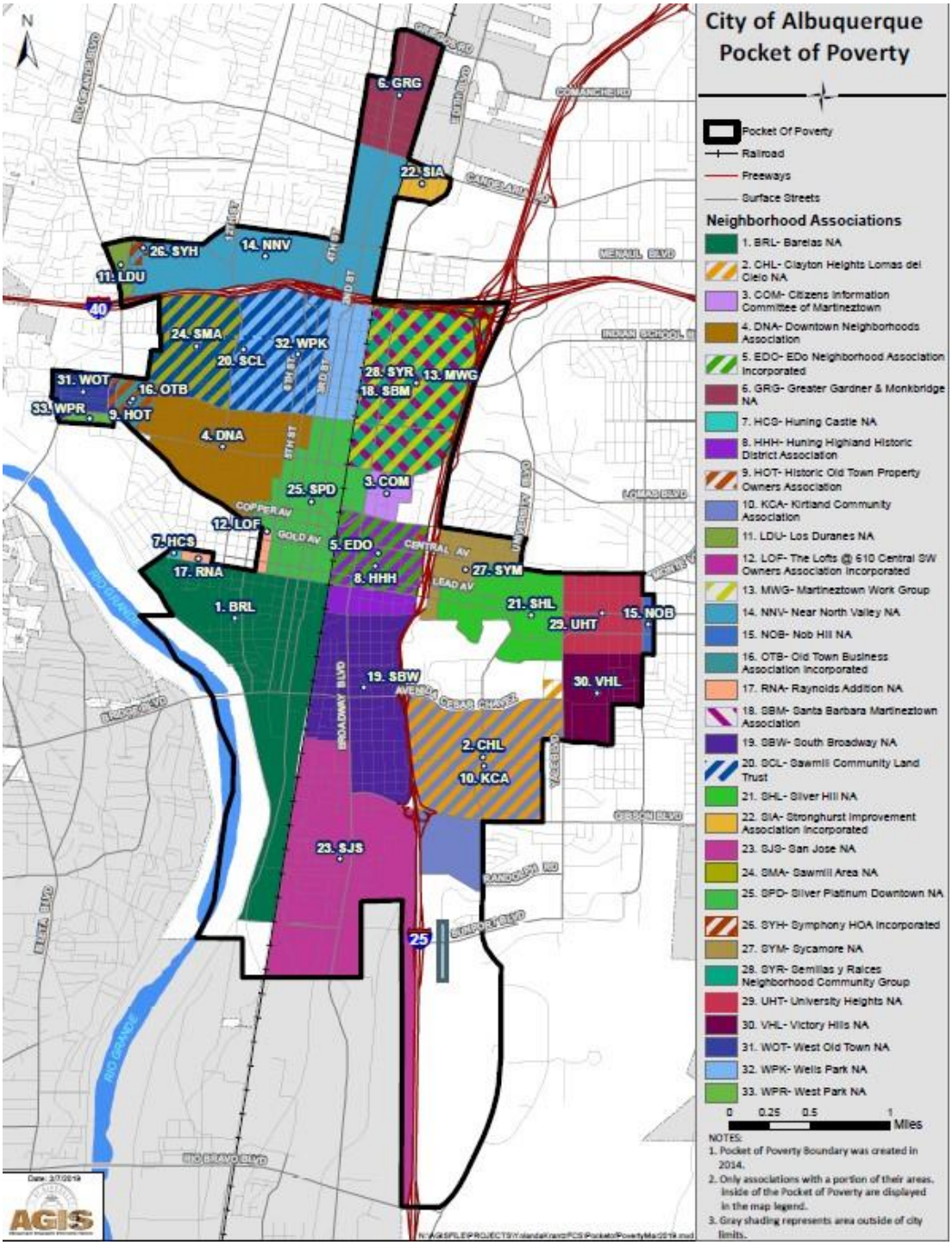
As the 2022 Plan is implemented, new allocations will outstrip incomefrom these remaining loan payments, causing the fund balance to decline over time. Given the persistent needs of Pocket neighborhood residents and businesses, it is likely that **additional economic development and affordable housing support will be needed** in these neighborhoods for years to come. As such, the City and civic and philanthropic partners should anticipate the eventual exhaustion of the HNEDF, whether at the end of this next 10-year cycle or beyond, and work to identify additional programs and sources of funding to support the long-term needs of Pocket neighborhood residents and businesses.

In addition, prioritizing projects that have long-term benefits for Pocket residents and businesses will allow the benefit of HNEDF allocations to extend farther into the future, even if the fund itself diminishes over time.

VI. APPENDICES

APPENDIX 1: Pocket of Poverty Boundaries with Neighborhood Associations

Figure A.1.1.: Pocket of Poverty Neighborhood Map



Appendix 2: Detailed Overview of Community Engagement Efforts

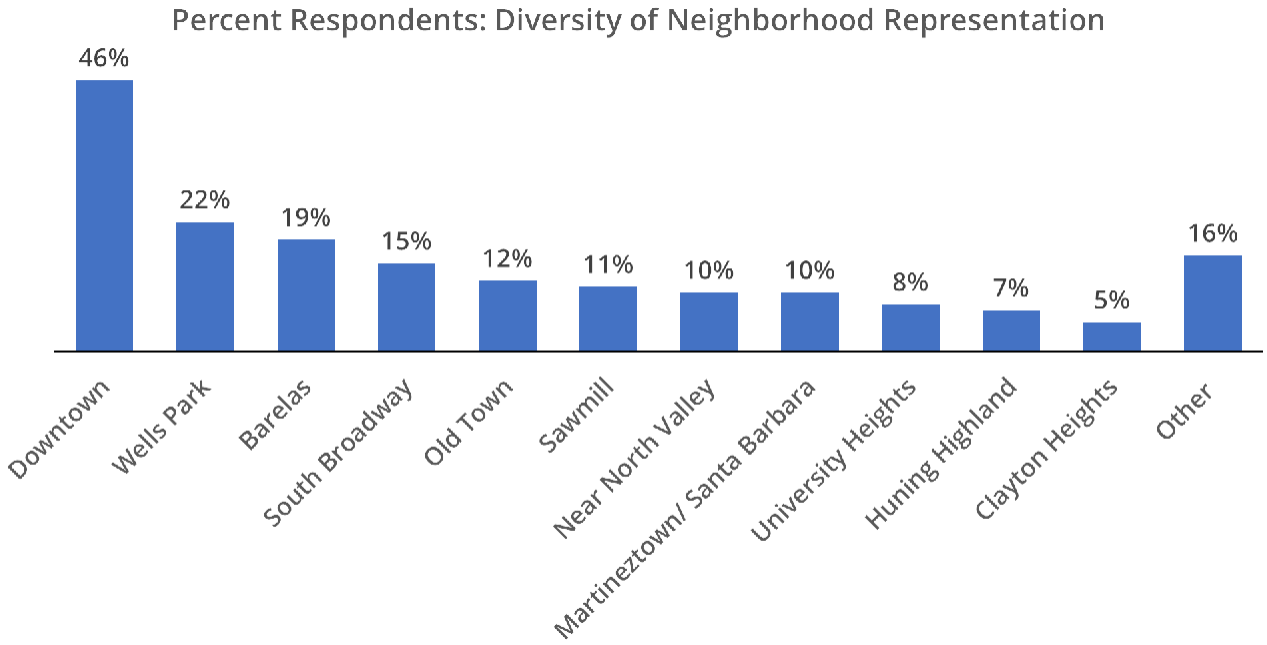
Community Survey

A community survey made available to the public assessed how demographic and socioeconomic data aligned with resident, worker, and student experiences. This survey was accessible online and in hard copy format. The survey included 15 questions related to housing and economic conditions in the Pocket and included additional questions regarding personal demographic information that were optional.

The survey was made available online, on the City's HNEDF project website, accessible via link, QR code, and in paper format at community libraries. Posters and fliers were posted at local community businesses and organizations, including grocery stores, childcare facilities, community-based organizations, coffee shops, restaurants, community centers, libraries, etc. and were shared at neighborhood meetings. Survey information and links were also emailed to neighborhood associations within the Pocket, local churches and community organizations, community leaders, and via community organization list serves. The survey **opened in July 2021 and closed in September 2021**.

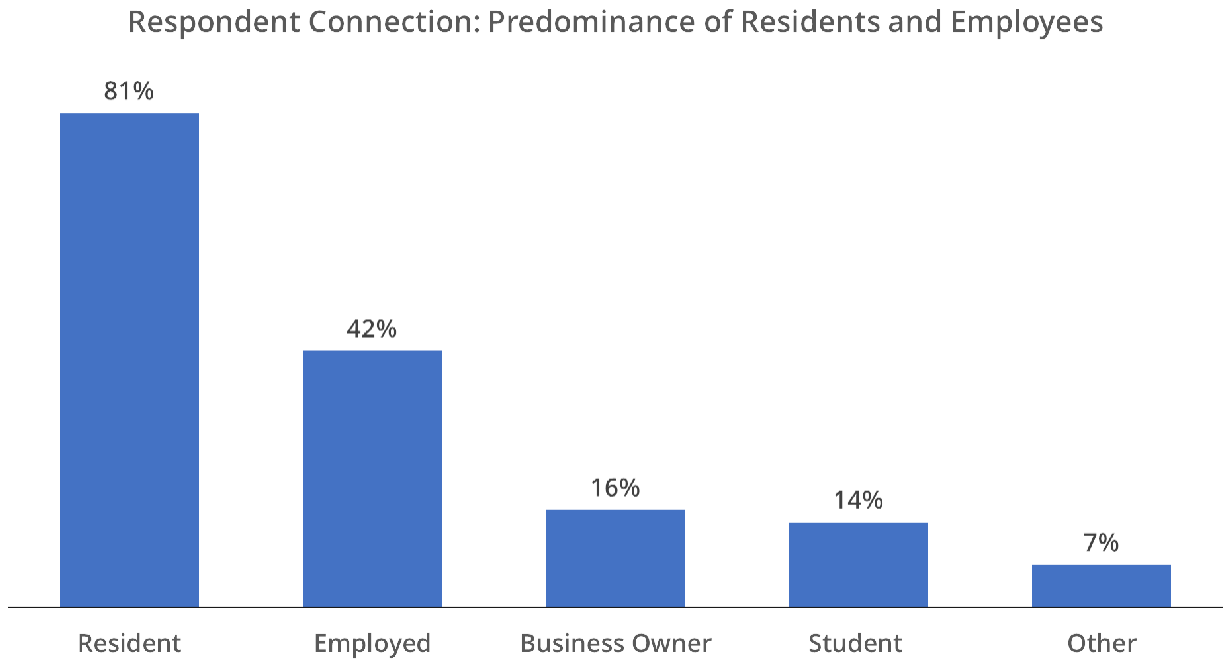
As displayed below in Figures 9 and 10, community members—including residents, workers, business owners, and students—from all Pocket neighborhoods submitted **196 responses**, with the average respondent having lived, worked, or studied within the Pocket for **11 years**.

Figure 9: Respondents by Neighborhood[3]



[3] Percentages may add up to greater than 100% as respondents were able to select more than one choice.

Figure 10: Respondents by Pocket Connection



Respondents answered questions on several different topics related to housing and economic development. As detailed in Figure 11, survey respondents were asked to assess their level of concern regarding different housing topics. Respondents **most often cited concerns about homelessness and housing affordability**. In addition, when asked about overall funding priorities that HNEDF allocations should address, respondents also most frequently **cited housing as the highest-priority challenge** in the Pocket as compared to education, jobs, and support for businesses. These priorities are detailed in Figure 12.

Figure 11: Respondents Housing Concerns

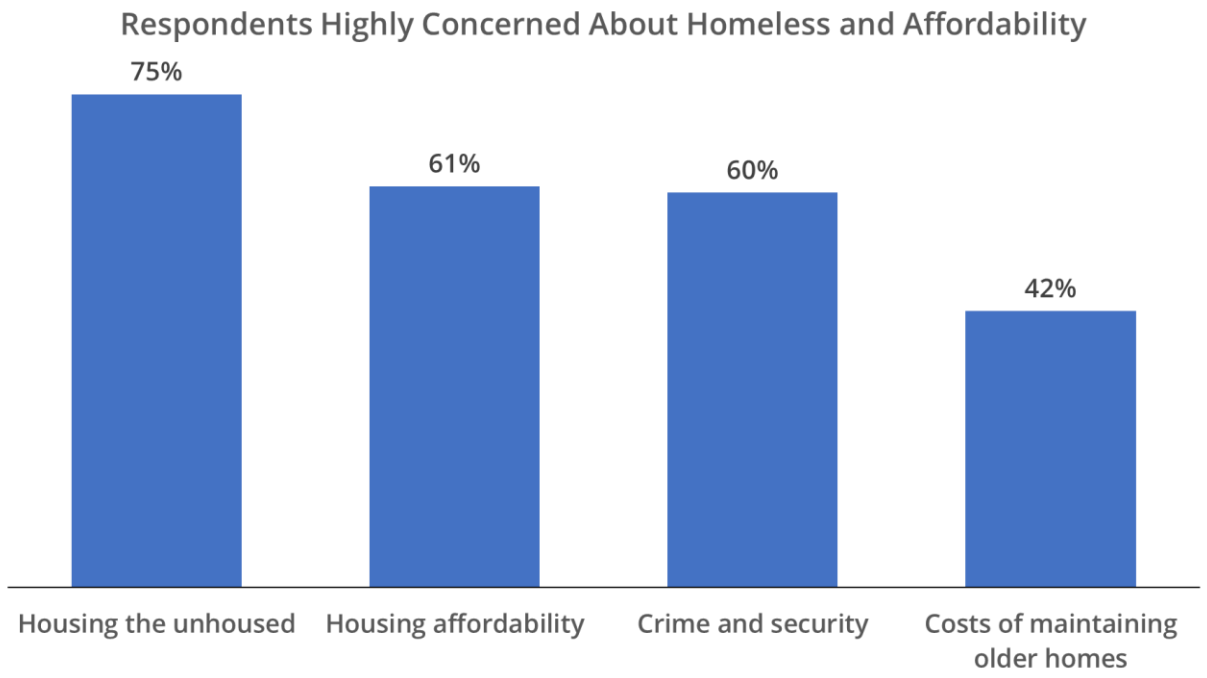
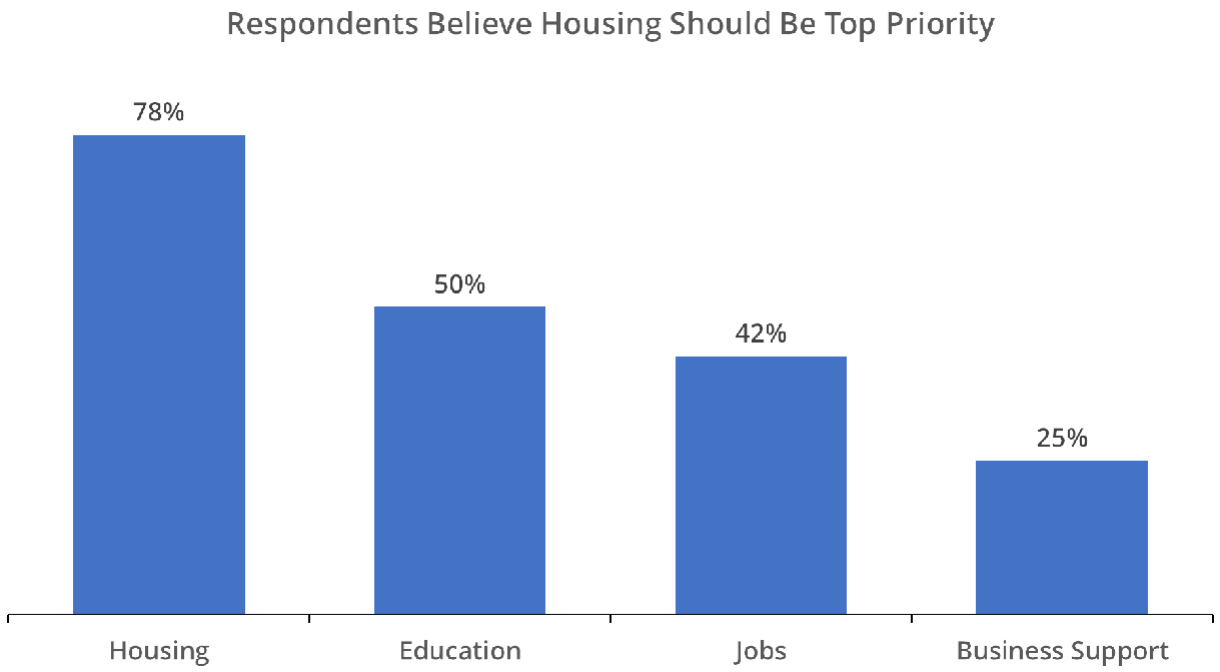
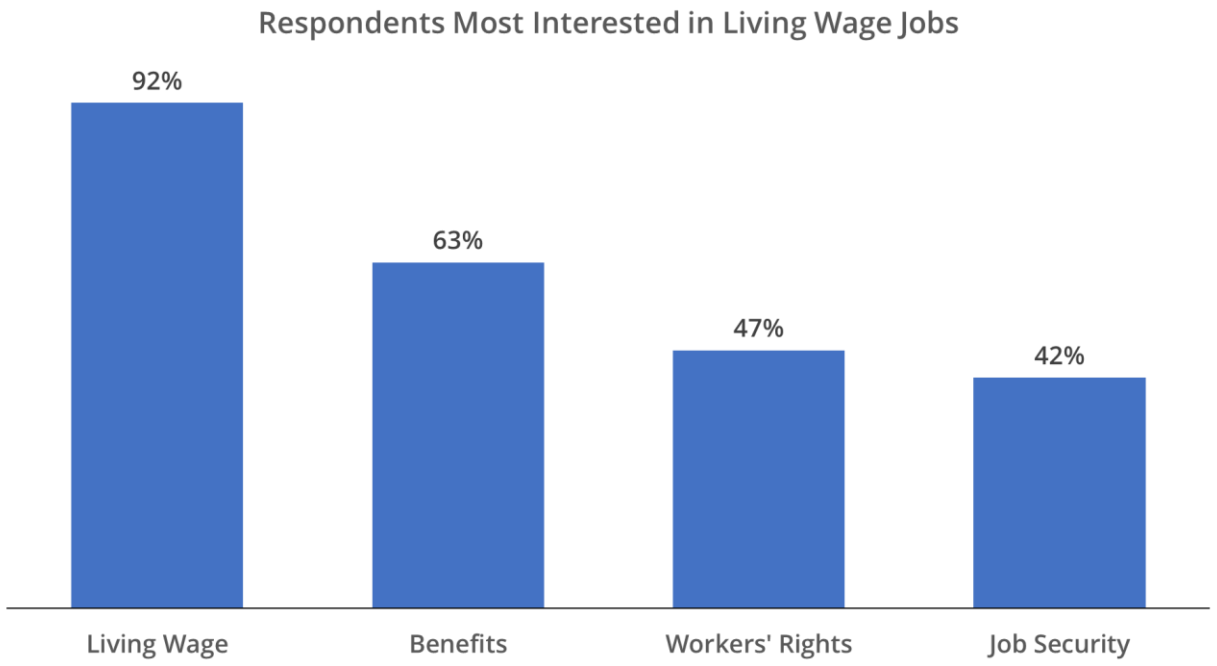


Figure 12: Respondents Funding Priorities



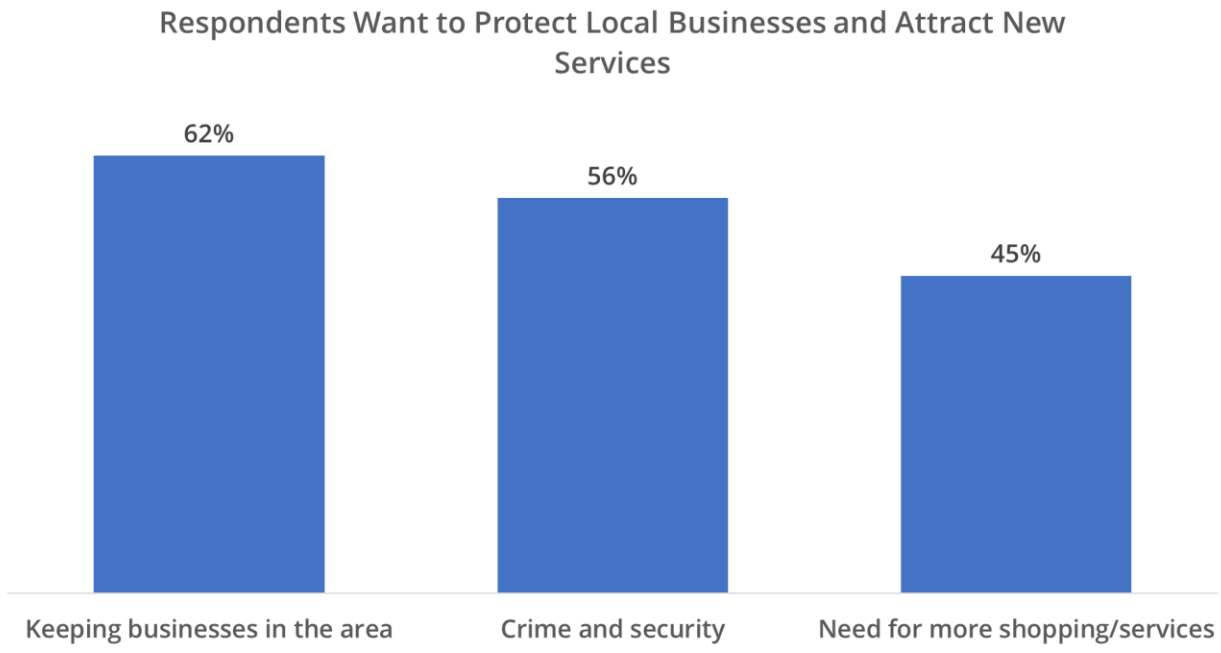
Respondents were also asked about new employment opportunities and their preferred job characteristics and benefits from potential job creation. As shown in Figure 13 respondents were most interested in **quality jobs paying living wages, followed by benefits and workers' rights.**

Figure 13: New Job Characteristics



When respondents were asked about their concerns regarding local small businesses, respondents voiced concerns about **sustaining local businesses, public safety and gaining access to more retail and services.** These results are shown below in Figure 14.

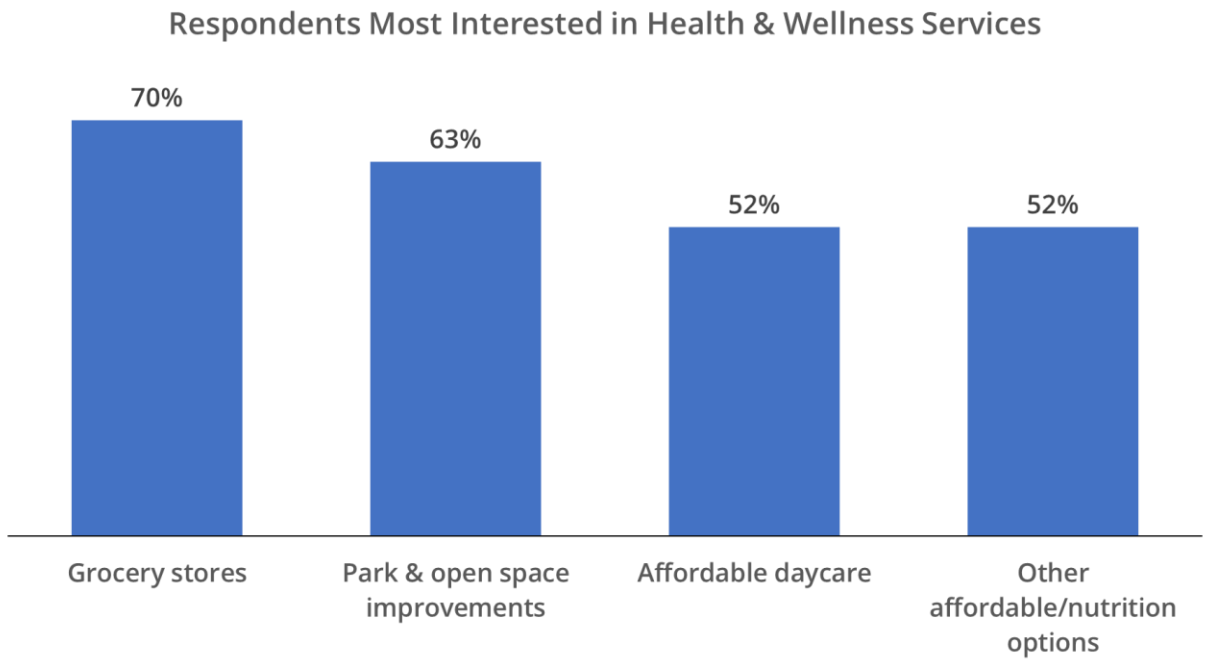
Figure 14: Local Business Concerns



When asked to provide more detail about the types of retail and services respondents would be most interested in attracting to their neighborhoods, they were most interested in new grocery stores, parks and

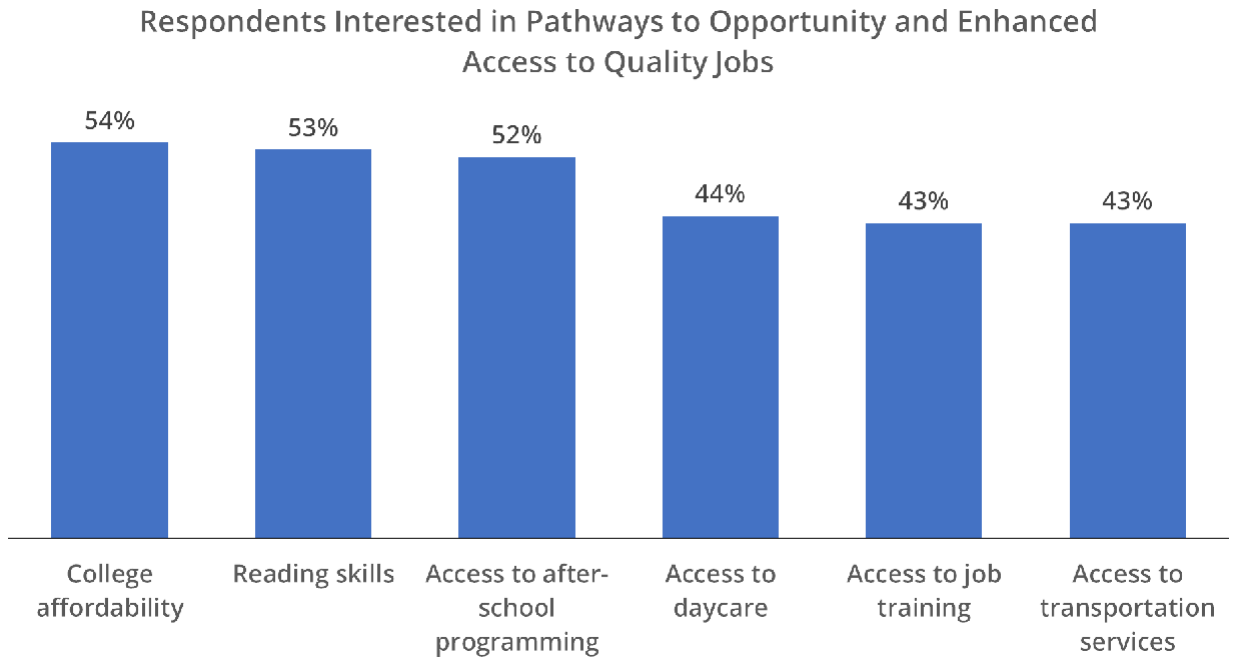
open space improvements, affordable daycare, and affordable nutrition options. As shown in Figure 15, this suggests that respondents are most **interested in services and amenities that promote health and wellness and an overall higher quality of life.**

Figure 15: Desirable Neighborhood Services



Finally, when respondents were asked about their concerns regarding education for students and residents within the Pocket, they were most concerned about access to services that create **pathways to quality jobs such as college affordability, resources to support skill development in reading, and job training, or services that support working parents, such as access to after-school programming, daycare, and transportation.** These preferences are detailed in Figure 16.

Figure 16: Education Concerns



Community Visioning Session

On August 10, 2021, the City hosted a community listening workshop with in-person and virtual components. The workshop was physically held at the Barelas Community Center following public health guidelines required at the time and virtually over Zoom. Simultaneous Spanish translation was provided via headphones for in person users and in a separate Zoom breakout room for virtual users. The session was recorded, and both the recordings and presentation slides were posted on the City's 2022 plan website in both English and Spanish.

31 people attended the workshop, of which 7 attended in-person and 24 virtually. Representatives included residents, City staff, community organization leaders, and business owners. The workshop included a project and community analysis overview and a facilitated discussion on community concerns and ideas for future fund impact.

Community members voiced several concerns about different topics including, but not limited to:

- Gentrification and displacement
- Household and resident access to capital
- Homeownership education and support
- Access to capital for start-ups and existing businesses
- Building/home repair and maintenance support
- Need for new housing
- Limited availability of current housing
- Lack of community amenities and services.

Community Group & Stakeholder Interviews

Throughout the plan development phases, community groups and stakeholders were engaged to provide targeted feedback on their areas of expertise and concern relating to housing and economic development within the Pocket. The following groups were consulted:

- Albuquerque Healthcare for the Homeless
- City of Albuquerque Metropolitan Redevelopment Authority
- Greater Albuquerque Housing Partnership
- Homewise
- Sawmill Community Land Trust
- United South Broadway Corporation
- WESST
- Former and current members of the HNEDF Committee
- Several local stakeholders with current and former leadership positions within the Pocket

These groups provided additional information about the following needs within Pocket neighborhoods.

Housing

- Rent-to-own housing options
- Home improvements to support aging-in-place housing for seniors
- Subsidies and pathways for low-income, first-time homeowners
- Production and preservation of affordable housing across housing types with different unit mix and sizes included

Economic Development

- Façade improvements for local small businesses
- Resources to support estate planning for low-income families
- Training and capacity-building opportunities for entrepreneurs and small business owners
- Access to credit for entrepreneurs and small business owners, particularly for minority and woman-owned business enterprises (MWBEs).
- Workforce development opportunities to support training in skilled trades
- Direct services to the unhoused population

Community Focus Groups

Four community focus groups were held after the public community workshop at the request of individual community groups:

2) A virtual meeting was conducted with 11 members of the South Broadway Neighborhood Association on September 9, 2021. Community members voiced several concerns about different topics including, but not limited to:

- The plan area boundaries specifically related to the inclusion of the primarily business-centric downtown area
- Home renovation and repair needs
- Housing needs – including first time home ownership, rehabilitation, education for first time homeowners and of new and diverse housing stock
- Childcare
- Job training
- Supporting local business retention and attraction along Broadway Boulevard
- Diminishing community resources for City programming and activities within the community
- Providing support to ensure that youth and seniors to remain in the community

Attendees placed particular emphasis on the point that all communities within the Pocket are different. Each have different needs and it is important to listen to each community in developing housing and economic development strategies.

3) A well-attended virtual meeting was conducted with the Wells Park neighborhood on September 14, 2021. Neighborhood residents expressed opinions including:
    - Plan should prioritize neighborhoods that have not received funding previously.
    - Plan should distinguish between issues faced by Wells Park vs. Sawmill, though the neighborhoods have historically been grouped together.
    - Single family housing in the neighborhood is insufficiently affordable.
    - Plan should support infill development.
4) On September 16, 2021, the Santa Barbara/Martineztown annual neighborhood association meeting included a focus group on the upcoming 2022 Plan. The meeting was well attended. Community members voiced several concerns about different topics including, but not limited to:
    - Education for homeowners on financial options to retain homes
    - Funds for housing rehabilitation and renovation
    - Job training
    - Facilities for community members to sell products made in the community
    - Parent-child education
    - Assistance accessing community service and benefits programs.
5) On September 23, 2021, six participants joined a focus group with the Barelas Community Coalition. Community members voiced several concerns about different topics including, but not limited to:
    - Prioritizing smaller housing to provide affordable housing for community members
    - Supporting a vibrant commercial corridor on 4th street,
    - Façade improvements
    - Gentrification prevention
    - Organizational capacity building for existing community organizations.

The discussion also included prioritizing funds for projects in the pipeline and projects led by organizations with proven organizational capacity and direct ties connections to the community.

Summaries of each community meeting were developed for each of the facilitated meetings and sent to community participants for review and comment.

SBMTNA
Address: 1420 Edith NE, #9, Albuquerque, NM 87102
Phone No: 505)270-7716
Email: sbmartineztown@gmail.com
Website: sbmtna.com

August 7, 2026

Renn Halstead, Chair
Environmental Planning Commission
Plaza Del Sol, 600 2nd Street NW
Albuquerque, NM 87102

RE: Case #ZMA2026/00011

Dear Chair Halstead and EPC Commissioners,

Santa Barbara Martineztown Neighborhood Association (SBMTNA) recommends deferral of the City of Albuquerque's Council Services Planning Staff application to the Environmental Planning Commission for a Zone Map Amendment to rezone 229 Broadway NE from NR-LM (Non-Residential – Light Manufacturing Zone District) to MX-M (Mixed Use-Medium Intensity Zone District). The 'subject site' is located in the Martineztown Santa Barbara Neighborhood boundary, IDO CPO-7. Due to the fact that Integrated Development Ordinance -CPO-7 was amended in order to take out 229 Broadway NE from historical Martineztown Santa Barbara Neighborhood boundary, the SBMTNA is at the Second Judicial Court. For this reason, the association understands this request is premature. The association also understands that a Request for Proposal has been submitted by the MRA office for 229 Broadway NE, so the recommended zone change may not be appropriate. The IDO requires that the City Council staff and City of Albuquerque Planning Department preserve and protect neighborhoods. SBMTNA recommends for the zone map amendment to be a less intense zone code such as MX-T zone or MX-L zone, since the property is in the historical predominant single family residential area.

SBMTNA requires that the cumulative impact study is provided before the request is heard by EPC. According to City Council Planner Deepa Bansal, the request requires a cumulative impact study. The neighborhood association is recommending a traffic impact study since Lomas and Broadway are highly congested and because of the traffic congestion unwanted traffic enters into the neighborhood. The association is also recommending an environmental impact study due to volume of cars in the neighborhood from the two interstates, the frontage road, and the new upcoming new Physical Therapy Hospital. The EPC and SBMTNA is required sufficient time to review these studies, therefore, the SBMTNA understands deferral is required.

The Bernalillo County Health Impact Study has determined that Martineztown is highly environmentally impacted. The new physical therapy hospital will bring unwanted vehicles into the neighborhood. **Residents in the Martineztown Santa Barbara Neighborhood should be provided the same quality of life as any other R-1 land uses in Albuquerque, but due to the discrimination the residents continue to face displacement and gentrification. (Exhibit HIA Report and HNDEF Report 2022.)**

Santa Barbara Martineztown Neighborhood Association understands that this request is **premature** since the City Council decision to change the CPO-7 boundary for 229 Broadway NE is at the Second Judicial Court. SBMTNA wants no changes to the historical boundary of the neighborhood or the CPO-7 nor does it want any changes to the existing Martineztown Santa Barbara MRA, which the City of Albuquerque refuses to acknowledge.

The subject site is currently vacant land, owned by the City of Albuquerque and AMAFCA. Furthermore, SBMTNA has been informed that the Metropolitan Redevelopment Office has already placed a Request for Proposal to sell the property.

SBMTNA is not opposed to the down zone of the subject property to allow for the possibility of residential development. The question SBMTNA is why did the City of Albuquerque City Council Planner not require the MX-T or MX-L which are lower intensity uses? According to the purpose of the Integrated Development Ordinance (IDO), the IDO under Section 1-3 is to implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended. The IDO states that the City of Albuquerque is to ensure that all development in the City is consistent with the **spirit and intent of any other plans** and policies adopted by City Council. The CPO-7 does not allow buildings higher than 26 feet. The IDO further states that it is to protect all communities, especially those that have been historically underserved such Martineztown Santa Barbara Neighborhood. The City of Albuquerque is required to protect the quality and character of residential neighborhoods. The City is also to promote small-scale neighborhood-serving economic development opportunities.

SBMTNA requests that the protection and preservation that is provided in the CPO-7 to remain for 229 Broadway to protect the historic Martineztown Santa Barbara neighborhood.

The Housing Needs Assessment is not clear at this time. Since there has been abundance of housing built just unaffordable for Albuquerqueans who have lived here for generations. SBMTNA has seen the word "affordable housing" used for high end housing. The question that SBMTNA asks is affordable for what income range and more importantly how does Martineztown Santa Barbara Neighborhood benefit? I will refer you to the Housing and Neighborhood Economic Development Funding Report 2022 that states that the economic development such as the Rail Trail etc. the City is proposing will displace the local residents and make it harder for the residents to live in their neighborhood. (Exhibit:HNEDF 2022 Report)

According to the ABQ Comprehensive Plan, the Goal 6.4 Public Health is to promote individual and community health through active transportation, noise mitigation, and air quality protection. The City has ignored the Albuquerque New Mexico Heat Watch Report. The massive building of the physical therapy hospital brings more heat to underserved community such as Martineztown Santa Barbara an area that according to the Heat Watch Report is already dangerous. Another massive building with the allowable 60-foot building will only bring more heat and will only exacerbate the situation.

Per the ABQ Comprehensive Plan Policy 6.4.3 for Noise the comp plan states the City of Albuquerque is to mitigate traffic noise along roadways. The neighborhood continues to deal with noise pollution from the freeways which impacts the learning ability for students at Albuquerque High School, Career Enrichment Center and Long Fellow. The helicopters fly at all hours of the day and night and they fly very low over the housing in the neighborhood.

The Cookies Cannabis toxic chemicals are submitted into the air and the association would like to know more about this toxic chemical and how it is affecting the residents. The existing I-40 and I-25 environmental impacts are discussed in the Health Impact Assessment by Bernalillo County Place Matters which is detrimental to the children's learning ability.

Broadway is considered a State Highway and it is already congested during peak hours and unwanted traffic flows into the neighborhood due to the traffic congestion. The 5-ton trucks do not follow the law and drive through the neighborhood. The toxins from the diesel are very dangerous.

The impacts of the proposed development of the Rail Trail and the Downtown Arts and Cultural district have significantly gentrified the neighborhood. The City has failed to protect and preserve the historical neighborhood from displacement and gentrification.

Below are responses to the different criteria listed out in the IDO for Zone Map Amendment (§ 14-16-6-7(G)) – Zoning Map Amendment – EPC
6-7(G)(3) Review and Decision Criteria
An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria.
6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

SBMTNA recognizes the City has failed to protect and preserve the historical neighborhood by recommending and approving 229 Broadway NE to be what the City of Albuquerque states "an entrance to the Downtown Neighborhood when it is clearly in the adjacent historical Martineztown Santa Barbara neighborhood. SBMTNA asks that this request be deferred until the courts deal with the City removal of two parcels from the CPO-7. SBMTNA also requests that the City of Albuquerque acknowledges the Martineztown Santa Barbara Metropolitan Area and MRA Plan. (Exhibit: Ordinance 4-498). The highest and best use for 229 Broadway NE should benefit the Martineztown Santa Barbara neighborhood.

IDO Section 4.2 under allowable uses, The MX-M zone and the NR-LM zone correlate except for the residential use category. There is no change to the intensity of the use. How is MX-M justified, when the property at 229 Broadway NE is in the adjacent neighborhood to Downtown. The proposed MX-M zone is much too intense to serve the surrounding community which is low density residential zoning.

This zone amendment request changes the zone from NR-LM to MX-M (Mixed-Use-Medium Intensity Zone District), but does not demonstrate how it will further the Goal 4.1.1 Background. This chapter includes policies related to the preservation, enhancement, and planning for all areas of the city and county, as well as additional policies related to the character of specific areas. This chapter works with other chapter elements in the Comp Plan to protect and enhance neighborhood character (for Martineztown Santa Barbara neighborhood is to follow the CPO-7 of 26 feet in height)and by guiding appropriate land use and encouraging the registration of historic properties or districts within neighborhoods. The Comp Plan is not the only tool for protecting neighborhood character….Ongoing planning efforts will be needed to further identify the distinct elements and special places that define and contribute to each area's character, as well as policies, capital projects, and partnerships needed to preserve and enhance distinct communities.

Nor does it further the Guiding principle such as - STRONG NEIGHBORHOODS • Neighborhoods provide quality of life and remain distinct, vibrant places to live. • Development in established neighborhoods matches existing character and promotes revitalization where desired. • Established neighborhoods are protected, preserved, and enhanced.

According to the 4.1.3.2 CITY COMMUNITY
PLANNING AREAS *The City of Albuquerque recently did an assessment of the Community Planned Areas. There was no recommendation to change the boundaries of the CPO-7 area? Through the CPA process, the City Planning is required to work with the residents to identify defining character elements and policy and/or regulatory protections for those elements. The neighborhood association has provided our recommendations and would like our MRA acknowledged and updated. THE CPA process is to be proactive and public engagement, but for Martineztown the City of Albuquerque has to been proactive. The MRA office has never met with our neighborhood association to discuss any recommendations they have made to our neighborhood.*

This amendment does not follow the CPO-7 to preserve and protect the neighborhood nor can it further the Goal 5.1 – Center and Corridor. Since the Major Transit Corridor conflicts with the CPO-7 recommendations to preserve and protect the neighborhood.

The MX-M zone district is to further encourage a live, work, and play development, marking it as part of the Martineztown Santa Barbara Neighborhood and serving neighborhood. ***The City of Albuquerque does not show how the integrity of existing neighborhoods can be assured.***

This vacant property is in the historical Martineztown Santa Barbara boundary, which requires only 26 feet in height to the protect and preserve the historical neighborhood. The City of Albuquerque is building high rise buildings around the neighborhood and making it into a fortress with no real plans to protect or preserve the neighborhood.

Policy 13.5.1 states "Land Use Impacts: Prevent environmental hazards related to land uses." This policy then has a sub policy that spells out the intent of this policy in greater detail, stating "b) Protect public health, safety, and welfare by discouraging incompatible land uses in close proximity, such as housing and industrial activity." The intent of this amendment is not only to achieve a more active development on long-term vacant site, but to also avoid the concerns of industrial uses, that would be permissive under the NR-LM district, as it exists today. The MX-M the same land uses that the NR-LM allows. In fact, the height allowance makes the request more impactful to the neighborhood. ***The greatest environmental impact in the historical Martineztown Santa Barbara neighborhood is the vehicles emissions from the freeways, arterials, collectors and helicopters. SBMTNA is in favor of downzoning, but limit on density and height due to the dangerous levels of emissions from the existing vehicles and the existing high traffic volume including diesel 5-ton trucks on Lomas and Broadway NE.***

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was a typographical or clerical error when the existing zone district was applied to the property.

There was a typographical error in 1959 when the zoning code was established. The area was predominantly residential and the City of Albuquerque zoned the area heavy commercial to take over the area.

The Martineztown in the 70s said "Martineztown Not for Sale". The City of Albuquerque continues to push high impact development in the neighborhood with no regard to the life -long residents that live in the neighborhood and the historical neighborhood. *High density apartments are highly impactful to the neighborhood. According to the police reports, 505 Apartments has one of the highest crime reports in the neighborhood. The McKnight and Broadway apartments has police calls every week.*

SBMTNA agrees that Policy 5.6.2 states Area of Change does direct growth to be more intense, however according 5.1.2.5 CITY OF ALBUQUERQUE DEVELOPMENT AREAS Directing growth to Areas of Change is intended to help preserve and protect established neighborhoods in Areas of Consistency. Areas of Change and Consistency
are designed to be complementary to protect the scale and character of distinctive neighborhoods while accommodating new residents and jobs in areas already well served by infrastructure and transit. Areas of Consistency (City only) Neighborhoods designated as Areas of Consistency will be protected by policies to limit densities, new uses, and negative impacts from nearby development. While these areas may see some infill development and new uses, new development or redevelopment will need to be compatible in scale and character with the surrounding area. Some Areas of Consistency are experiencing a different set of pressures than those posed by incompatible infill development. These areas may have a high home-occupancy rate, et face deteriorating infrastructure, land use conflicts, such as those between industrial and residential uses, or a lack of basic services such as grocery stores or parks. These areas will benefit tremendously from targeted reinvestment in nearby Areas of Change.

2. There has been a significant change in neighborhood or community conditions affecting the site. ***There have not been significant changes in this area. The predominant land use continues to be low-density single-family R-1 zone. What has contributed to traffic congestion is the error when the zoning in 1959 was established to zone dwellings as heavy commercial and the City refusing to protect and preserve the neighborhood by developing a physical therapy hospital.***

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

SBMTNA agrees that a different zone category is more advantageous since the IDO requires that the neighborhood is preserved and protected. The MX-L or MX-T is much more advantageous to the neighborhood than MX-M is more intense because of the high-density apartments then NR-LM. The MX-M correlates with the NR-LM except for the allowed residential uses.

5.1.2.5 CITY OF ALBUQUERQUE DEVELOPMENT AREAS
Directing growth to Areas of Change is intended to help preserve and protect established neighborhoods in Areas of Consistency. *Areas of Change and Consistency are designed to be complementary to protect the scale and character of distinctive neighborhoods while accommodating new residents and jobs in areas already well served by infrastructure and transit.*

The IDO Policy 5.6.2 conflicts with the CPO-7 and 5.1.2.5 where it states that Areas of change: Direct growth and more intense development to Centers, Corridors, industrial and business parks. Since it is in the historical neighborhood and the Martineztown Santa Barbara Neighborhood Metropolitan Redevelopment Areas the zoning needs to show where protection and preservation is required.

The subject property is along a Major Transit Corridor however the CPO-7 overrides this criterion. The property is also within the history Martineztown Neighborhood and the Martineztown Santa Barbara Metropolitan Redevelopment Area (Note: The City of Albuquerque continues to not acknowledge the Martineztown MRA). SBMTNA during the new IDO encouraged down zoning and discouraged any area near the neighborhood to an Area of Change since it was in the historical neighborhood and was in conflict of preserving and protecting the neighborhood. This area is NR-LM. ***SBMTNA understands according to the IDO this area should have been down zone during the approval of the IDO in 2018. Instead, the City zoned the housing MX-L and made the housing nonconforming when the Martineztown Santa Barbara Sector Plan allowed R-1 zone. Why didn't the City rezone the housing to R-1 zone and make the high intensity NR-LM zone non-conforming? These uses are detrimental to any neighborhood.*** *The MX-M correlates with the NR-LM and provides a more intense use with high rise apartments which means more cars on the road and more congestion and pollution in the neighborhood.*

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria.
1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

The property in question was formerly many uses housing, distillery and most recently a detention pond. The lot has since been used for film production and temporary outdoor storage.

When the new pump station (Marble Arno Pump Station) was constructed across the street, according to the City it eliminated the need for the detention pond that existed at 229 Broadway Blvd. NE. SBMTNA doubts if the Marble Arno Pump Station is sufficient. Did the City of Albuquerque and AMFACA investigate thoroughly that this area may still need the ponding area? The reason SBMTNA has uncertainties is because in 2025 the computer broke down and there was flooding at Lomas and Broadway and in the neighborhood. We have also seen in other areas that cities and towns throughout New Mexico have experienced unprecedent flooding.

Recently, the City without informing the neighborhood and requesting their input brought the piece of property into the Downtown 2025 MRA, as well as the established Downtown TIF, even though there is an existing Martineztown Santa Barbara MRA, which the City fails to acknowledge and which provides for the neighborhood an opening for new, flexible finance and incentive tools for future development on the site to benefit the Martineztown Santa Barbara Neighborhood.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

SBMTNA knows that that housing will be more beneficial on this property. However, the density can be just as dangerous as the allowed uses under MX-M and NR-LM zone categories. SBMTNA recommends a less intense zone such as MX-T or MX-L zones.

According POLICY 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e., urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. [ABC] a) See Community Identity Goals 4.1 and 4.2 for policies on neighborhood character. The property at 299 Broadway NE is in the Martineztown Santa Barbara neighborhood boundary. A 60-foot apartment complex would not be in character with the historical single-family dwellings in the neighborhood. Policy 9.2.1 encourages housing that will enhance the neighborhood. The zone categories of MX-T and MX-L are less intense and should be considered for this area.

More single-family housing is needed in Martineztown Santa Barbara Neighborhood so that more families are living in the neighborhood and children and youth are able to attend the neighborhood elementary school and high school. The citizens have given a lot of money to invest in these institutions. There is plenty of multi-housing already built in Downtown, but unaffordable for native Albuquerqueans. In fact, according to the studies there were 559,000 people in Albuquerque and this year there are only 555,000 or 10 percent less people that has moved out of Albuquerque.

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The requested zone is a MX-M Medium Density zone district correlates with the NR-LM and allows high density housing which would bring high intensity and negative impacts to the neighborhood.

SBMTNA recommends MX-T or MX-L a zone district which is much more sensitive to the existing historical neighborhood and will be more compatible with the surrounding neighborhoods.

6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:
1. Have adequate capacity to serve the development made possible by the change of zone.

The infrastructure in the Martineztown Santa Barbara Neighborhood is considered one of the worst in Albuquerque. The City Council Planning staff needs to go down Granite off of Broadway where unwanted cars turn off the congested Broadway NE. Granite needs complete make over since it is rate poor condition.

ABQ Ride Forward Recovery Network Plan may have been passed in 2025, but it does nothing to correct the neglect of the poor conditions of the infrastructure that has been neglected for decades in the entire Martineztown Santa Barbara Neighborhood.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

The current street conditions are not adequate. They are in poor condition.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

A site plan has nothing to do to improve the streets conditions and the number of accidents that happen daily in the neighborhood. The City Council planner cannot guarantee anything will be done to improve the infrastructure.

The site plan for the physical therapy hospital did nothing to deal with the infrastructure improvements at Mountain and the South Frontage Road NE. In fact, the property owner stated it was the City's issue. The south frontage road at Mountain Road NE has accidents daily. Mountain Road at this intersection is considered dangerous yet the City of Albuquerque contributed to the dangerous situation by adding a 4-story physical therapy hospital that will bring more traffic into the neighborhood. The developer has left the problem of Mountain Road poor rating the same.

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a city-approved Development Agreement between the City and the applicant.

No improvements will be made and cannot be guaranteed during the site plan approval.

6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

The Major Transit Corridor along Lomas Blvd conflicts with the CPO-7 in the IDO.

The MX-M zone is much more intense than the NR-LM and cannot be consider more highly beneficial. The MX-L is the more commonly adjacent zone category.
The proposed zone does not match the predominant historical single family residential area.

The existing land uses within approximately 500 feet of the subject site includes single family residential land uses with office and fast-food restaurant that has been recently closed and a Starbucks.

The surrounding area is primarily zoned a mix of MX zone districts. The surrounding land uses are largely consistent with the range of uses permitted within the MX-L zone district. Therefore, rezoning the subject property to MX-T or MX-L zone with a limit of 26 feet in height would help ensure that future development preserves and protects the historical residential area.

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

The applicant justification is based solely on economic consideration instead of protecting and preserving the historical residential neighborhood.

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a

"Spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.
1. The subject property is different from the surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Martineztown Santa Barbara Neighborhood, which 229 Broadway NE is part of is a historical adjacent neighborhood to downtown. The opportunities have always been to make this property highly beneficial to the neighborhood, but when the opportunity did come about the City of Albuquerque decided to remove this parcel from the neighborhood boundary and from the existing Martineztown Santa Barbara MRA which the City refuses to acknowledge.

The proposed zone district is too intense for the neighborhood. The opportunities under the Martineztown Santa Barbara Neighborhood boundary and the MRA is already available for pedestrian-oriented mixed-use development, including neighborhood-serving retail, locally owned businesses, housing, and office space, contributing to a more active and welcoming streetscape.

The Major Transit Corridor conflicts with the IDO CPO-7. The surrounding area already contains a diverse mix of restaurants, cafés, offices, and other everyday services, making the proposed zone a natural extension of the existing development pattern. The neighborhood is to be preserved and protected. The land uses at 229 Broadway NE should be a benefit to the neighborhood. It should not be to gentrify the neighborhood nor should it be a development that changes the character of the neighborhood.

Rezoning the property from NR-LM to MX-T or MX-L would better align with this established context, expand opportunities for compatible infill development, and further strengthen the vitality of Martineztown Santa Barbara Neighborhood and provide small business development that would benefit the nearby residents.

SBMTNA requests cross-examination of witnesses. Furthermore, SBMTNA requests written notice of all decisions relating to this rezoning application.

SBMTNA recommends MX-T or MX-L zone map amendment to protect and preserve Martineztown Santa Barbara neighborhood which provides the highest and best use that benefits the residents of the Martineztown Santa Barbara Neighborhood.

For the above reasons, SBMTNA respectfully requests deferral of the proposed change NR-ML to MX-M for 229 Broadway NE.

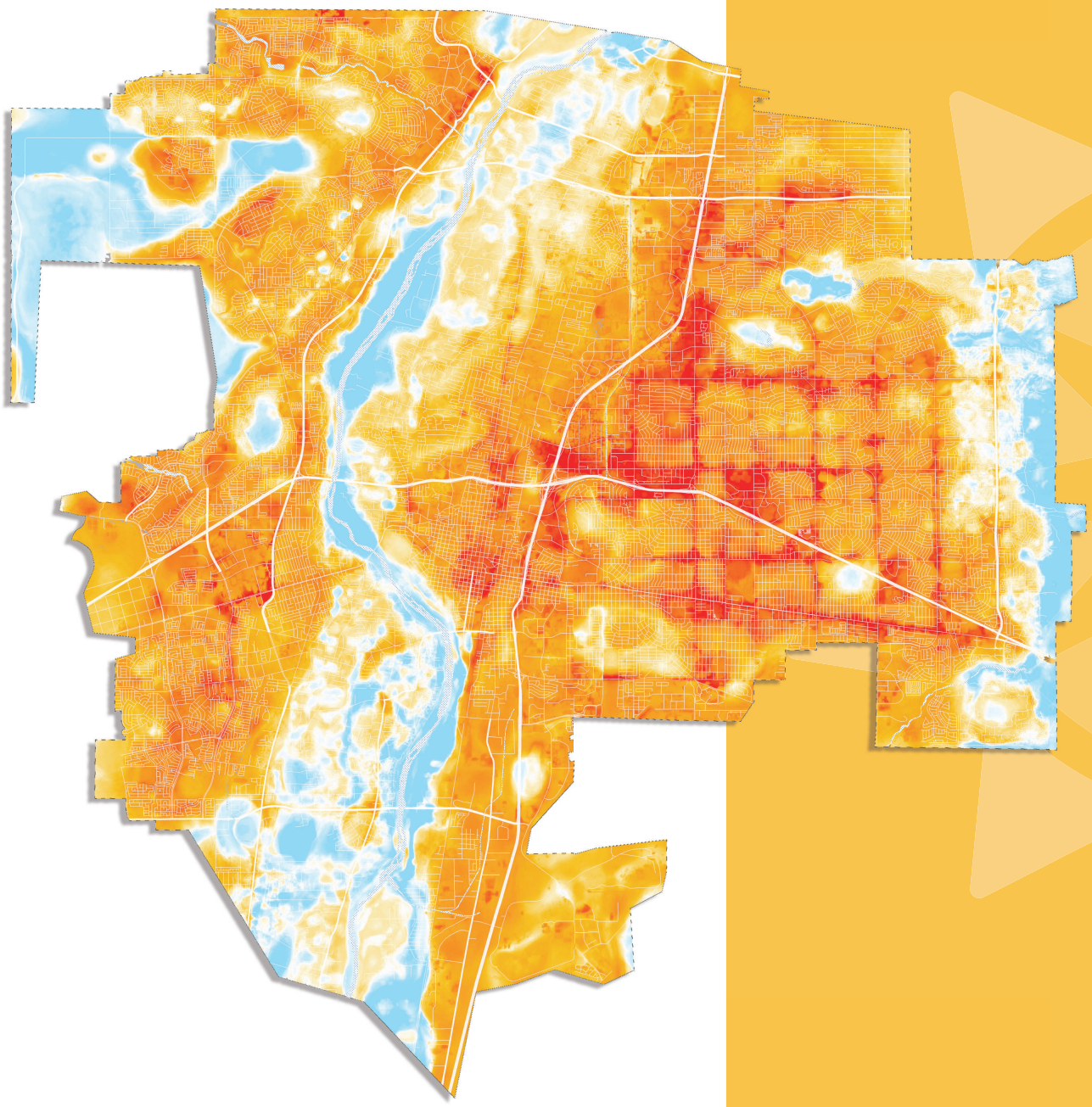
Sincerely,

Loretta Naranjo Lopez, President
SBMTNA

Exhibits: HIA Report, HNEDF Report 2022, MTSBN MRA Designation, ABQ Heat Watch Report, SBMTCaseStudy

Albuquerque

New Mexico



CAPA strategies

HEAT WATCH Report

CAPA strategies

HEAT WATCH

The CAPA Heat Watch program, equipment, and all related procedures referenced herein are developed through a decade of research and testing with support from national agencies and several universities. Most importantly, these include our partners at the National Integrated Heat Health Information System, the National Oceanic and Atmospheric Administration's (NOAA's) Climate Program Office, and National Weather Service, including local weather forecast offices at each of the campaign sites, The Science Museum of Virginia, and U.S. Forest Service (USDA). Past support has come from Portland State University, the Climate Resilience Fund, and the National Science Foundation. We are deeply grateful to these organizations for their continuing support.

CPO NOAA

CLIMATE PROGRAM OFFICE

NIHHIS

NATIONAL INTEGRATED HEAT HEALTH INFORMATION SYSTEM

NOAA

NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION

U.S. DEPARTMENT OF COMMERCE

This report was prepared by CAPA Strategies, LLC
Summer 2021

Credit: Jesse Wood

Table of Contents

4 Executive Summary

5 Purpose and Aims

6 Campaign Process

7 Maps

13 Mapping Method

14 Heat Modeling Summary

15 Next Steps

16 Media

7 About the Maps

8 Initial Observations

9 Morning Traverse Points

10 Morning Area-Wide

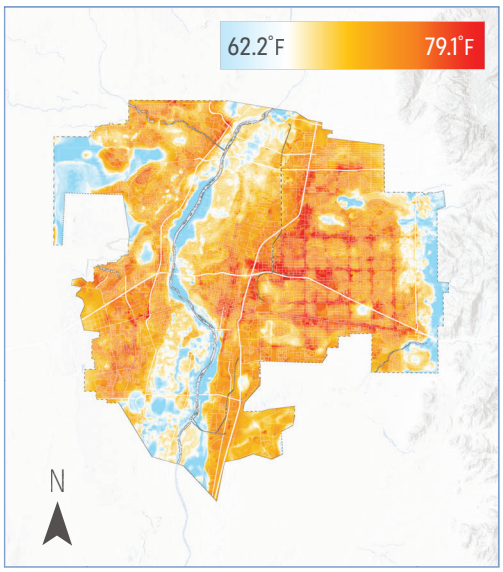
11 Afternoon Traverse Points

12 Afternoon Area-Wide

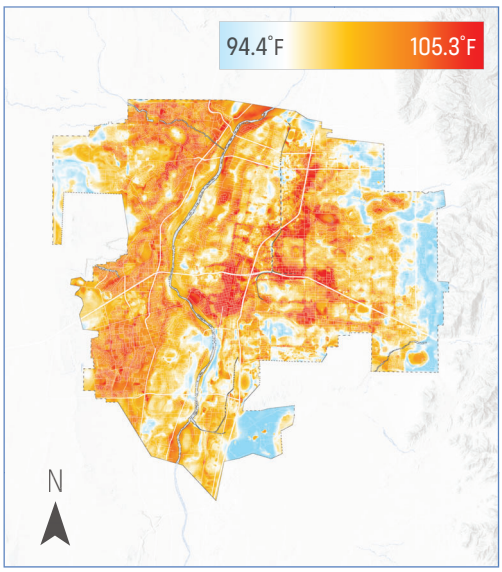
Executive Summary

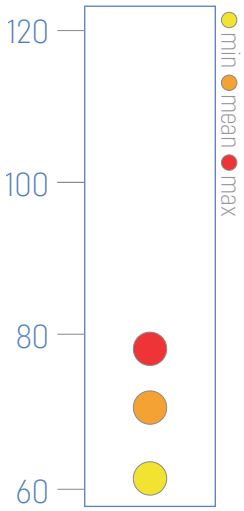
Major thanks to all of the participants and organizers of the Urban Heat Watch program in Albuquerque, New Mexico. After months of collaboration and coordination, local organizers and volunteers collected thousands of temperature and humidity data points in the morning, afternoon, and evening of a long, hot campaign day on July 9th, 2021.

Morning Area-Wide Temperature (6 - 7 am)

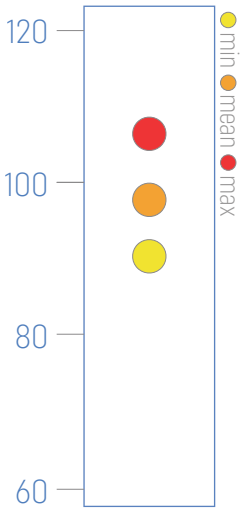


Afternoon Area-Wide Temperature (3 - 4 pm)





6 - 7 am



3 - 4 pm

Traverse Point Temperature

Study Date

July 9th, 2021

65
Volunteers

18
Routes

67,662
Measurements

105.9°
Max Temperature

16.9°
Temperature Differential

HEAT WATCH

Learn more about the background and goals of each Heat Watch 2021 campaign city at https://nihhis.cpo.noaa.gov/Urban-Heat-Islands/Mapping-Campaigns/Campaign-Cities

Purpose & Aims

We know that climate-induced weather events have the most profound impact on those who have the least access to financial resources, historically underserved communities, and those struggling with additional health conditions. Infrastructure is also at risk, which can further compromise a region's capacity to provide essential cooling resources.

CAPA Strategies offers an unparalleled approach to center communities and infrastructure facing the greatest threat from the impact of increasing intensity, duration, and frequency of extreme heat. This report summarizes the results of a field campaign that occurred on July 9th, 2021 and with it we have three aims:

1

Provide high resolution descriptions of the distribution of temperature and humidity (heat index) across an urban area

2

Engage local communities and create lasting partnerships to better understand and address the inequitable threat of extreme heat

3

Bridge innovations in sensor technology, spatial analytics, and community climate action to better understand the relationships between urban microclimates, infrastructure, ecosystems, and human well-being.

With a coordinated data-collection campaign over several periods on a hot summer day, the resulting data provide snapshots in time of how urban heat varies across neighborhoods and how local landscape features affect temperature and humidity.

Campaign Process

CAPA Strategies has developed the Heat Watch campaign process over several iterations, with methods well established through peer-reviewed publications[1], testing, and refinement.

The current campaign model requires leadership by local organizers, who engage community groups, new and existing partner organizations, and the media in generating a dialog about effective solutions for understanding and addressing extreme heat.

CAPA provides training, equipment, and support to the recruited community groups as they endeavor to collect primary temperature and humidity data across a metropolitan region.

The seven main steps of the campaign process are summarized to the right. An overview of the analytical modeling methodology is presented later in this report and described at full length in peer-reviewed publications.

1. Set Goals

Campaign organizers determine the extent of their mapping effort, prioritizing areas experiencing environmental and social justice inequities. CAPA then divides this study area into sub-areas ("polygons"), each containing a diverse set of land uses and land covers.

2. Establish

Organizers recruit volunteers, often via non-profits, universities, municipal staff, youth groups, friends, family, and peers. Meanwhile, CAPA designs the data collection routes by incorporating important points of interest such as schools, parks, and community centers.

3. Prepare

Volunteers attend an online training session to learn the why and how of the project, their roles as data collectors, and to share their personal interest in the project. Participants sign a liability and safety waiver, and organizers assign teams to each polygon and route.

4. Activate

With the help of local forecasters, organizers identify a high-heat, clear day (or as near to one as possible) and coordinate with their volunteer teams. Once confirmed, CAPA ships the sensor equipment and bumper magnets to be distributed to campaign participants.

5. Execute

Volunteer teams conduct the heat campaign by driving and/or bicycling sensor equipment along pre-planned traverse routes at coordinated hour intervals. Each second the sensors collect a measurement of ambient temperature, humidity, longitude, latitude, speed and course.

6. Analyze

Organizers collect and return the equipment, and CAPA analysts begin cleaning the data, as described in the Mapping Method section below, and utilize machine learning algorithms to create predictive area-wide models of temperature and heat index for each traverse.

7. Implement

Campaign organizers and participants review the Heat Watch outputs (datasets, maps, and report), and campaign teams meet with CAPA to discuss the results and next steps for addressing the distribution of extreme heat in their community.

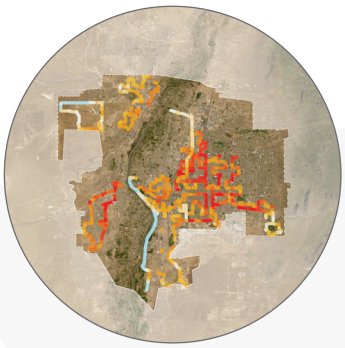
[1] The most relevant and recent publications to the Heat Watch campaign process include:

Shandas, V., Voelkel, J., Williams, J., & Hoffman, J., (2019). Integrating Satellite and Ground Measurements for Predicting Locations of Extreme Urban Heat. Climate, 7(1), 5. https://-doi.org/10.3390/cli7010005

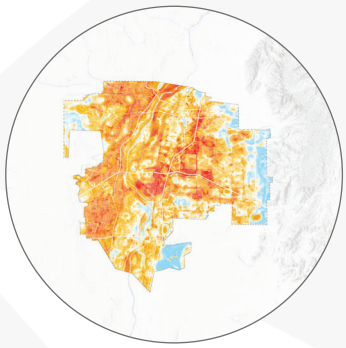
Voelkel, J., & Shandas, V. (2017). Towards Systematic Prediction of Urban Heat Islands: Grounding Measurements, Assessing Modeling Techniques. Climate, 5(2), 41. https://-doi.org/10.3390/cli5020041

About The Maps

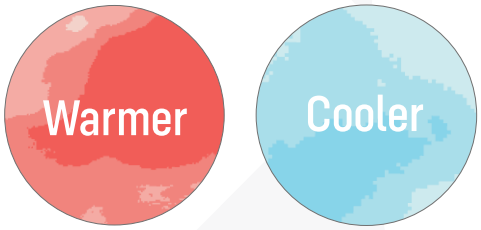
The following sections present map images from the Heat Watch campaign and modeling process. Two sets of maps comprise the final results from the campaign process, and they include:



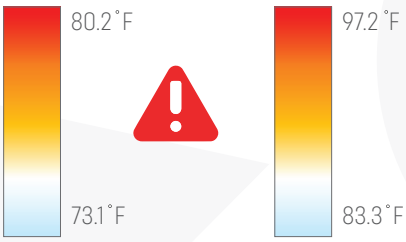
Point temperatures collected in each traverse period, filtered to usable data.



Area-wide heat maps, displaying either the modeled temperature or heat index across the entire study area at each traverse period.



The data are classified by natural breaks in order to clearly illustrate the variation between warmer (red) and cooler (blue) areas across the map.



Note that the scales are different between the traverse point and area-wide maps due to the predictive modeling process.

How does your own experience with heat in these areas align with the map?

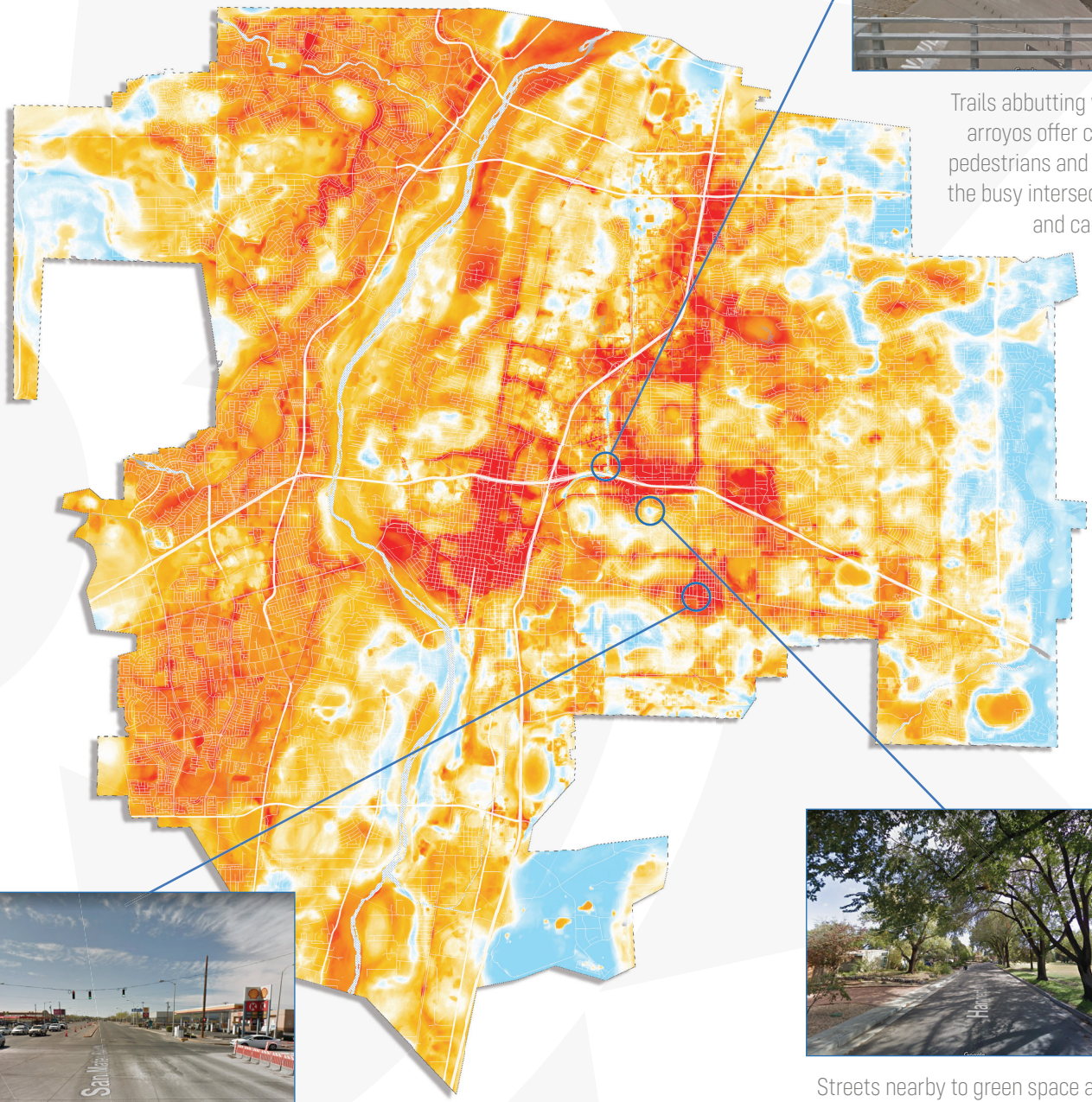
Find your home, place of work, or favorite park on the maps and compare the heat throughout the day to your personal experience.

What about the landscape (trees, concrete buildings, riverside walkway) do you think might be influencing the heat in this area?

Initial Observations

The distribution of heat across a region often varies by qualities of the land and its use. Here are several observations of how this phenomenon may be occurring in your region.

Trails abbutting vegetation and arroyos offer cooler paths for pedestrians and bicyclists than the busy intersecting highways and car-filled streets.

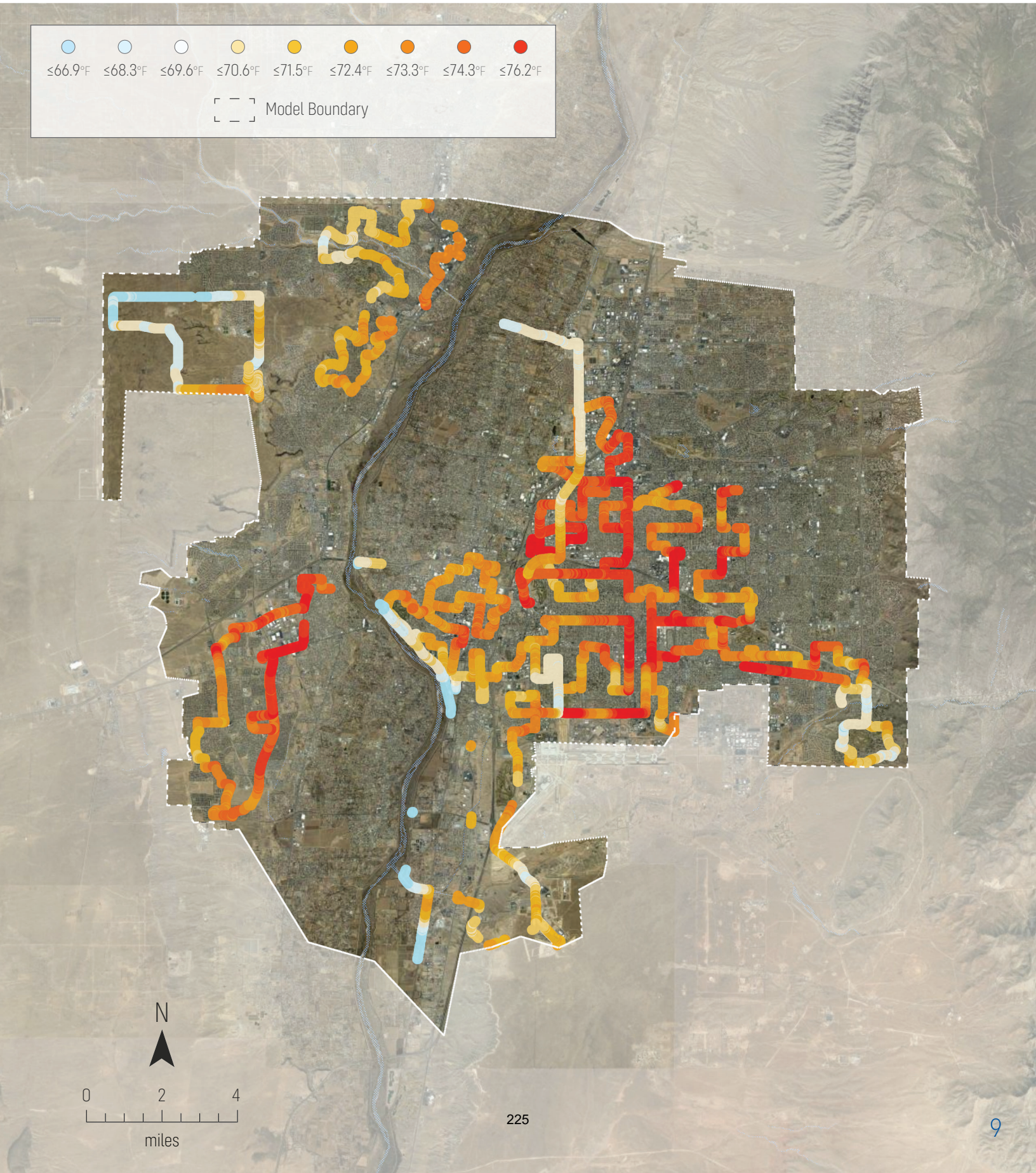


Wide asphalt intersections with little to no shade retain high temperatures and offer no refuge for pedestrians.

Streets nearby to green space and dense tree canopy show cooler temperatures.

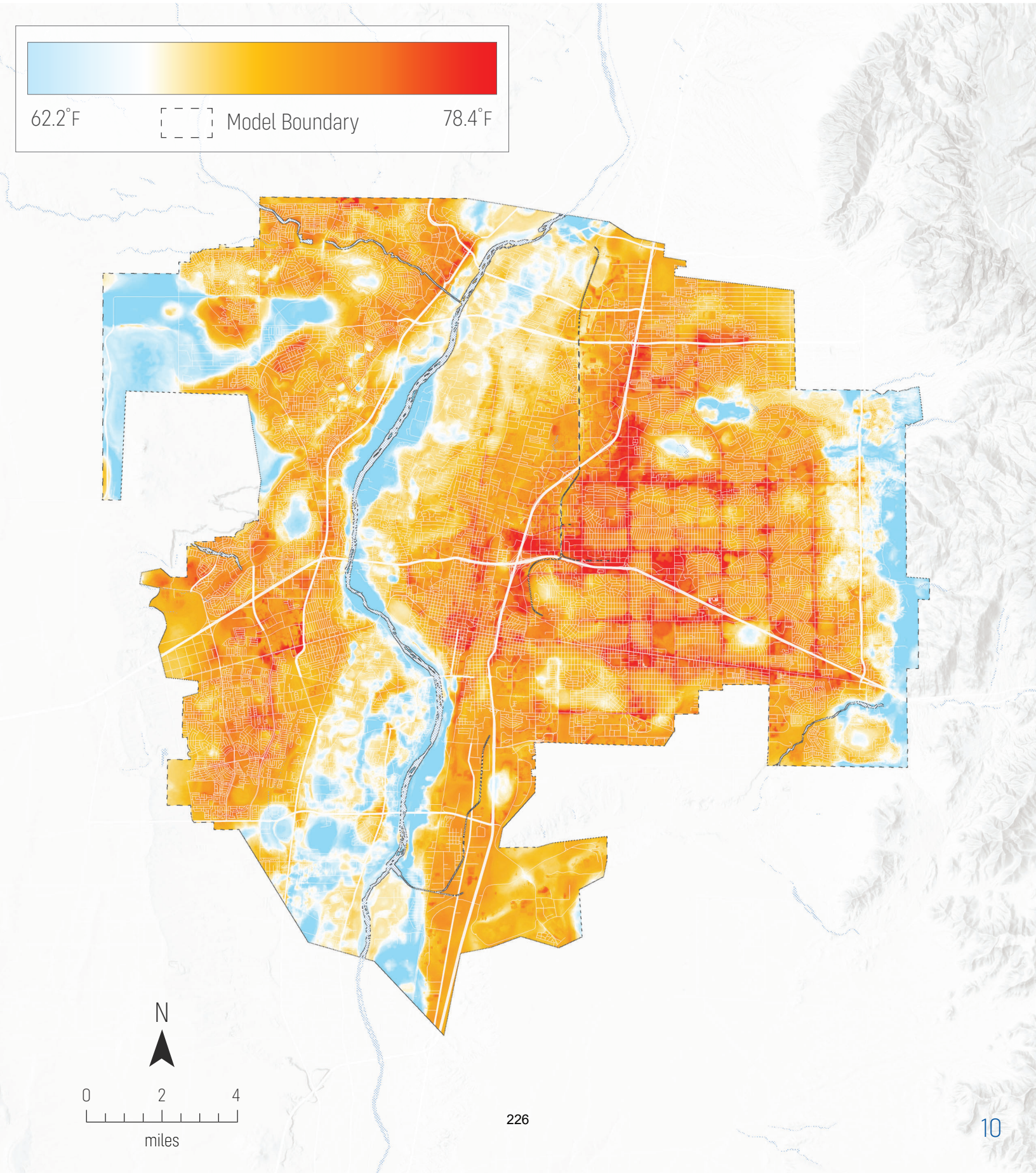
Morning Traverse Points

(6 - 7 am)



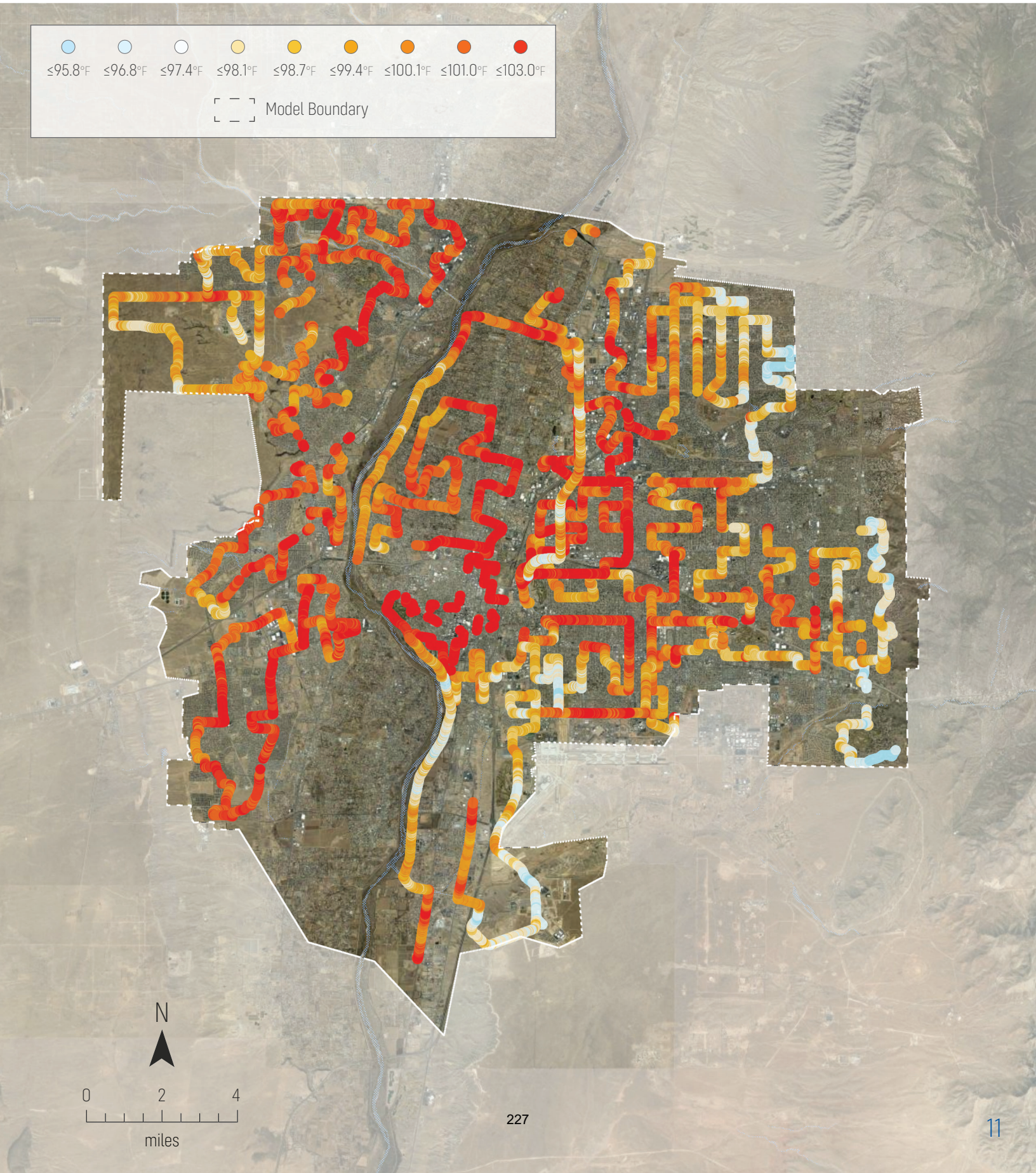
Morning Area-Wide Predictions

Temperature (6 - 7 am)



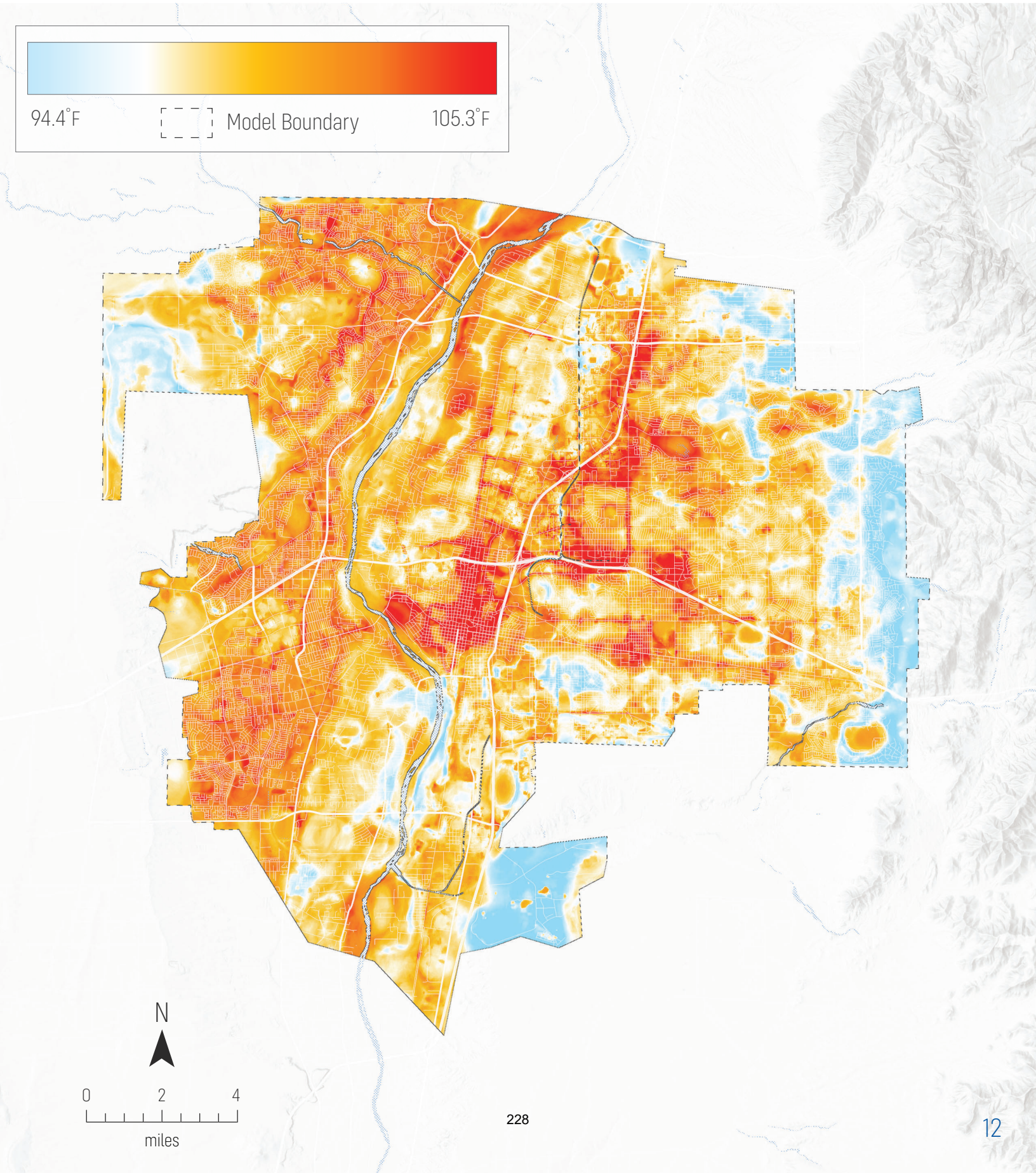
Afternoon Traverse Points

(3 - 4 pm)



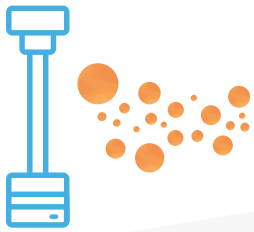
Afternoon Area-Wide Predictions

Temperature (3 - 4 pm)



Mapping Method

1 Download & Filter

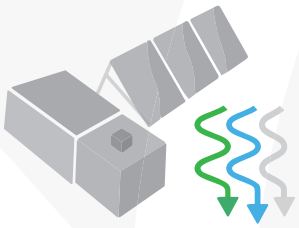


Download raw heat data from sensor SD cards

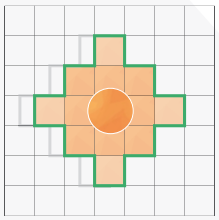
Compare data with field notes and debrief interview

Trim data to proper time window, speed, and study area

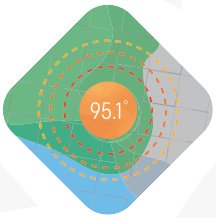
2 Integrate & Analyze



Download multi-band land cover rasters from Sentinel-2 satellite

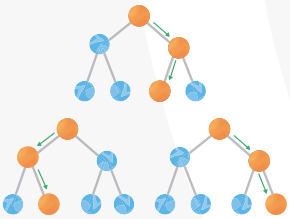


Transform land cover rasters using a moving window analysis

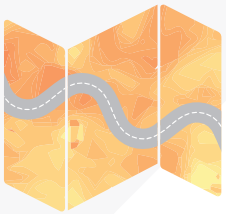


Calculate statistics of each land cover band across multiple radii

3 Predict & Validate



Combine heat and land cover data in Machine Learning model



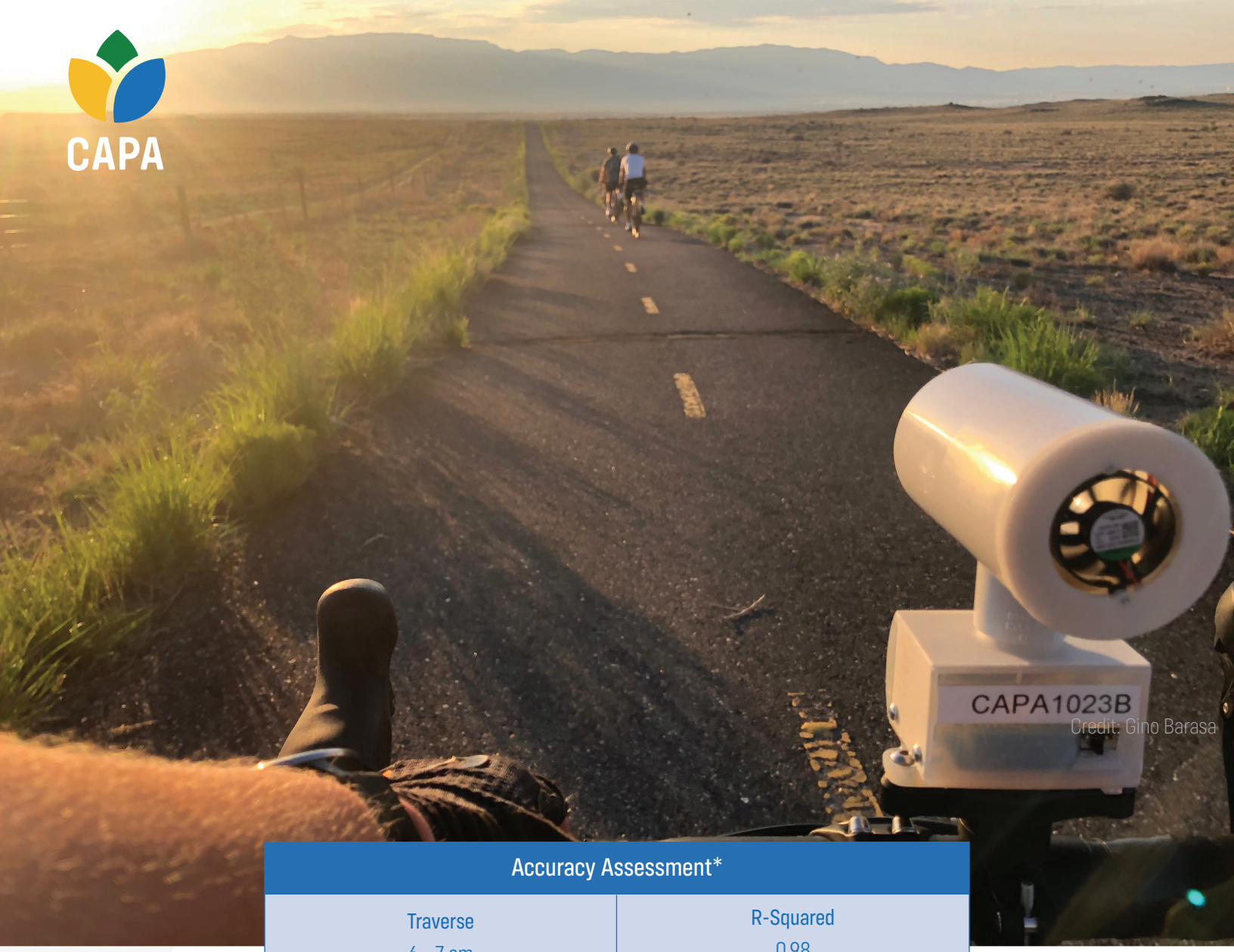
Create predictive raster surface models of each period

Perform cross validation using 70:30 holdout method

The most relevant and recent publications include:

Shandas, V., Voelkel, J., Williams, J., & Hoffman, J., (2019). Integrating Satellite and Ground Measurements for Predicting Locations of Extreme Urban Heat. Climate, 7(1), 5. https://doi.org/10.3390/cli7010005

Voelkel, J., & Shandas, V. (2017). Towards Systematic Prediction of Urban Heat Islands: Grounding Measurements, Assessing Modeling Techniques. Climate, 5(2), 41. https://doi.org/10.3390/cli5020041



Credit: Gino Barasa

Accuracy Assessment*	
Traverse	R-Squared
6 - 7 am	0.98
3 - 4 pm	0.95

Field Data

Like all field campaigns, the collection of temperature and humidity data requires carefully following provided instructions. In the event that user error is introduced during the data collection process, outputs may be compromised in quality. While our team has a developed a multi-stage process for assessing and reviewing the datasets, some errors cannot be identified or detected, and therefore can inadvertently compromise the results. Some examples of such outputs may include temperature predictions that do not match expectations for an associated landcover (e.g. a forested area showing relatively warmer temperatures). We suggest interpreting the results in that context.

Prediction Areas

The traverse points used to generate the areas wide maps do not cover every square of the studied area. Due to the large number of data collected, however, our predictive models support the extension of prediction to places beyond the traversed areas. We suggest caution when interpreting area wide values that extend far beyond the traversed areas

*Accuracy Assessment: To assess the strength of our predictive temperature models, we used a 70:30 "holdout cross-validation method," which consists of predicting 30% of the data with the remaining 70%, selected randomly. An 'Adjusted R-Squared' value of 1.0 is perfect predictability, and 0 is total lack of prediction. Additional information on this technique can be found at the following reference: Voelkel, J., and V Shandas, 2017. Towards Systematic Prediction of Urban Heat Islands: Grounding measurements, assessing modeling techniques. Climate 5(2): 41.

Next Steps

Now that you have completed a Heat Watch campaign, you have a better understanding of where urban heat is occurring in your region, and who is at risk of exposure. You may be wondering what to do next: how to mitigate that exposure, or help your region adapt to a hotter future. If you would like to take the next steps in preparing for climate change, CAPA's *Growing Capacity* services can help.

GROWING CAPACITY

Growing Capacity is an arm of CAPA Strategies which emphasizes place-based solutions, substantive community engagement, and the translation of data into action. These services ask not only "where do climate risks exist?," but "what can we do about them?" *Growing Capacity* services offer a systematic way to integrate data and accelerate climate adaptation in your area. We do this by reducing common barriers that limit action; making climate adaptation accessible to your colleagues and communities; and facilitating opportunities for collaboration, learning, and problem solving.

Growing Capacity services reflect a holistic approach to climate change mitigation and adaption. Our process is rooted in social scientific thinking, interdisciplinarity, and a mission of equity. This adds up to capacity-building solutions which are actionable, tailored to your region, and promote climate resilience for all.

We offer a range of services to support you in your climate adaption efforts, no matter how big or small. Choose from our offerings below to create a *Growing Capacity* package that fits your needs and budget.

Whether your climate adaption goals require increased community-based research, data synthesis, public outreach, network-building, or novel interventions, the *Growing Capacity* team is here to assist you.

Jurisdictional Scan

Comprehensive Report

Capacity Assessment

Comprehensive Report, Analysis

Community Knowledge Assessment

Workshops, Surveys, Focus Groups, Interviews

Resource Development

Strategic plans, Handbooks, Policy language, Tools for education/outreach

? Want to start a conversation about Growing Capacity in your region? Contact us at *info@capastrategies.com*

Media

ALBUQUERQUE JOURNAL

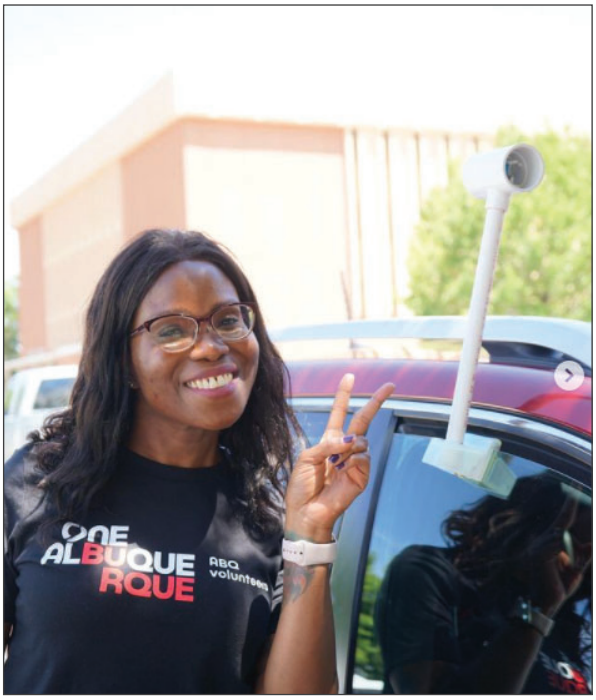
Charting ABQ's urban heat islands

BY ELISE KAPLAN / JOURNAL STAFF WRITER

PUBLISHED: TUESDAY, JULY 13TH, 2021 AT 9:00PM

UPDATED: TUESDAY, JULY 13TH, 2021 AT 9:07PM

Maggie Fitzgerald who is a liaison with the city's environmental health department attaches a sensor on her vehicle to record temperatures throughout parts of the city. This is a way to map out the hottest parts of the city as a way to protect the most vulnerable residents. (Roberto E. Rosales/Albuquerque Journal.)



@capa_heatwatch @capaheatwatch

www.capastrategies.com

CAPA strategies

HEAT WATCH

Martineztown/Santa Barbara Neighborhood

Metropolitan Redevelopment Area

Designation Report

Redevelopment Division
Planning Department

October 1989

CITY of ALBUQUERQUE
EIGHTH COUNCIL

COUNCIL BILL NO. R-498 ENACTMENT NO. 9-1990

SPONSORED BY: Steve D. Gallegos
Vincent E. Griego

Underscored Material - New
[Bracketed Material] - Deletion

RESOLUTION

DESIGNATING THE MARTINEZTOWN/SANTA BARBARA NEIGHBORHOOD A METROPOLITAN REDEVELOPMENT AREA, MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE.

WHEREAS, Section 3-60A-8 of the Metropolitan Redevelopment Code of the State of New Mexico Section 3-60A-1 through 3-60A-18 N.M.S.A. (1978 Comp.) states: "A municipality shall not prepare a Metropolitan Redevelopment Plan for an area unless the Governing Body has by resolution determined the area to be a slum area, or a blighted area, or a combination thereof and designated the area as appropriate for a Metropolitan Redevelopment Project(s)..."; and

WHEREAS, the City of Albuquerque (the "City") and the Metropolitan Redevelopment Agency of the City (the "Agency") and their employees and agents, have for some time engaged in a study of slum and blighted areas within the City, and have submitted their findings and recommendations concerning the designation of the Martineztown/Santa Barbara Neighborhood as a Metropolitan Redevelopment Area, hereinafter identified, to the City Council of Albuquerque (the "Council"), which findings and recommendations are set forth in Exhibit A attached hereto and incorporated by reference; and

WHEREAS, pursuant to Section 8 of the Metropolitan Redevelopment Code, the Council has caused to be published on October 21 and 22, 1989 in the Albuquerque Journal, a newspaper of general circulation in the metropolitan area, a notice containing a general description of the area and the date, time and place where the Council will hold a public hearing to consider the adoption of this resolution, and

announcing that any interested party may appear and speak to the issue of the adoption of this resolution; and

WHEREAS, the Albuquerque Development Commission held an advertised public hearing on October 23, 1989, took testimony from the public, and recommended to the Council the designation of the Martineztown/Santa Barbara Neighborhoods as a Metropolitan Redevelopment Area as described herein; and

WHEREAS, the Council met on this 20th day of November 1989, at the time and place designated in the notice, to hear and consider all comments of all interested parties on the issue of the adoption of this resolution; and

WHEREAS, the Council has considered the findings and determinations set forth in Exhibit A, attached hereto, and all comments made at the public hearing concerning the conditions which exist in the proposed Martineztown/Santa Barbara Neighborhood Metropolitan Redevelopment Area, including the conditions identified in Exhibit A, attached hereto.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The Council hereby finds and determines that the proposed Martineztown/Santa Barbara Neighborhood Metropolitan Redevelopment Area is an area which, by reason of presence of a substantial number of deteriorated or deteriorating buildings; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; obsolete or impractical planning and platting, special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivisions or lack of adequate housing facilities in the area, or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area; low levels of

[Bracketed Material] - Deletion

commercial or industrial activities or redevelopment; or any combination of the above factors, substantially impairs and arrests the sound growth and economic health and well-being of the City and the proposed Martineztown/Santa Barbara Neighborhood Metropolitan Redevelopment Area; constitutes an economic and social burden; is a menace to the public health, safety, morals and welfare in its present condition and use; is a blighted area and is appropriate for a Metropolitan Redevelopment Project(s);

Section 2. The Council hereby finds that the rehabilitation, conservation, development and redevelopment of and in the proposed Martineztown/Santa Barbara Neighborhood Metropolitan Redevelopment Area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City.

Section 3. The Council hereby declares the area identified in Exhibit A, attached hereto, to be the Martineztown/Santa Barbara Neighborhood Metropolitan Redevelopment Area.

Underscored Material - New
[Bracketed Material] - Deletion

PASSED AND ADOPTED THIS 3rd DAY OF JANUARY, 1990.

BY A VOTE OF 9 FOR AND 0 AGAINST.

Steve D. Gallegos, President
City Council

APPROVED THIS 19th DAY OF January, 1990.

Louis E. Saavedra, Mayor
City of Albuquerque

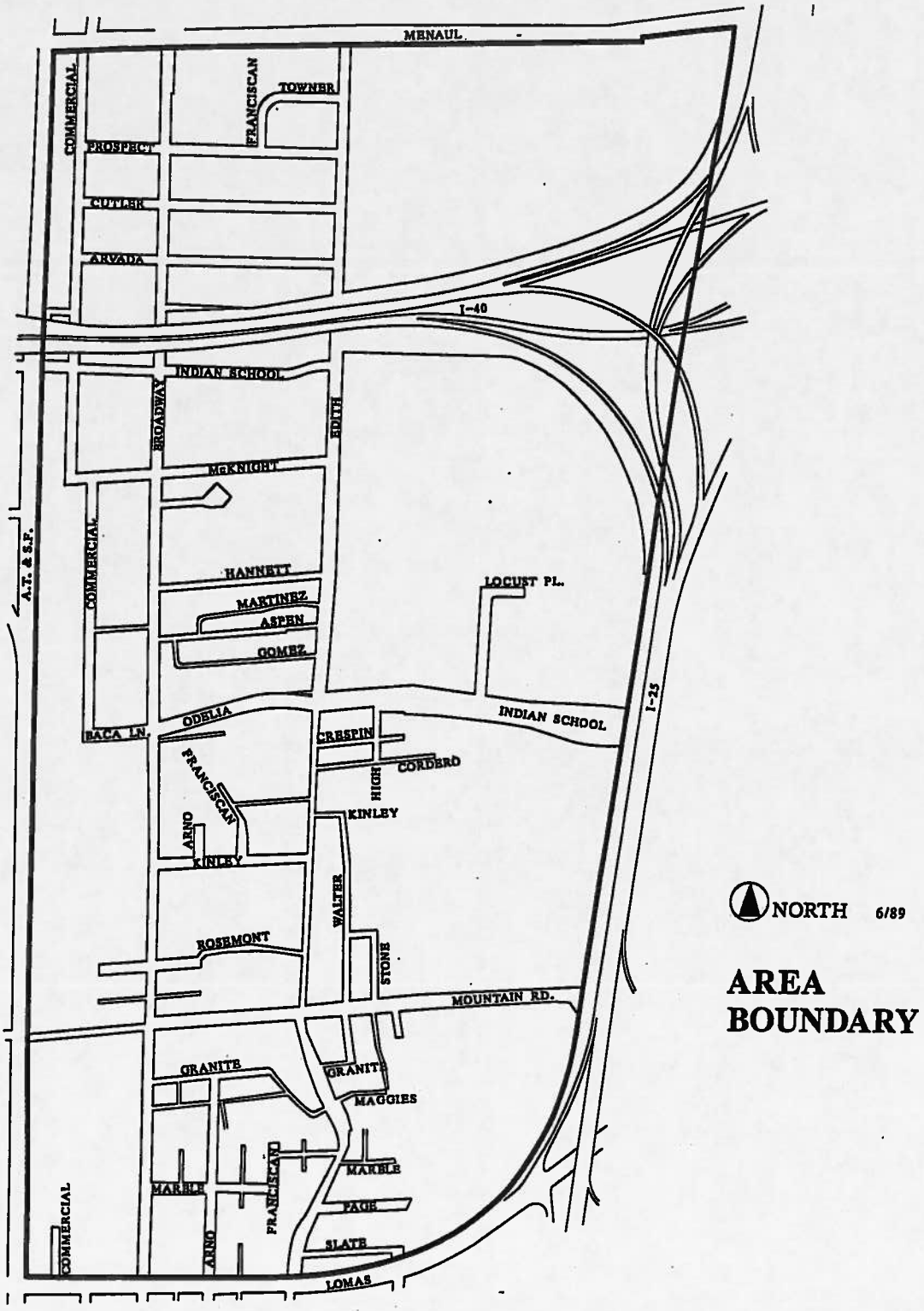
ATTEST:

City Clerk

[Bracketed Material] - Deletion

EXHIBIT A

MARTINEZTOWN/SANTA BARBARA



AREA BOUNDARY

MARTINEZTOWN/SANTA BARBARA NEIGHBORHOOD

METROPOLITAN REDEVELOPMENT AREA DESIGNATION REPORT

INTRODUCTION

The Metropolitan Redevelopment Code (3-60A-1 to 3-60A-48 NMSA 1978) provides cities in New Mexico with powers to correct conditions in areas or neighborhoods within municipalities which "substantially inflict or arrest the sound and orderly development" in the city. These powers can only be used within designated Metropolitan Redevelopment Areas; establishment of a Metropolitan Redevelopment Area is based on findings of conditions of "slum" or "blight."

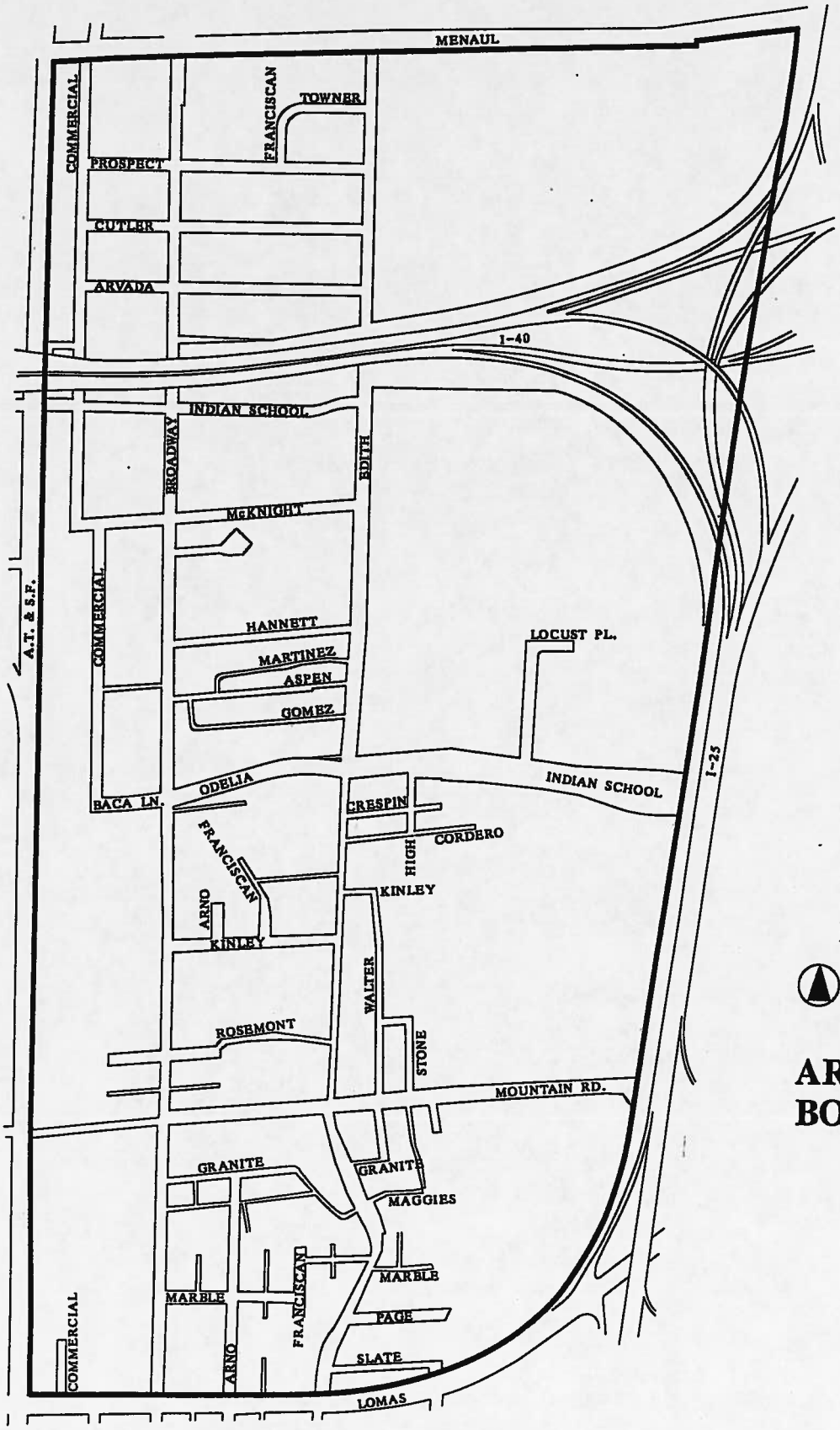
The Martineztown/Santa Barbara area is proposed as a Metropolitan Redevelopment Area by this Designation Report. The boundaries (see page 2 and Map A for specific boundaries) are I-25 on the east, Menaul Boulevard on the north, the Santa Fe Atchison and Topeka Railway tracks on the west, and Lomas Boulevard on the south.

The criteria for a "blighted" area (see below) in the Code can be divided into five major groups: existing physical conditions, physical layout, safety, current use, and land ownership. The following existing conditions analysis examines each of the criteria groups and finds that Martineztown/Santa Barbara exhibits a combination of the factors contributing to a blighted condition.

The revised Martineztown/Santa Barbara Sector Development Plan recommends Metropolitan Redevelopment Area designation; the Plan was recommended for adoption by the Environmental Planning Commission in September. Some of the research used in the Sector Development Plan has been used for this report.

"Blighted area" means an area within the area of operations other than a slum area, which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivisions or lack of adequate housing facilities in the area or obsolete or impractical planning and platting, or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment, or any combination of such factors, which substantially impairs or arrests the sound growth and economic health and well being of a municipality or locale within a municipality, or an area which retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present conditions and use.(3-60A-4, NMSA 1978)

MARTINEZTOWN/SANTA BARBARA



MAP A

NORTH 6/89

AREA BOUNDARY

AREA BOUNDARIES

The area shown on the attached map and described below is proposed for designation as a Metropolitan Redevelopment Area.

Beginning at the intersection of the north right-of-way line of Lomas Boulevard NE with the east right-of-way line of the Atchison, Topeka and Santa Fe Railway;

- Thence, north along the east right-of-way line of the Atchison, Topeka and Santa Fe Railway of the south right-of-way line of Menaul Boulevard NE;

- Thence, east along the south right-of-way line of Menaul Boulevard NE to its intersection with the west access control line of Interstate Highway 25;

- Thence, south along a projected line from said intersection to the west access control line of the Lomas Boulevard off-ramp of Interstate Highway 25;

- Thence southwest along the west access control line of the Lomas Boulevard off ramp of Interstate Highway 25 to its point of intersection with the north right-of-way line of Lomas Boulevard NE;

- Thence, west along the north right-of-way line of Lomas Boulevard NE to the point and place of beginning.

EXISTING CONDITIONS ANALYSIS

1. EXISTING PHYSICAL CONDITIONS

1.1 Deterioration of site or other improvements

Note: Site conditions were analyzed through visual driving and walking surveys.

1.1.1. Unimproved lots and non-landscaped areas are scattered throughout the area, often grouped together, contributing to a sense of neglect. Landscaping on commercial and industrial properties is poor or non-existent, which has a blighting effect on surrounding areas. Many of these problems can be seen along Broadway, Edith, Odelia, and Commercial. Heavy commercial and manufacturing businesses are often located adjacent to residential areas (see Exhibit I). These businesses include contractor's yards, outdoor storage and heavy equipment yards, warehouses and automobile repair shops. Many of these businesses do not meet City landscaping and buffering code requirements; several of these may have existed before the requirements were established. Exhibit I, following, shows areas with neglected or absent landscaping, including large amounts of weeds or litter. Deteriorated fencing is also evident in the area.

1.1.2 Sidewalks: Sidewalk conditions are poor in several sections of the Martineztown/Santa Barbara Neighborhood (see Exhibit II). Many sidewalks are deteriorated and in some areas are non existent, notably along portions of major streets such as Menaul, Commercial, Odelia, and Mountain. In addition, the placement of utility poles and signposts along sidewalks, the prevalent narrow rights-of-way, and few pedestrian crossing zones, make pedestrian travel difficult and unsafe.

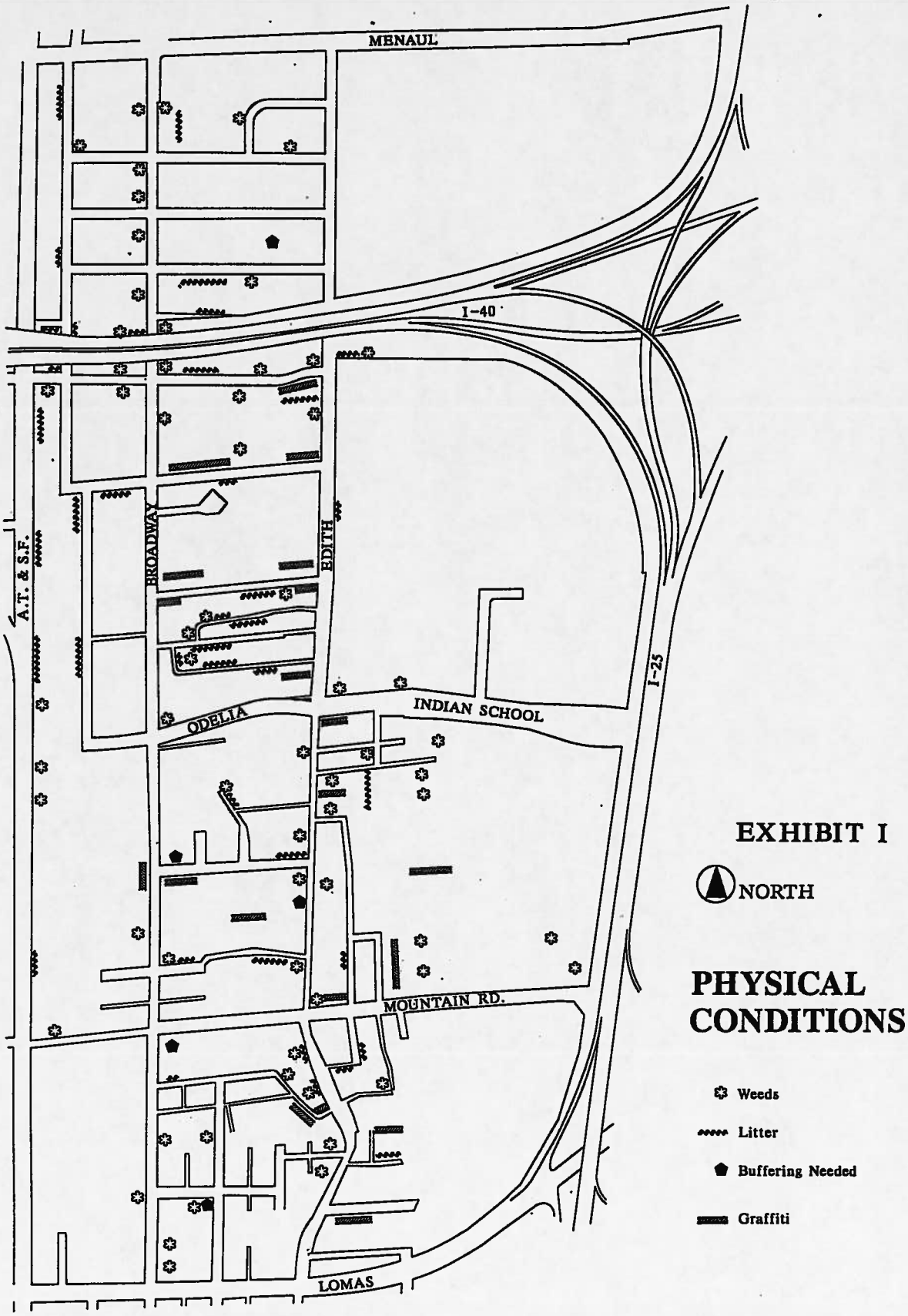
1.1.3 Trash, weeds, and litter: Trash, weeds and litter are found on most of the vacant lots, with some notable exceptions. A number of sidewalks exhibit significant weed growth, as do several industrial/commercial sites just east of Broadway. See Exhibit I.

2. PHYSICAL LAYOUT

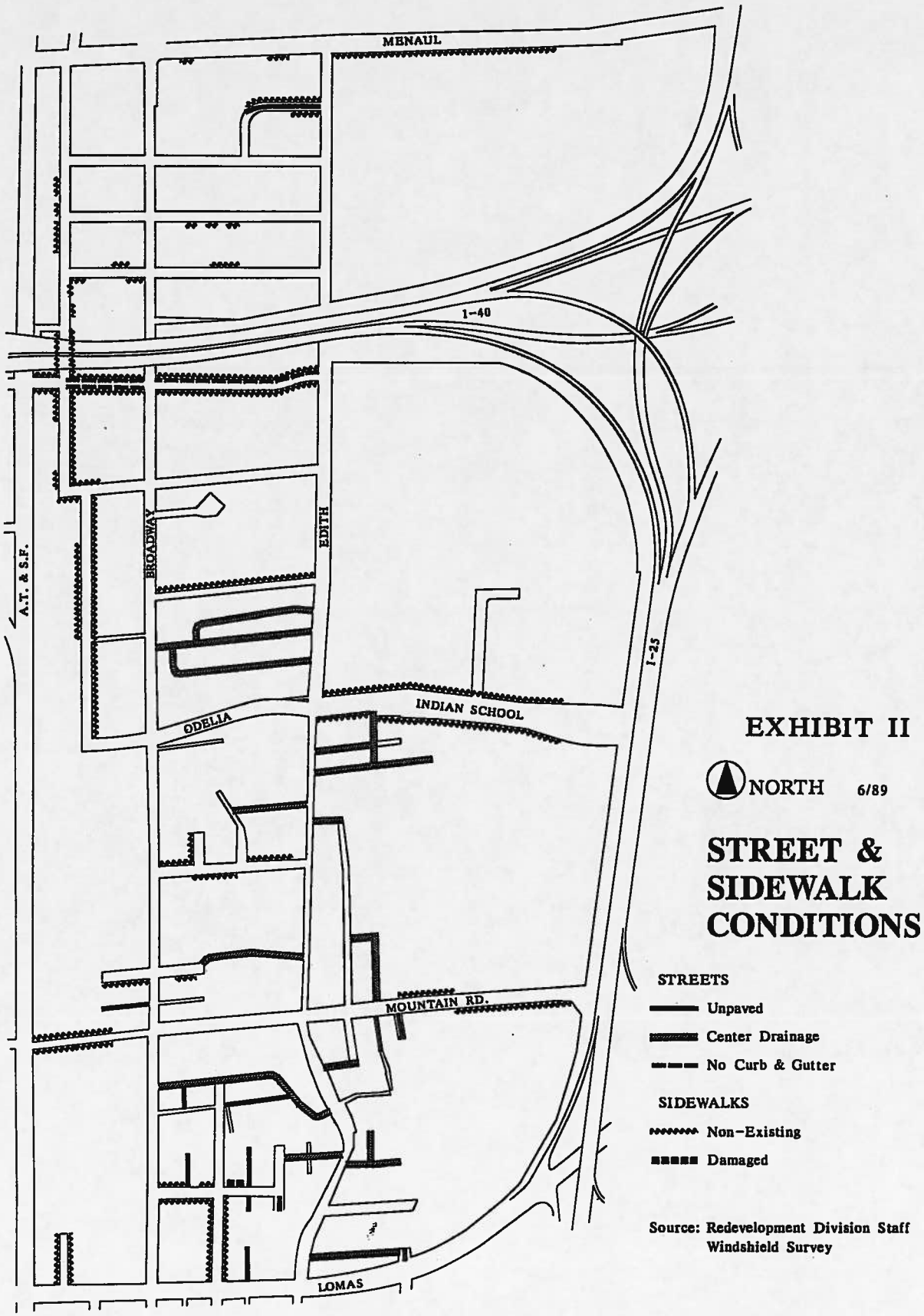
2.1 Predominance of defective or inadequate street layout

2.1.1 Defective or inadequate street layout depends on intensity and types of uses and the age of the existing street system. The community was established in the early to mid-1800s as an agricultural village. Early development followed the typical pattern of Spanish settlements with long narrow parcels and houses clustered

MARTINEZTOWN/SANTA BARBARA



MARTINEZTOWN/SANTA BARBARA



on these parcels near a central narrow thoroughfare. The clustering was intensified by the village's location up against the sandhills. As a result many streets in the area are narrow with houses immediately adjacent to the street; several streets dead end at the sandhills. Uses vary from industries to old established homes; the street system includes century-old wagon roadways as well as modern industrial access roads.

In the older portion of Martineztown/Santa Barbara south of I-40 and east of Broadway, many of the streets are less than 32 feet wide (some are less than 20 feet wide). In low density residential areas, emergency vehicle access is difficult (see Section 3 below). In the industrial/commercial areas located just east of Broadway south of I-40, many of the streets are narrow (see Exhibit III). A number of the manufacturing and heavy commercial uses allowed by the zoning are located on streets considerably narrower than the width of 68 feet recommended for access to industrial areas by the Long Range Major Street Plan, (see 4/89 revisions in the 1990 Transportation Program, p. D 4-5). Some streets are only 20 feet wide.

In the twentieth century the placement of Interstate 40 through a more recently settled residential area at the north end of the area created opportunities north of the freeway for uses such as small manufacturing and shipping, adding to the mixture of uses with inadequate streets. Here, as in the south area, commercial/ industrial uses on Edith are spilling west onto residentially scale 32-foot-wide streets in the neighborhood. Towner, a narrow unpaved road just south of Menaul, is currently being used for industrial/commercial access.

2.2 Faulty lot layout in relation to size, adequacy, accessibility or usefulness

2.2.1. In relation to size:

Lot size varies in the Martineztown/Santa Barbara neighborhood from area to area. In the area between I-40 and Menaul, many R-1 zoned lots are of substandard size according to the City Comprehensive Code minimum requirement of 6,000 square feet. Many lots in the mid and southern areas are smaller and narrower than those to the north, since they are often remnants of old farming strips connected to the now unused Barelas Ditch. The Sector Development Plan, 1989, recommends allowance of narrower lots and reduced open space in the residential areas to complement the existing older small lots; however, a majority of the existing lots are smaller than those proposed.

MARTINEZTOWN/SANTA BARBARA

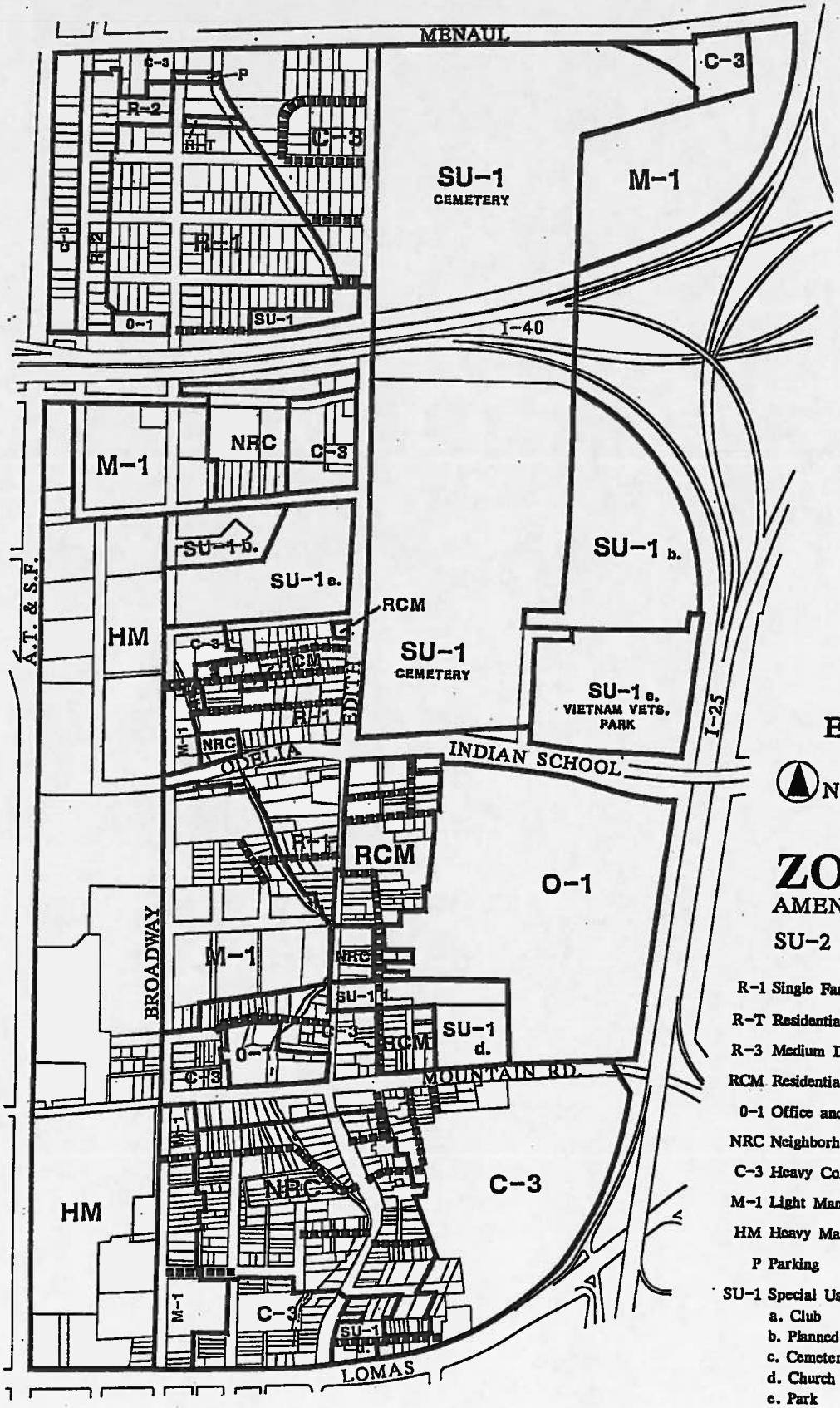


EXHIBIT III

NORTH 6/89

ZONING
AMENDED
SU-2

R-1 Single Family Residential
R-T Residential Townhouse
R-3 Medium Density Residential
RCM Residential Comm. Martineztown
0-1 Office and Institution
NRC Neighborhood Residential Commercial
C-3 Heavy Commercial
M-1 Light Manufacturing
HM Heavy Manufacturing
P Parking
SU-1 Special Use Zone
a. Club
b. Planned Residential Development
c. Cemetery
d. Church & related uses
e. Park

▪▪▪▪▪▪ Streets with inadequate width

Note: Zones shown on map are unique to the Martineztown/Santa Barbara Sector Plan Area.

2.2.2 In relation to adequacy:

As with the street layout described in 2.1 the inadequacy of lot layout varies with the intensity of the allowable land use. Parts of the area are zoned for manufacturing and heavy commercial and are divided into small narrow lots, notably along Broadway south of Odelia and along Rosemont (see Exhibit III). Although there are no lot size requirements for heavy commercial or manufacturing uses in the revised plan, the small lots preclude adequate accommodation of buildings and parking suitable for such uses.

2.2.3. In relation to accessability:

Many lots (see Exhibit III) are only accessible by narrow substandard streets or undedicated right of way.

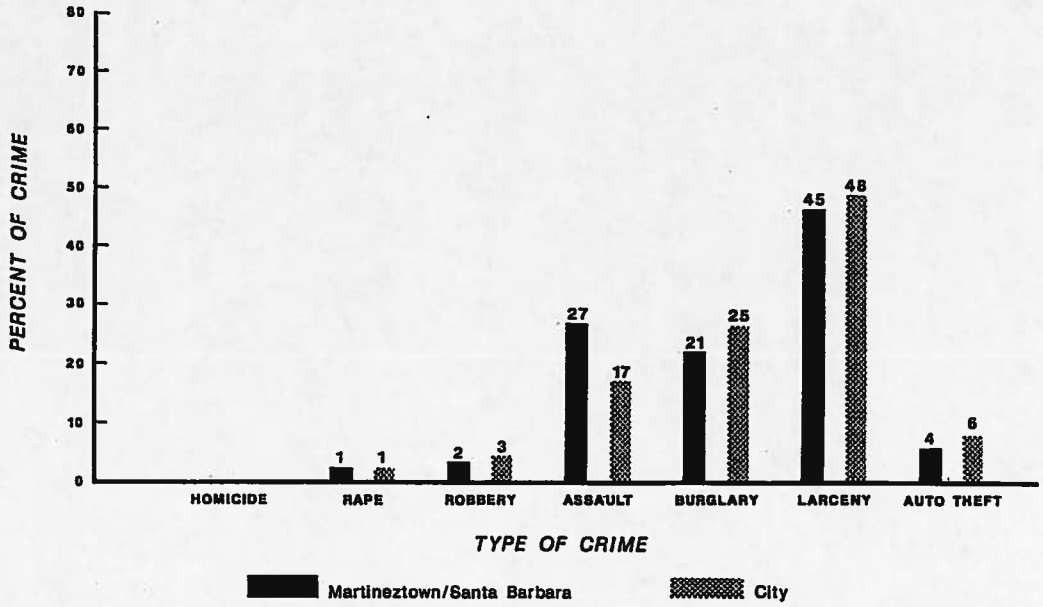
2.3 Obsolete or Impractical Planning and Platting

Current planning and lot layout are impractical for existing zoning including residential, commercial and manufacturing areas; see 2.2 for details.

3. UNSANITARY OR UNSAFE CONDITIONS

3.1 Crime

3.1.1 Statistics on reported crimes (see Figure 1) in the Martineztown/Santa Barbara area indicate that the overall crime rate is close to that in the city as a whole, although in one category - assault - the percentage is notably higher than that in the city as a whole.



Source: Albuquerque Police Department

MARTINEZTOWN/SANTA BARBARA

PERCENTAGE OF TOTAL REPORTED CRIMES 1986

3.1.2 The City Police Department states that inadequate street lighting can contribute to opportunity for assault. This condition is evident in many of the residential areas and along major streets in Martineztown/Santa Barbara such as Menaul Blvd., Indian School Road/Odelia, Edith Blvd., Mountain Road, Commercial Ave., and Lomas Blvd. (see Exhibit IV).

3.2 Emergency Vehicle Access

Some dwellings in Martineztown/Santa Barbara with access only on narrow streets may be inaccessable to fire, ambulance and other emergency vehicles. This situation is a potentially dangerous one for the safety of the area (see accessability map, Exhibit III).

3.3 Perception of safety

At public meetings held during preparation of the revised sector development plan, Martineztown/Santa Barbara area residents stated that crime was a major concern Substance abuse, burglaries and transients were named as particular concerns.

3.4 Flooding

During the recent heavy rains in the city (July, 1989) several streets in the Martineztown/Santa Barbara area between Edith and Broadway, Lomas and Mountain, flooded. This entire area is within the 100-Year-Flood Zone (see Exhbiit V). A storm sewer line is projected to be installed in this area, but no work to date has been performed.

The Odelia Dam Outfall storm drainage project currently empties onto Edith Boulevard just south of I-40, and flooding is reported by residents of the area to the west and north of Edith and I-40. Parts of this area are within the 100-Year-Flood Zone (see Exhibit V). The problem has been identified by the Public Works Department, but no work to date has been performed.

4. CURRENT USE

4.1. A significant number of commercial or mercantile buildings have closed or moved elsewhere in the city.

Business turnover in the Martineztown/Santa Barbara area is significant. Only eleven out of 42 area businesses listed in the 1977 City Directory are still located in Martineztown/Santa Barbara in 1989. Over half (42 out of 81) of the businesses on Broadway between Lomas and Menaul listed in the City Directory between 1977 and 1988 have closed or moved elsewhere within the last ten years. A 1989 survey of the Martineztown/Santa Barbara area businesses

MARTINEZTOWN/SANTA BARBARA

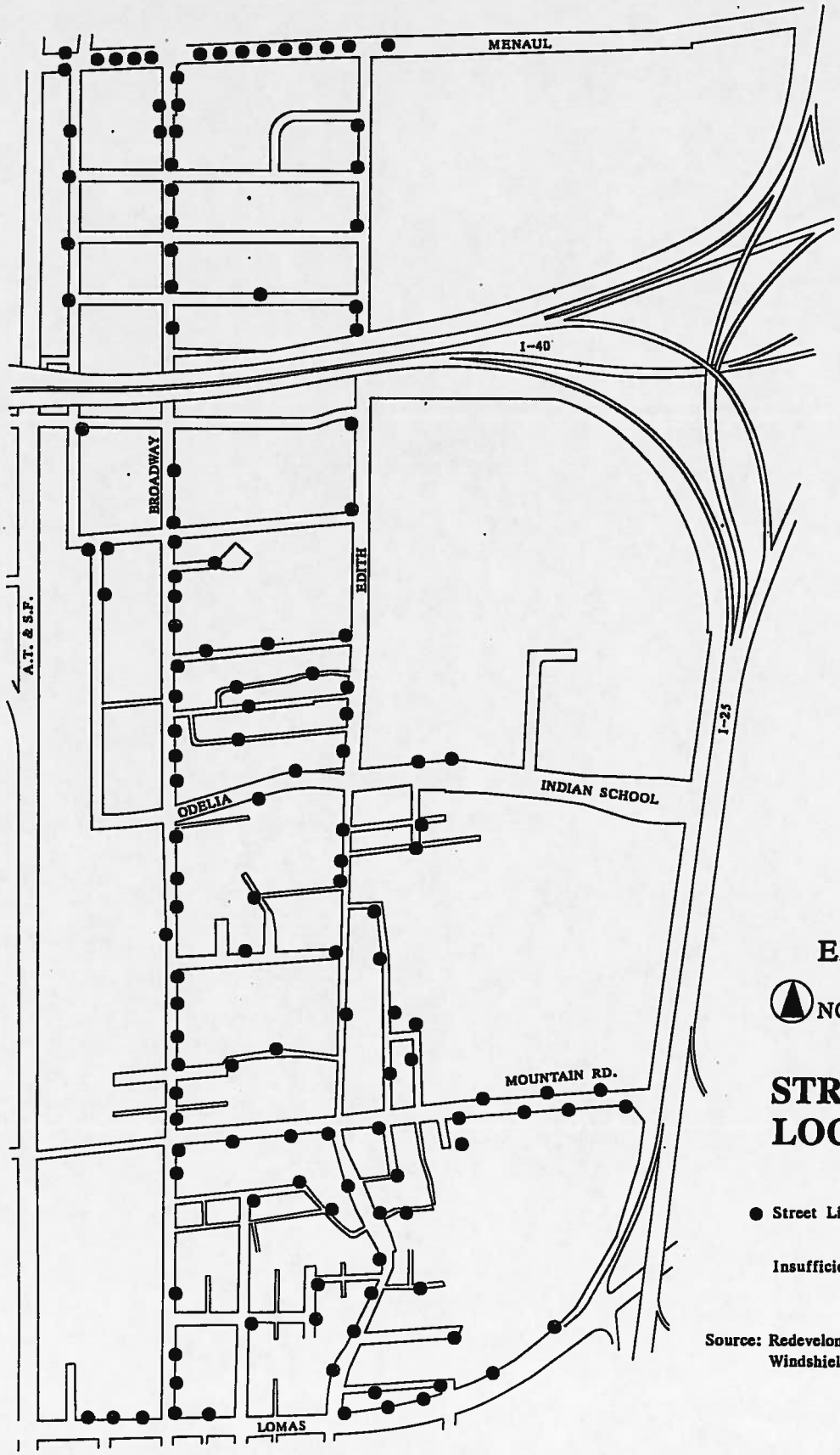


EXHIBIT IV

NORTH 6/89

STREET LIGHT LOCATION

● Street Lights

Insufficient Lighting

Source: Redeveloment Division Staff
Windshield Survey

MARTINEZTOWN/SANTA BARBARA

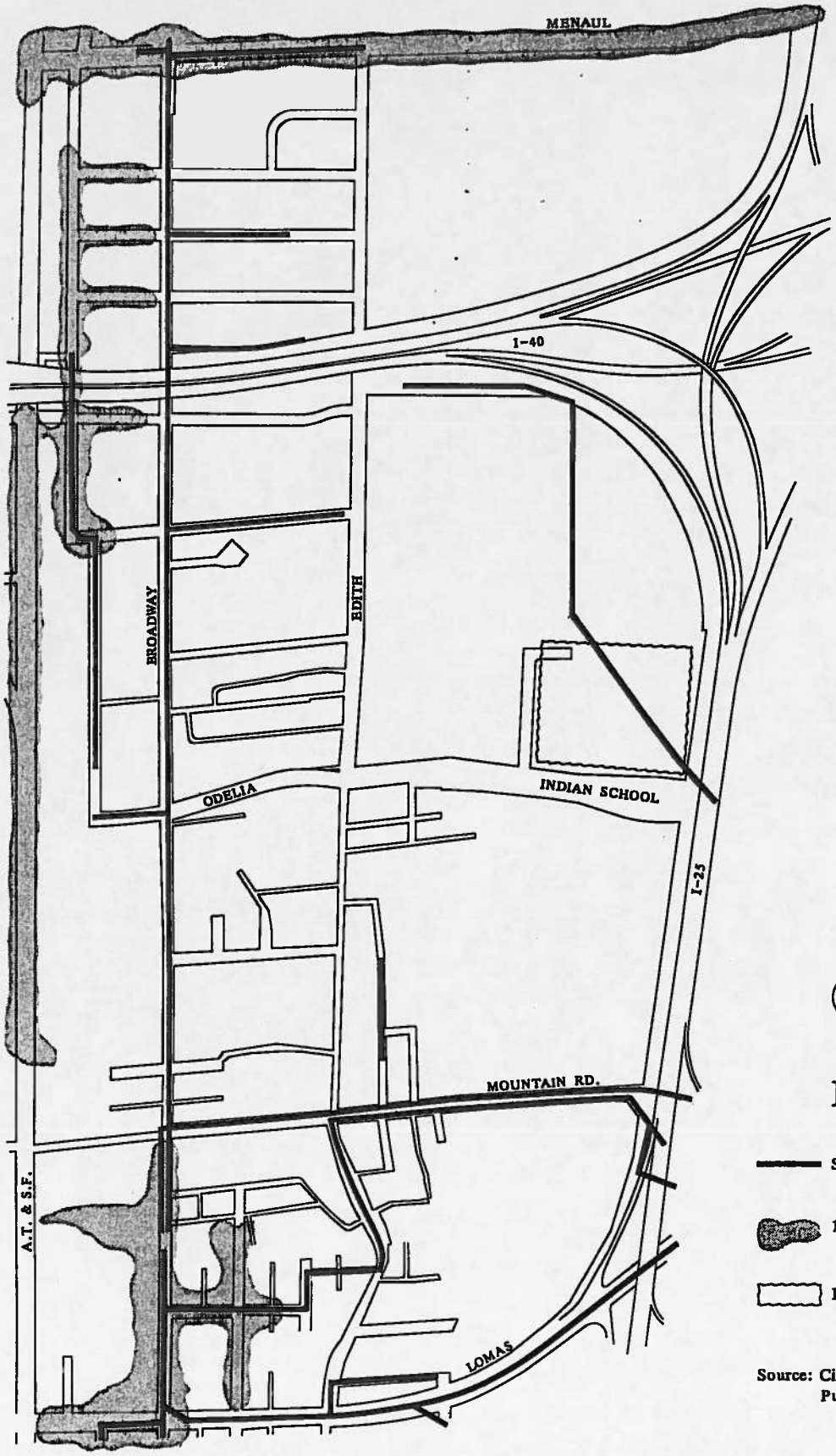


EXHIBIT V

NORTH 6/89

FLOODWAY

Storm Sewer Lines

100 Year Flood Boundary

Detention Pond

Source: City of Albuquerque
Public Works Dept.

surveyed by the Redevelopment Division in 1987 showed that more than one quarter (29 out of 99) of those in the area in 1987 are no longer open or have changed name or ownership. The 1989 survey identified nineteen new or renamed businesses in the area.

4.2 Low levels of commercial or industrial activity or redevelopment

Only two major construction projects have occured in Santa Barbara/Martineztown during the last ten years: the New Mexico Employment Security Department Building located on Mountain west of Edith and the Sun Village Apartments located south of I-40, west of I-25.

Commercial and industrial enterprises on Broadway and the west side of Edith, north of I-40, provide employment opportunities for residents of the area. However, the unemployment rate in Martineztown/Santa Barbara is 10.3%. This rate is significantly higher than that in the city as a whole (6.4% according to the 1980 census. Businesses which are notably lacking in the community are those which provide services and goods for the residential areas. Of the approximately 100 businesses in the proposed MR area, only five provide neighborhood services: two small variety/grocery stores, a farmers market, five body shops, and a small restaurant.

4.3 Inappropriate subdivisions or lack of adequate housing facilities in the area.

4.3.1 Appropriate subdivisions include adequate lot size, good access, and planning for drainage, among other facilities. Subdivisions in the area, as noted above, do not meet these criteria.

4.3.2 Lack of adequate housing facilities

Affordable housing is a need in the area, as stated by residents in planning meetings held by the Redevelopment Division. The median household income in Martineztown/Santa Barbara, according to the 1980 Census, was $9,839 ($819 a month), only slightly more than half of the city median household income. The 1980 median housing value in the area was $32,314. Monthly payments at 11% for a 30-year loan (in 1980 interest rates jumped from 9.5% to 12.5%) for a house of this value would have been approximately $355 a month (including principal, interest, insurance and taxes) or $4260 annually, 43% of median household income. This percentage is more than ten per cent higher than the percentage financial institutions feel is affordable. For households with higher incomes, a higher percentage can be allocated toward housing costs.

The rarity of new housing projects underscores the lack of housing development in the area. Since most of the existing housing stock is already more than 40 years old, new housing will soon become a necessity. The 1980 Census reported that 84% of the area's houses was constructed prior to 1960, 67% were built before 1950. Although

the 1970s Model Cities program and the current City Housing Division program has rehabilitated homes in Martineztown/Santa Barbara, it can be expected that repairs for many of the houses of this age will be increasingly impractical.

5. LAND OWNERSHIP

5.1 Diversity of Ownership

The complex development history of the area has resulted in many privately-owned small parcels in the center of the community with larger tracts and institutional or business ownership in the areas adjacent to the railroad and to the freeway. 1980 Census data indicates that 51 percent of the housing is owner occupied while 44 is tenant occupied, with 5% of the housing stock vacant. The residentially developed lots have been passed on from family generation to generation and some properties now have title problems (see 5.2). The relatively undeveloped land east of Edith north of Odelia and between the sandhills and I-25 is owned by a few major landholders: the cemeteries, Sandia Foundation, the Albuquerque Public Schools, and the Archdiocese of Santa Fe. The Springer Corporation owns sizable tracts adjacent to the railroad tracks and at the southwest corner of Menaul and I-25. The Barelas Ditch, no longer used by the Middle Rio Grande Conservancy District and now under multiple ownership, runs through the entire neighborhood.

5.2 Defective or unusual conditions of title

Martineztown/Santa Barbara was settled before New Mexico became part of the United States and properties in the area have been passed down through many generations. Property transfers include nineteenth century wills dividing the land among many family members, MRGCD easements, land sales through modern subdivisions, donations to the Archdiocese of Santa Fe, and institutional acquisition of property. Conditions of title are therefore complex and often unusual or defective. Several property owners who applied for the City rehabilitation funds have had difficulty in obtaining clear title.

CONCLUSION

As shown in the above report, existing conditions meet the criteria for a "blighted" area. These conditions have "substantially" impaired "the sound growth and economic health and well being" of Martineztown/Santa Barbara.

The designation of the area as a Metropolitan Redevelopment Area will assist in achieving the following goals stated in the recently revised Martineztown/Santa Barbara Sector Development Plan:

Eliminate conditions which are detrimental to public health, safety and welfare

Conserve, improve and expand housing availability to all families

Improve economic conditions through coordinated public and private actions

With the powers made available with Metropolitan Redevelopment area designation, the Redevelopment Division will be working with the private sector and other City agencies to realize these goals: creating opportunities for appropriate new housing, assisting in the establishment of new commercial ventures in the area, and coordinating Public Works projects in the area.

IMPACTS OF HIGH DENSITY DEVELOPMENTS ON TRAFFFIC AND HEALTH

Written and Researched by the
Bernalillo County Place Matters Team

June 2013

This Report is in Response to a Request for Assistance by Martineztown Work Group

Introduction

Land-use plans play a significant role in the look, feel and vitality of a neighborhood and can strongly influence neighborhood conditions such as clean air, access to safe places to play and work, and the availability of quality schools and employment. Researchers are discovering that the availability of neighborhood conditions such as these profoundly influence residents' overall health, particularly among children[i]. Conversely, residents living in neighborhoods characterized by poor quality schools, few job opportunities, and a polluted environment have poor overall health and a shorter life expectancy. In fact, in Bernalillo County there is a dramatic difference in life expectancy depending on where one lives – with residents residing in higher income, predominantly non-Hispanic white, and amenity rich neighborhoods living up to 22 years longer[ii].

Planners can create land-use plans that encourage healthy neighborhoods for all by considering how the plan will positively, or negatively, impact the health and welfare of the residents who live there. A tool called Health Impact Assessment, or HIA, enables planners to consider the health impacts of a proposed plan prior to decision making by gathering health related data.

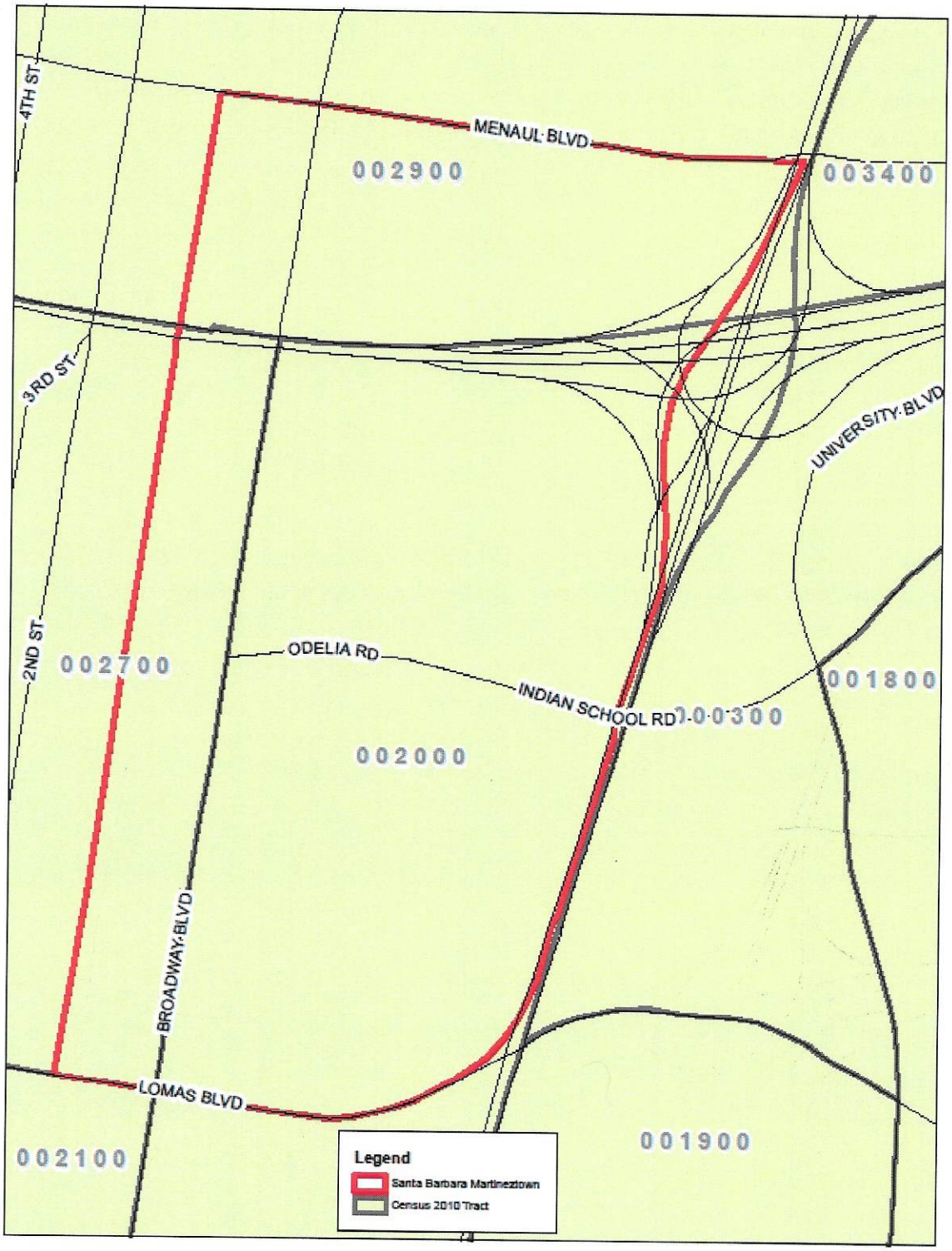
Because of the Bernalillo County Place Matters Team's (Team) experience with HIAs, representatives of the Martineztown Work Group (MWG) asked the Team to conduct a HIA on the proposed 2012 Santa Barbara Martineztown (SBMZ) Sector Development Plan (Plan). Specifically, neighborhood residents were concerned that the Plan's implementation would result in higher density developments, which in turn, would increase vehicle volumes within their neighborhood and negatively impact: 1) road safety resulting in increased crash related fatalities/injuries; 2) air quality resulting in increased respiratory illness, cancer, and cardiovascular disease, and; 3) noise levels resulting in increased learning disabilities among children. Unfortunately, given time constraints, the Team could not conduct a full blown HIA and instead offered to develop a report for the City Councilors of the City of Albuquerque consisting of data on current neighborhood conditions as they relate to vehicle volumes and health and a summary of research on the impact of increased vehicle volumes on health.

The Santa Barbara-Martineztown Community

The two census tracts underlying SB-MZ are tracts 20 and 29 (map 1) with a total 2010 population of 6,321, comprised of 57.6% (census tract 20) and 58.5% (census tract 29) Hispanics. Comparatively, Bernalillo County is comprised of 48.1 percent Hispanics. Twenty-five percent (tract 20) and 14.9% (tract 29) of SB-MZ residents live below the Federal Poverty Level ($23,550 annually for a family of four), compared to 16.6% of Bernalillo County residents.

SB-MZ geographically sits at the cross-roads of two major Interstates, I-25 and I-40, and is bordered by two major roadways, Lomas Blvd. and Menaul Blvd. to the north and south, respectively, with the BN&SF railroad nearby, to the west.

Map 1. 2010 census tract boundaries underlying Santa Barbara-Martineztown



Source: 2010 U.S. Census Bureau

Vehicle Volume

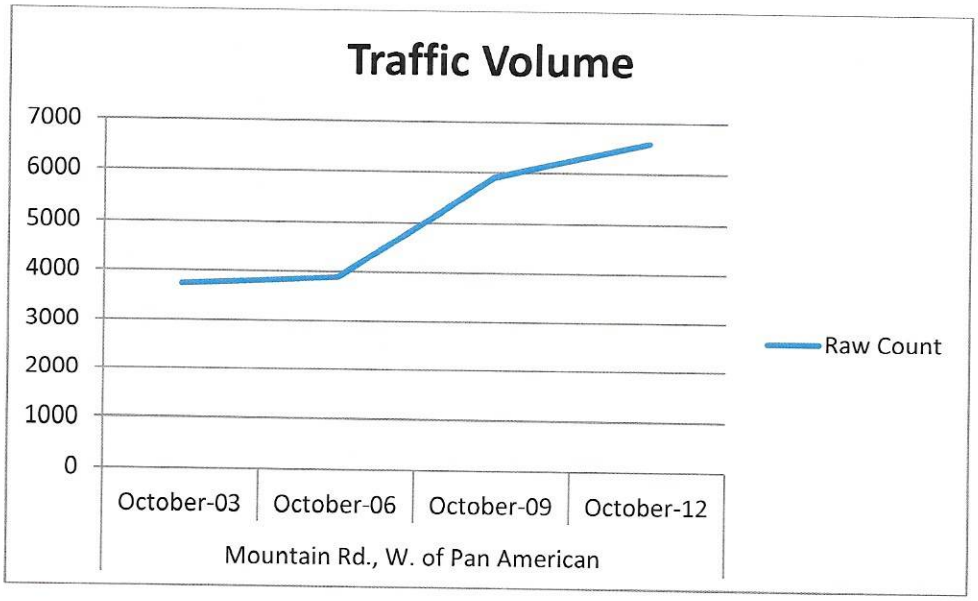
The Association between Vehicle Volume and Health

Public health and transportation safety research demonstrates that vehicle volumes are an independent environmental predictor of pedestrian injuries[iii iv]. The magnitude of the effect from vehicle volume on injuries is significant. For example, in a study of nine intersections in Boston's Chinatown, researchers calculated an increase in 3 to 5 injuries per year for each increase in 1,000 vehicles[v]. High traffic also contributes to increased respiratory and cardiovascular disease from increased air pollution and to increased stress levels among adults and learning disabilities among children due to traffic-related noise.

Current Vehicle Volumes in SB-MZ

Attachment 1 illustrates the time trend of vehicle volumes (in years) in the study area by raw vehicle counts and locations[vi]. Vehicle counts for Mountain Rd., West of Pan American, have significantly increased, undoubtedly due to the construction of the large Embassy Suites hotel and Tri Core Laboratory (figure 1). Vehicle counts in the area of the I-25 and I-40 interchange have also continued to increase with a 2011 average weekly vehicle count on I-40 west of I-25 of 136,200, and east of I-25 of 180,000. Additionally, the 2011 average weekly vehicle count on I-25 north of I-40 was 193,300, and south of I-40, 166,100. Elsewhere, vehicle counts have remained stable or declined.

Figure 1. Time trend of traffic volume by raw count of vehicles and year, Mountain Rd.



Figures 2 - 4 show the types of vehicles (the majority of which are automobiles) traveling on the following road links within the boundaries of SB-MZ: 2nd Street, South of I-40 South Frontage Rd.; Indian School, East of Broadway; and Broadway, South of Menaul[vii].

Figure 2. Number of vehicles by vehicle type – Broadway – November 2006

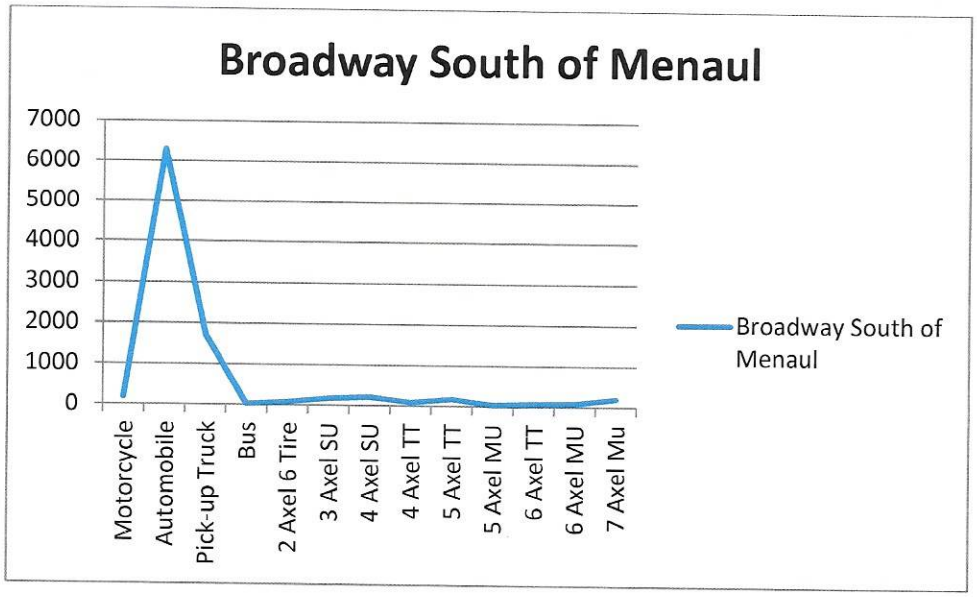


Figure 3. Number of vehicles by vehicle type – 2nd Street – October 2002

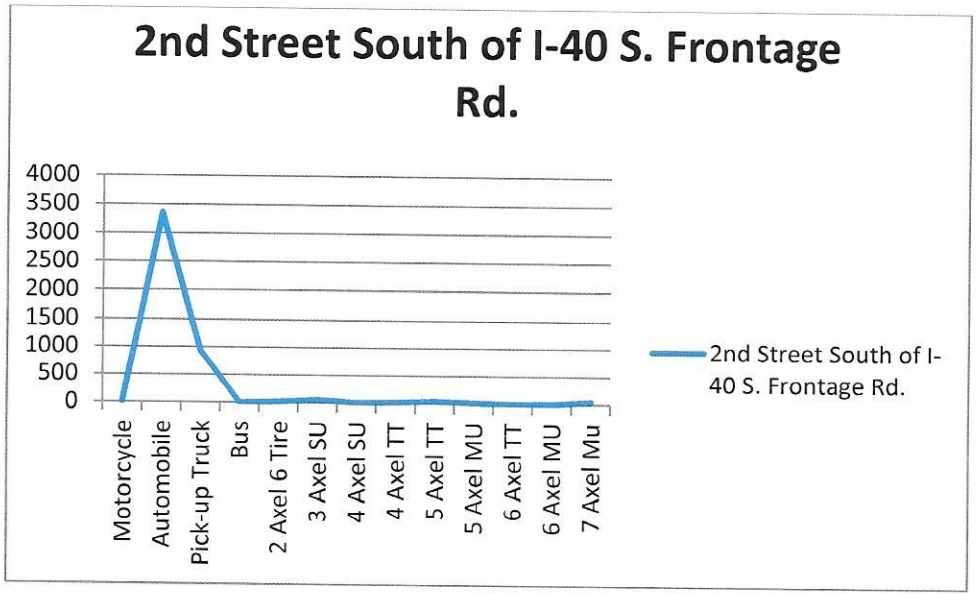
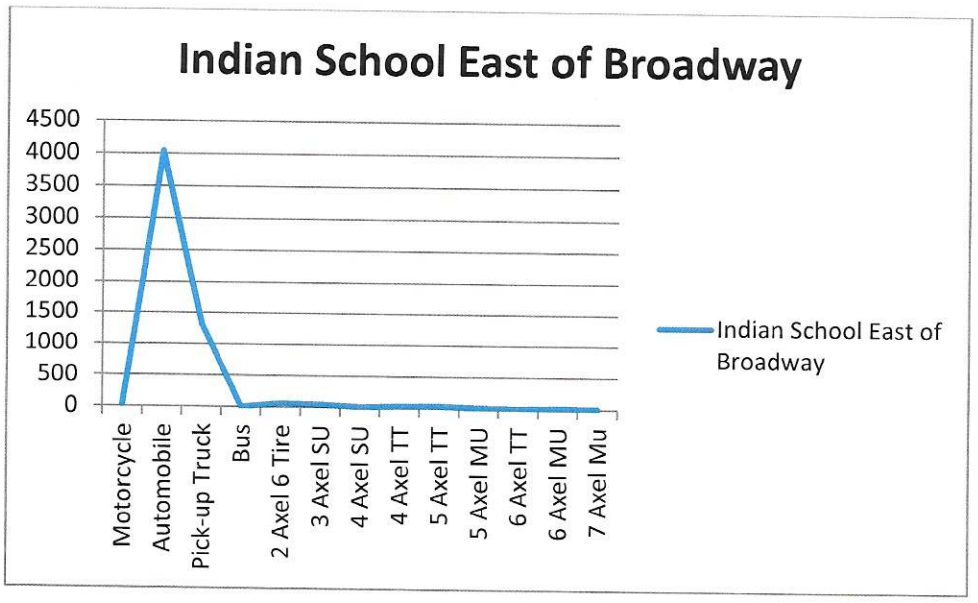


Figure 4. Number of vehicles by vehicle type – Indian School – October 2007



Roadway Safety

The Association between Roadway Safety and Crash Related Injuries and Fatalities

Road safety is a particularly relevant topic in New Mexico; the 2009 pedestrian fatality rate was 1.94 deaths per 100,000 people, compared to the national pedestrian fatality rate of 1.33[viii]. In addition to the tragic loss of human life, the Centers for Disease Control and Prevention estimate that crash related deaths cost New Mexico $435 million per year[ix].

Older adults suffer disproportionately form both risk and impact of pedestrian-vehicle crashes. Older adults walk slower and have slower reaction times that put them at greater risk. In the event of a crash, older adults are also more likely to have serious injuries or die due to their frail physical conditions[x].

Research also shows that pedestrian crashes occur more frequently in low-income communities. Using data from four California communities, researchers found that pedestrian injuries were greater in areas characterized by higher unemployment, lower median household incomes, and younger populations[xi]. Similarly, a King County, Washington study found that pedestrian injuries and fatalities were greater in communities having lower median home values, regardless of the level of pedestrian activity or population density[xii].

Traffic speed is the primary determinant of crash severity[xiii]. An overwhelming proportion of traffic related injuries/fatalities occur along roadways that have been engineered for cars, with little consideration given to people who walk, are wheelchair bound, who bicycle, or who push strollers. High operating speeds give drivers less time to react to unforeseen hazards. A study in

the UK showed that a pedestrian struck by a vehicle traveling 40 mph has an 85% chance of being killed. This fatality rate drops to 45% at 30 mph, and to 5% at 20 mph or less[xiv].

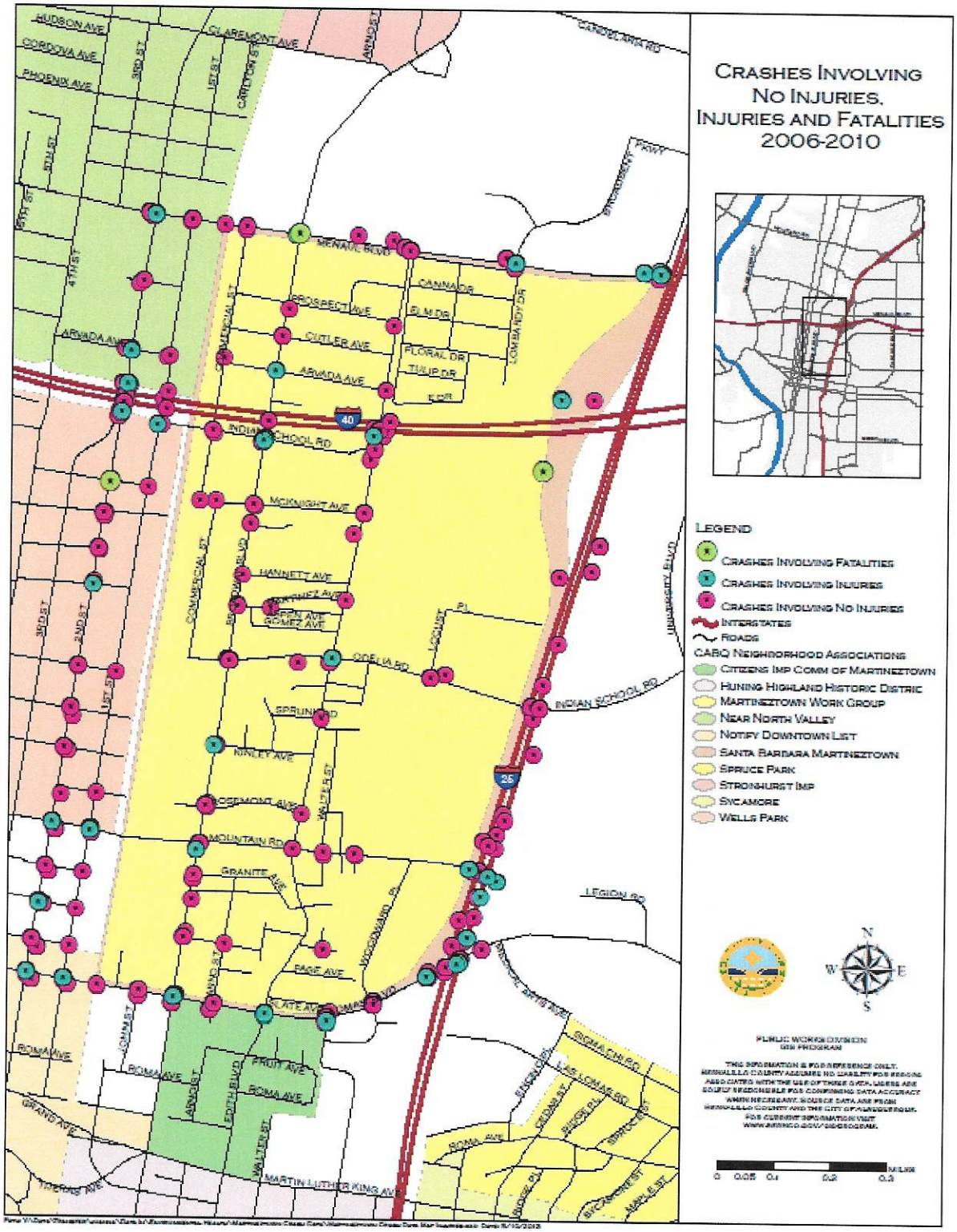
Lower speeds achieved through traffic calming measures can profoundly impact safety. A detailed analysis of 33 studies found that area wide traffic calming programs reduced injury accidents by 15%, with a smaller reduction of 10% on main roads[xv].

Current Crash Related Injuries and Fatalities in SB-MZ

Map 2 shows the occurrence of crash related injuries and fatalities within the SB-MZ neighborhood boundaries for the time period of 2006 – 2010. Map 3 provides additional information on whether the crash involved a pedestrian, bicycle, or another vehicle.

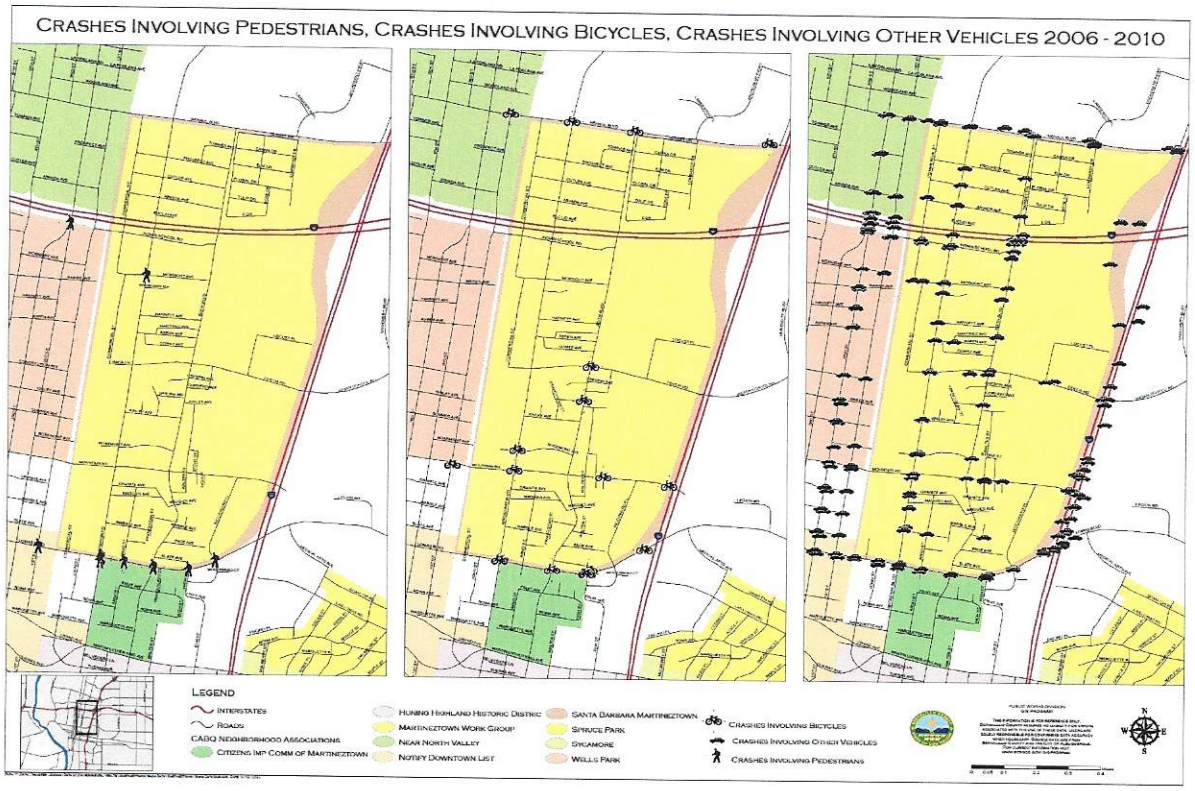
The Mountain Rd.-3rd St. and Mountain Rd.-Broadway intersections ranked 6th and 15th among the top 20 intersections in Bernalillo County having the highest fatal and injury crash rates for 2005-2009. Further, the Mountain Rd.-4th St. intersection ranked 8th among the top 10 intersections having crash rates involving pedestrians[xvi], while the Mountain Rd.-3rd St. intersection ranked 2nd among the top 10 intersections having crash rates involving bicyclists.

Map 2: Location of crashes occurring within the boundaries of Santa Barbara-Martineztown



Source: Mid-Region Council of Governments, data provided via email request, May 2013

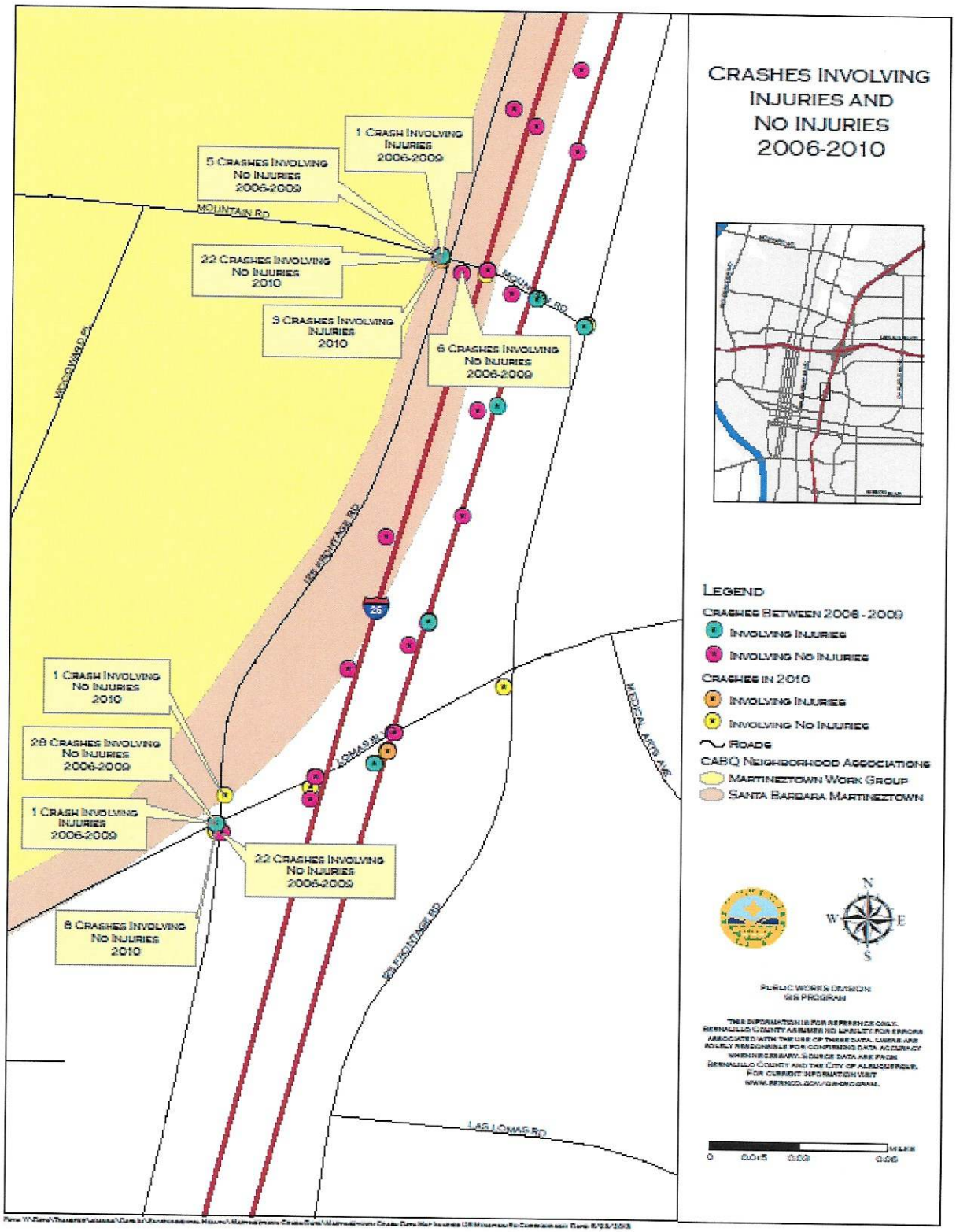
Map 3. Crashes involving pedestrians, bicyclists and other vehicles



Source: Mid-Region Council of Governments, data provided via email request, May 2013

Map 4 shows the occurrence of crashes resulting in injuries and no injuries for 2006-2009 and for 2010 for the west frontage road (north of Mountain Rd. to Lomas Blvd.), an area of concern to the residents living in SB-MZ, and for I-25.

Map 4. Crashes involving injuries and no injuries for residents' area of concern



Research shows that negative health outcomes, including injuries and fatalities from crashes, are linked to living in close proximity to busy roadways and railroads. Children and the elderly are particularly vulnerable to these negative health consequences.

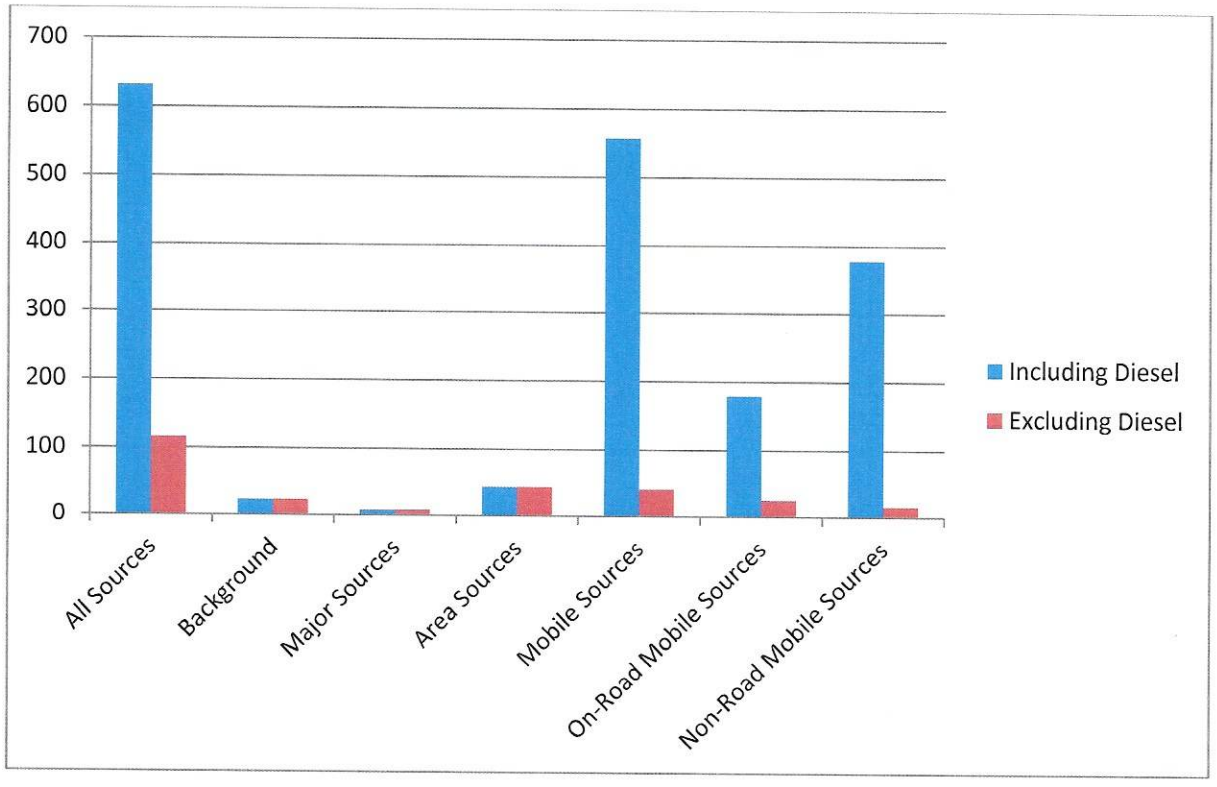
Air Quality

The Association between Traffic Related Air Pollution and Respiratory Illness, Cancer and Cardiovascular Disease

Exposures to sources of traffic pollution can impact the health of a community. Adverse health outcomes associated with vehicle and train related air pollution, include respiratory diseases, such as asthma and chronic obstructive pulmonary disease, cancer and cardiovascular disease[xvii xviii xix xx].

Diesel emissions coming from trains and large trucks are one of the most toxic sources of emissions. In addition to carbon monoxide and nitrogen oxides, diesel exhaust is composed of fine particles that contain more than 40 cancer-causing substances, such as benzene, arsenic and formaldehyde[xxi]. Diesel exhaust is emitted at ground level, where one can breathe it, making it more harmful. Illness and deaths related to diesel exhaust is high. Approximately 21,000 people die prematurely each year from exposure to particulate matter from diesel engines. Every year, over 400,000 asthma attacks and 27,000 heart attacks are attributed to fine particles from diesel vehicles[xxii]. These illnesses lead to increased emergency room visits, hospitalizations and lost school and work days. Figure 5 shows the contribution of diesel emissions to cancer risks in the metropolitan areas of the U.S. Diesel emitted from off-road vehicles and on-road vehicles, such as large trucks, contribute to a vast majority of the cancer risks.

Figure 5. Distribution of estimated cancer risks in US metropolitan areas, per million



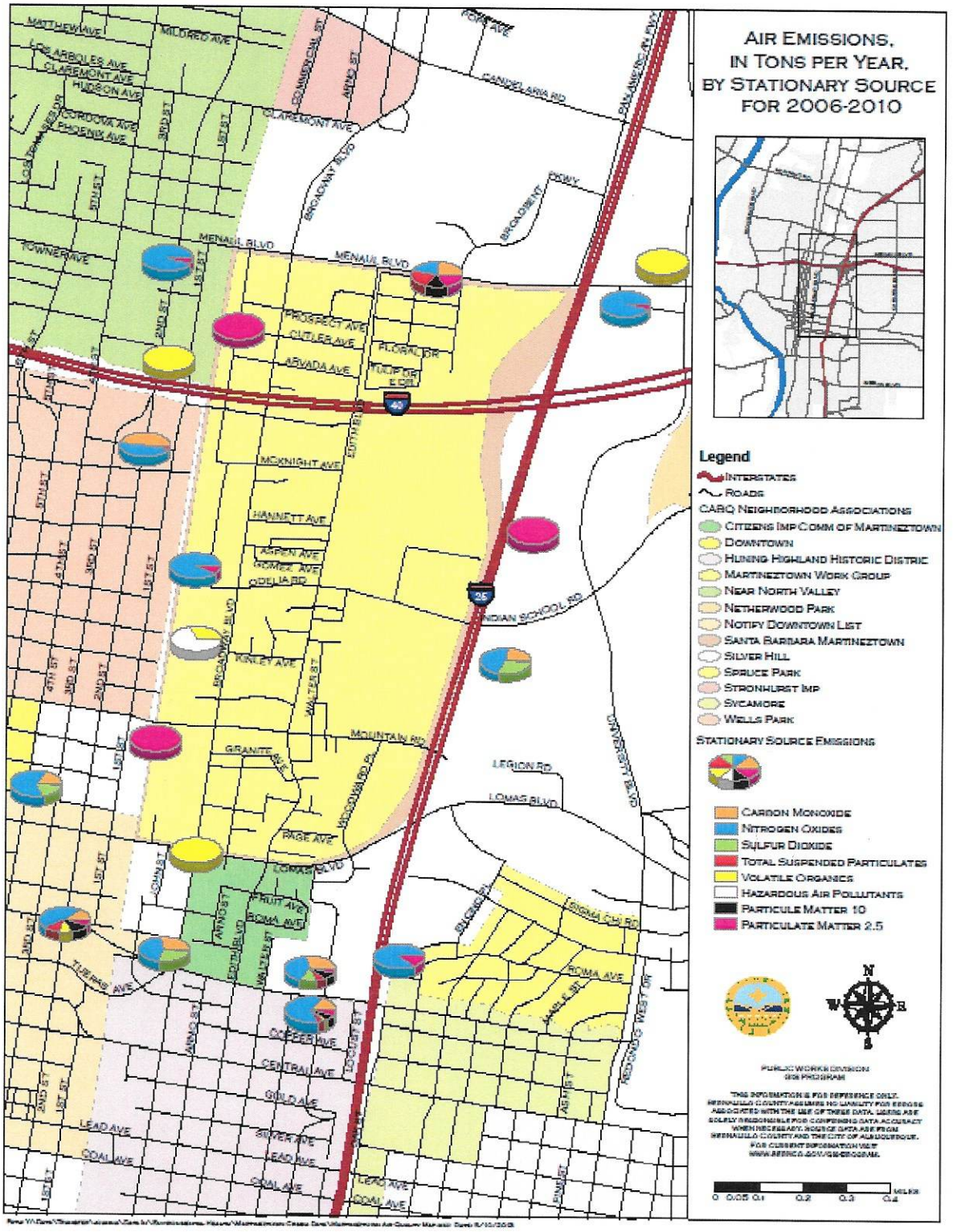
Source: Morello-Frosch R, Jesdle B. (2006) Separate and unequal: residential segregation and estimated cancer risks associated with ambient air toxics in US metropolitan areas.

Current Air Quality Conditions in SB-MZ

Because there is no air quality monitoring station near or in the SB-MZ neighborhood, data on ambient air quality for the six Environmental Protection Agency criteria air pollutants (lead, carbon monoxide, sulfur dioxide, particulate matter, nitrogen oxides, and ozone) are unavailable. Therefore, it is difficult to estimate the contribution of emissions coming from vehicles travelling on the roadways intersecting or bordering SB-MZ, namely I-25, I-40, Lomas, and Menaul. Further, it is also difficult to estimate the diesel emissions from trains travelling on rail, located on the western border of the neighborhood.

In spite of these limitations, data do exist for facilities that have permits to emit air pollution in the neighborhood. Map 5 shows the locations of these facilities, by the specific pollutants emitted, in tons per year.

Map 5. Locations of facilities emitting air pollutants by tons per year



Source: Stationary Source Data File, City of Albuquerque, 2006-2010.

Current Health Status for Diseases that are Associated with Poor Air Quality: Heart Disease, Chronic Respiratory Disease, and All Cancers in SB-MZ

Table 1 shows the age adjusted death rates for heart disease, chronic lower respiratory disease, and cancers for the time period of 2005 to 2009 for the Department of Health's small area 8, which most closely approximates the boundaries of the SB-MZ neighborhood. When compared with Bernalillo County, the death rates for heart disease and all cancers are higher in SB-MZ, 190.2 deaths per 100,000 people and 197.6 deaths per 100,000 people, respectively. Conversely, the death rates for chronic lower respiratory disease are higher in Bernalillo County at 45.6 deaths per 100,000 people.

Table 1. Age-adjusted death rates for heart disease, chronic lower respiratory disease, and all cancers combined, 2005-2009, small area 8-Bernalillo County, Lomas Broadway and Bernalillo County

Age-Adjusted Death Rate for Heart Disease, 2005-2009*			
	Number of Deaths	**Number in the Population**	**Deaths Per 100,000 Population**
Small Area 8-Bernalillo County, Lomas Broadway	199	103,289	190.2
Bernalillo County	5,134	3,156,640	162

*Circulatory, Heart Disease (ICD10: I00-I09, I11, I13, I20-I51)

Age-Adjusted Death Rate for Chronic Lower Respiratory Disease, 2005-2009*			
	Number of Deaths	**Number in the Population**	**Deaths Per 100,000 Population**
Small Area 8-Bernalillo County, Lomas Broadway	43	103,289	41.6
Bernalillo County	1,413	3,156,640	45.6

*Respiratory, Chronic Lower Respiratory Disease (ICD10: J40-J47)

Age-Adjusted Death Rate for All Cancers Combined, 2005-2009			
	Number of Deaths	**Number in the Population**	**Deaths Per 100,000 Population**
Small Area 8-Bernalillo County, Lomas Broadway	206	103,289	197.6
Bernalillo County	4,936	3,156,640	155.5

*Neoplasm, Malignant (ICD10: C00-C97)

Source: New Mexico Indicator-Based Information System (NMIBIS)

Noise Levels

The Association between Traffic Related Noise Levels and Learning Disabilities among Children

Traffic noise has been linked to many adverse health outcomes, including general quality of life, induced hearing loss, increases in blood pressure and cardiovascular diseases, and psychosocial disorders such as noise induced sleep disturbances[xxiii]. There is a dose response relationship for all of these. As persistent noise levels increase, adverse health outcomes also increase[xxiv].

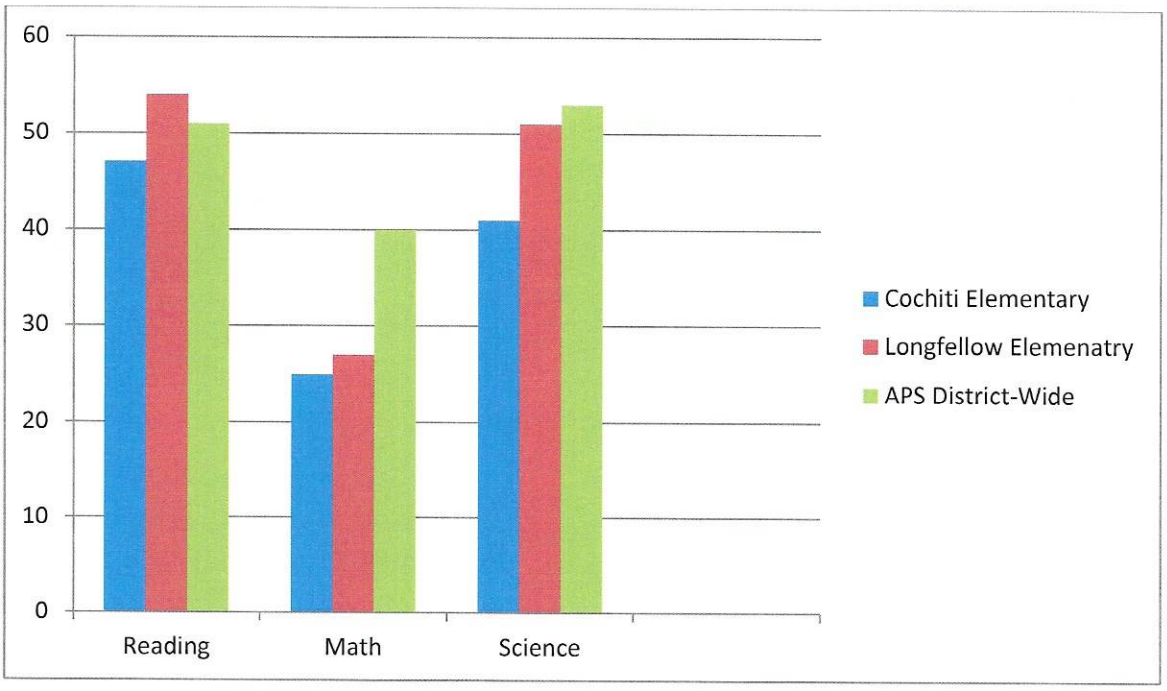
These adverse health outcomes are particularly pronounced in children who have less well-developed immune, cardiovascular and neurological systems. Therefore, children have an additional risk from excessive ambient noise exposure[xxv]. Evans et al. examined children exposed to moderate road traffic noise (outside daytime level Lm>60dB(A)). Their night time urine contained increased concentrations of free cortisol and cortisol metabolites when compared to those of children living in quieter areas (outside daytime level<50dB(A))[xxvi]. Studies have also found that children exposed to intense ambient noise from traffic and aircraft at school may have lower reading and math scores than children who attend quieter schools.

4th Grade Reading, Math and Science Scores among Children Attending Schools in SB-MZ

Residents of SB-MZ suffer from traffic related noise because of their close proximity to two large interstates, I-25 and I-40 and the BN&SF railroad. High noise levels can impact children's stress levels and reading and math scores.

There are two elementary schools located in the SB-MZ neighborhood, Longfellow and Cochiti. According to New Mexico Standards Base Assessment for the 2007-2008 school year; 47%, 25%, and 41% of 4th graders attending Cochiti Elementary were at or above proficiency levels for reading, math and science, respectively. Reading, math, and science proficiency scores for 4th grade students attending Longfellow Elementary School were 54%, 27%, and 51%, respectively. Albuquerque Public School district-wide scores for 4th grade students at or above proficiency levels for reading, math and science were 51%, 40%, and 53%, respectively (figure 6).

Figure 6: Percent 4th grade students at or above proficiency level for the 2007-2008 school year

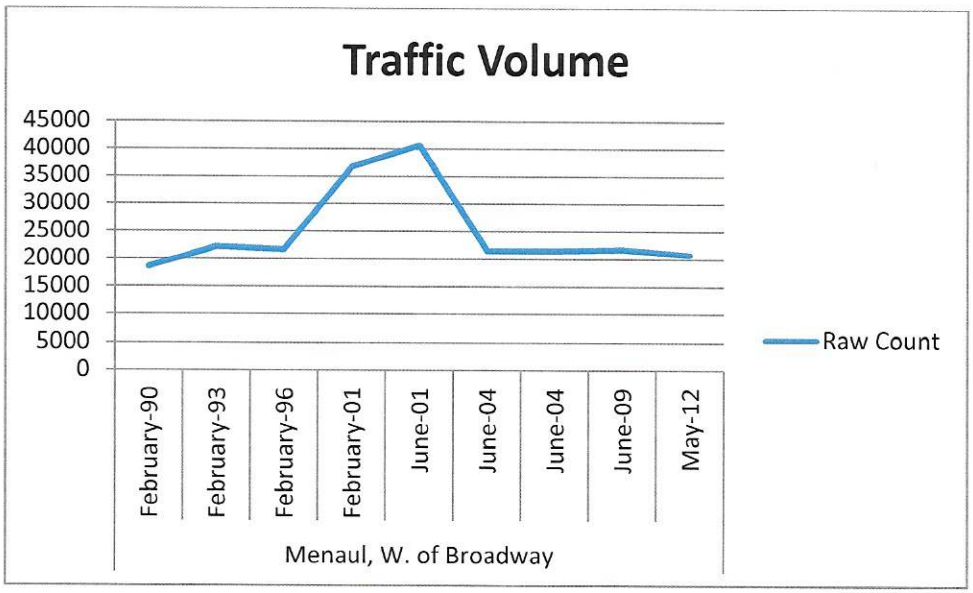


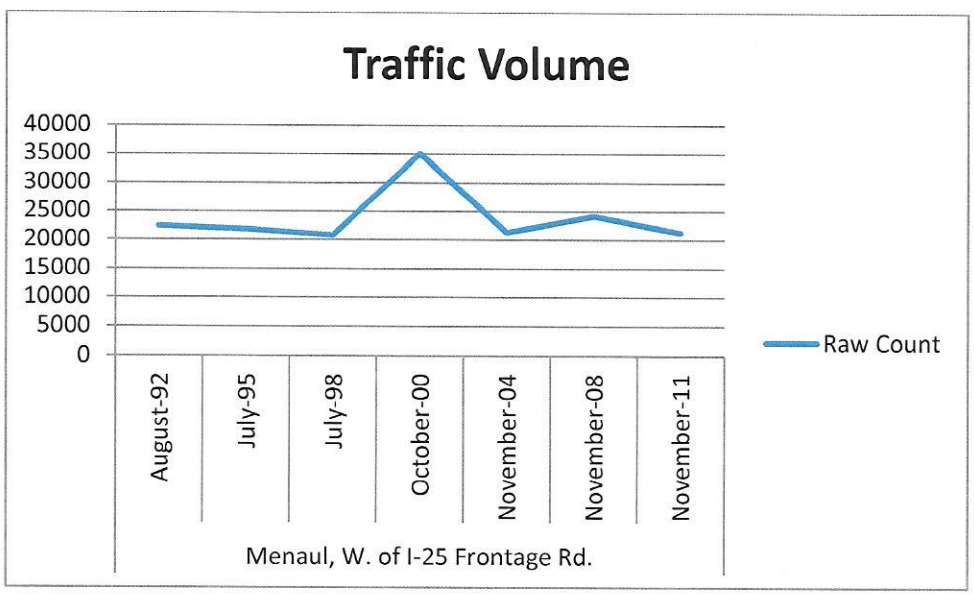
Source: Albuquerque Public Schools, New Mexico Standards Base Assessment

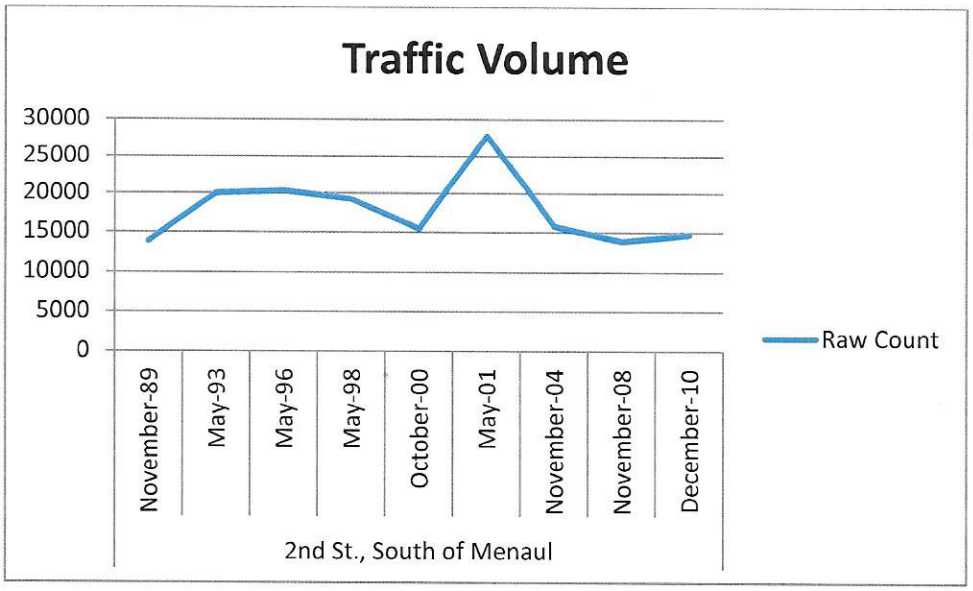
Conclusion

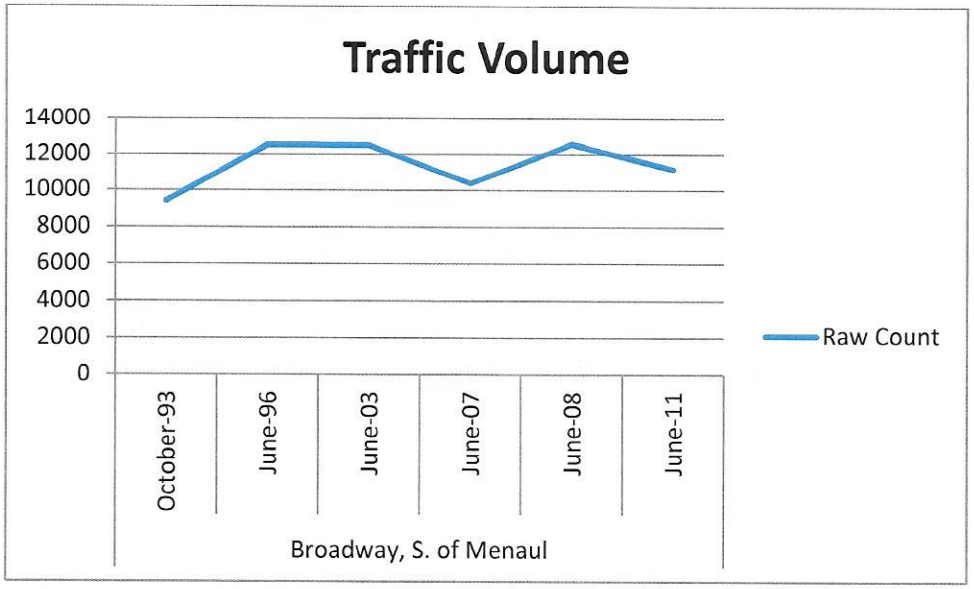
Given the data provided above we urge you to consider the ways that increased traffic, a potential result of 2012 Plan implementation, may negatively impact the health of residents living in the SB-MZ neighborhood.

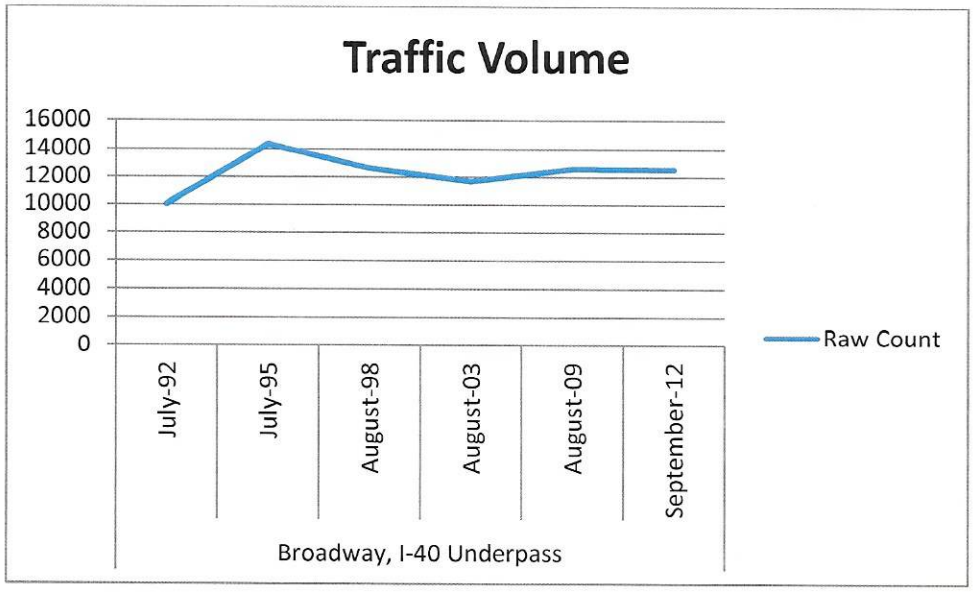
Attachment 1: Traffic Volumes by Number of Vehicles, Date and Location

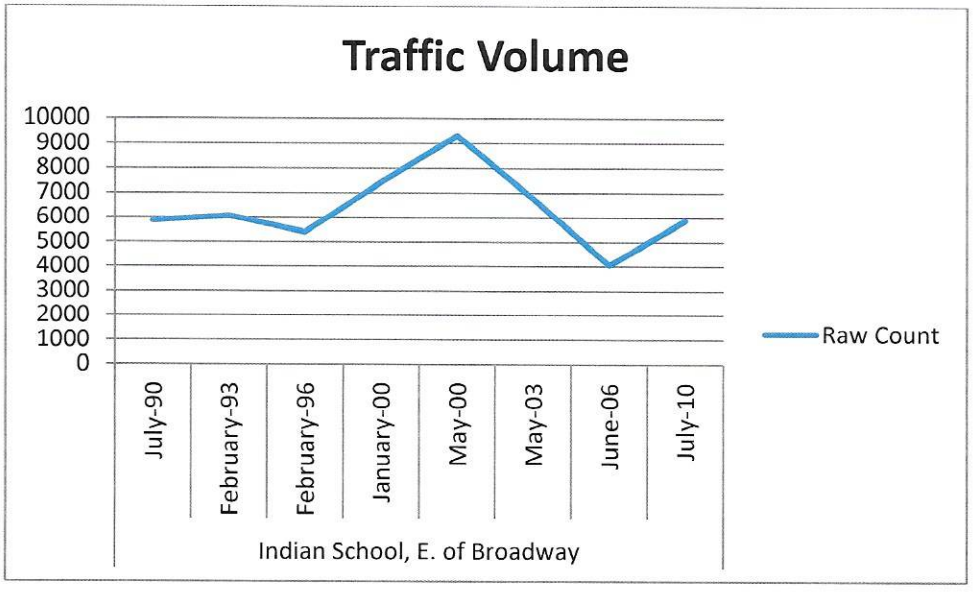

Traffic Volume
45000
40000
35000
30000
25000
20000
15000
10000
5000
0
February-90
February-93
February-96
February-01
June-01
June-04
June-04
June-09
May-12
Menaul, W. of Broadway
Raw Count

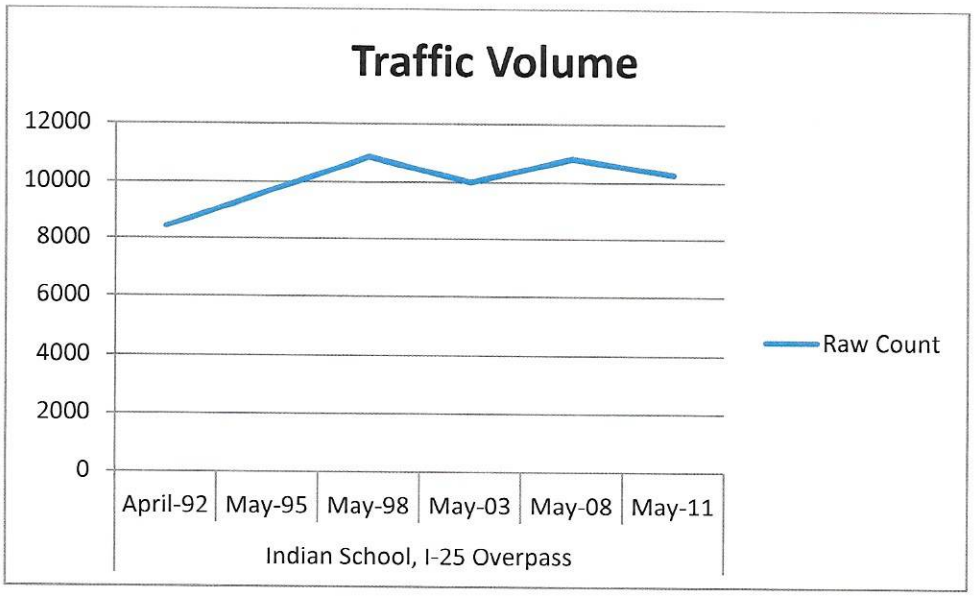

Traffic Volume
40000
35000
30000
25000
20000
15000
10000
5000
0
August-92
July-95
July-98
October-00
November-04
November-08
November-11
Menaul, W. of I-25 Frontage Rd.
Raw Count

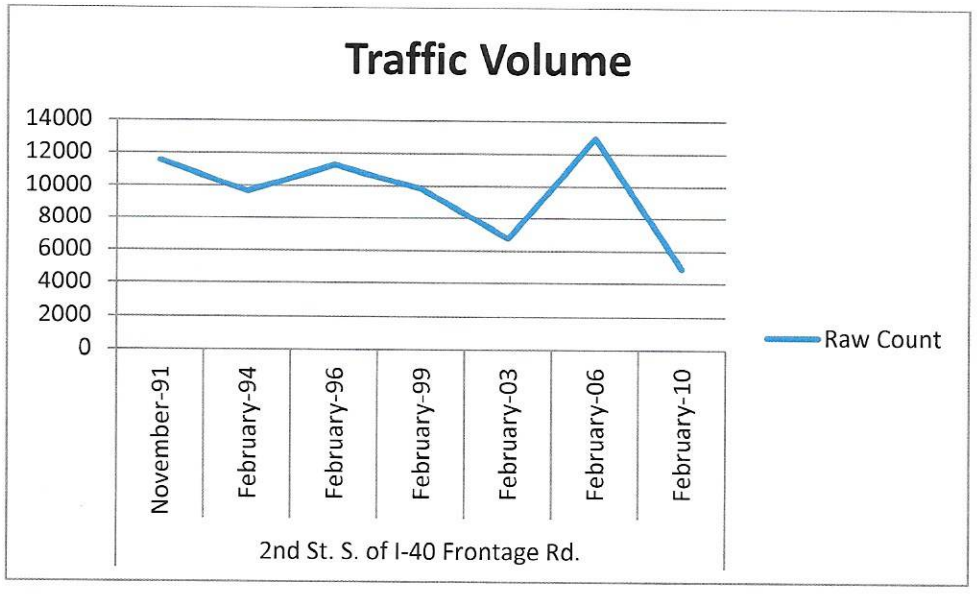

Traffic Volume
30000
25000
20000
15000
10000
5000
0
November-89
May-93
May-96
May-98
October-00
May-01
November-04
November-08
December-10
2nd St., South of Menaul
Raw Count

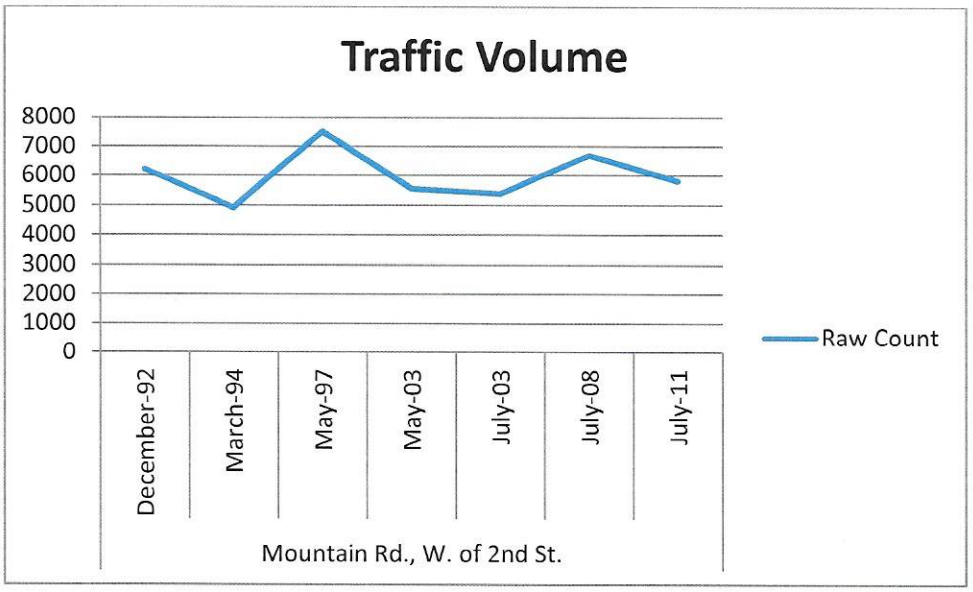

Traffic Volume
14000
12000
10000
8000
6000
4000
2000
0
October-93
June-96
June-03
June-07
June-08
June-11
Broadway, S. of Menaul
Raw Count

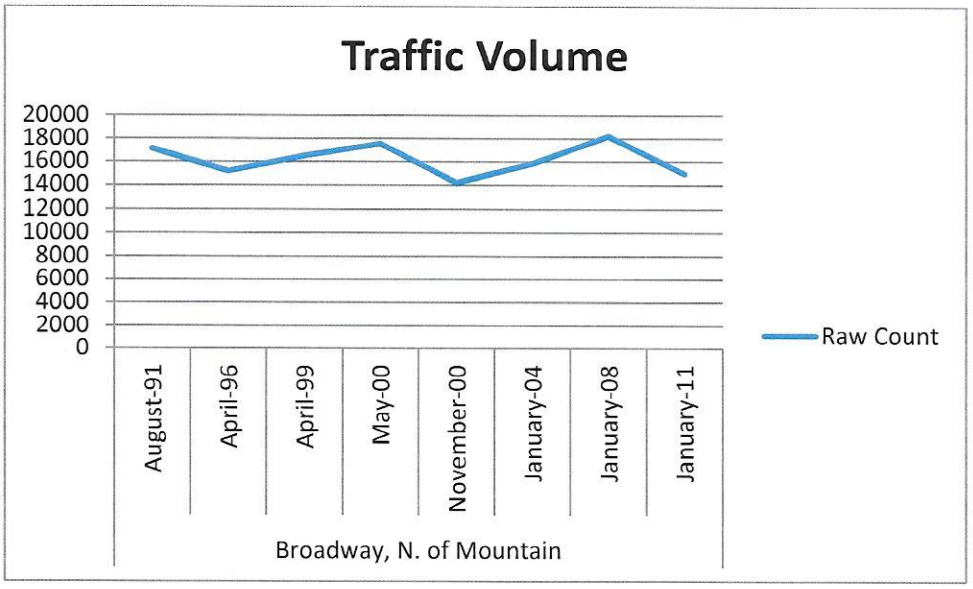

Traffic Volume
16000
14000
12000
10000
8000
6000
4000
2000
0
July-92
July-95
August-98
August-03
August-09
September-12
Broadway, I-40 Underpass
Raw Count

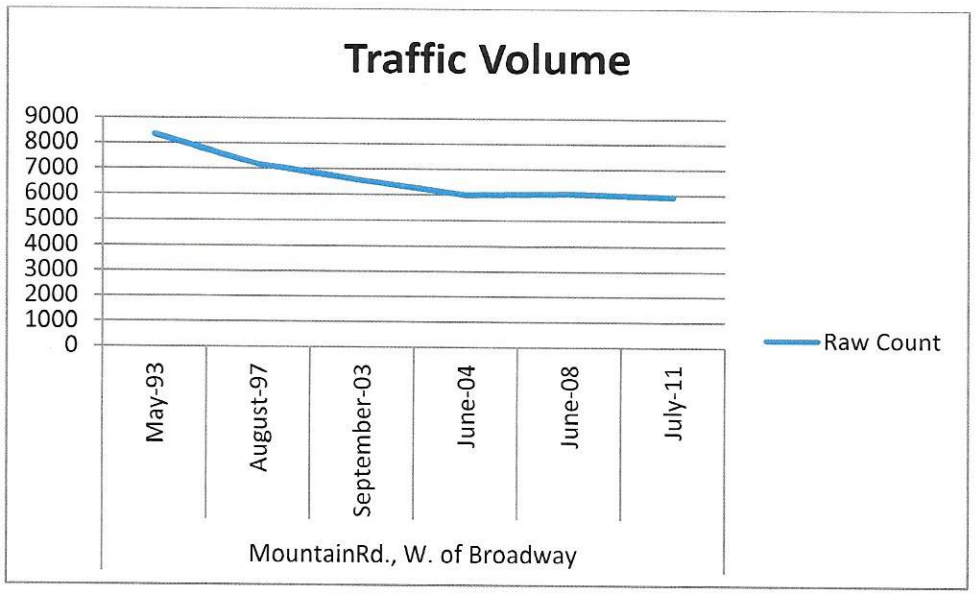

Traffic Volume
10000
9000
8000
7000
6000
5000
4000
3000
2000
1000
0
July-90
February-93
February-96
January-00
May-00
May-03
June-06
July-10
Indian School, E. of Broadway
Raw Count

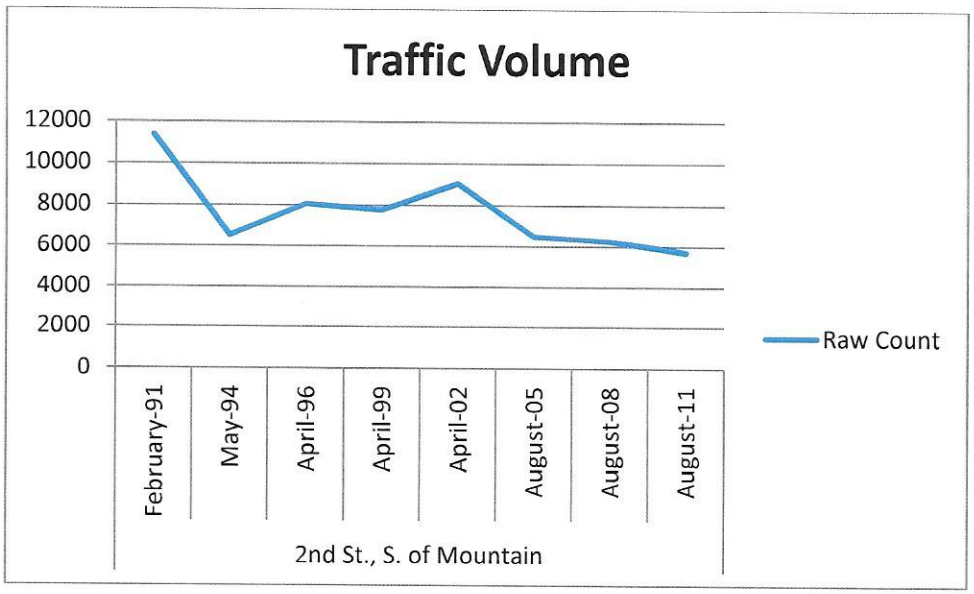

Traffic Volume
12000
10000
8000
6000
4000
2000
0
April-92
May-95
May-98
May-03
May-08
May-11
Indian School, I-25 Overpass
Raw Count

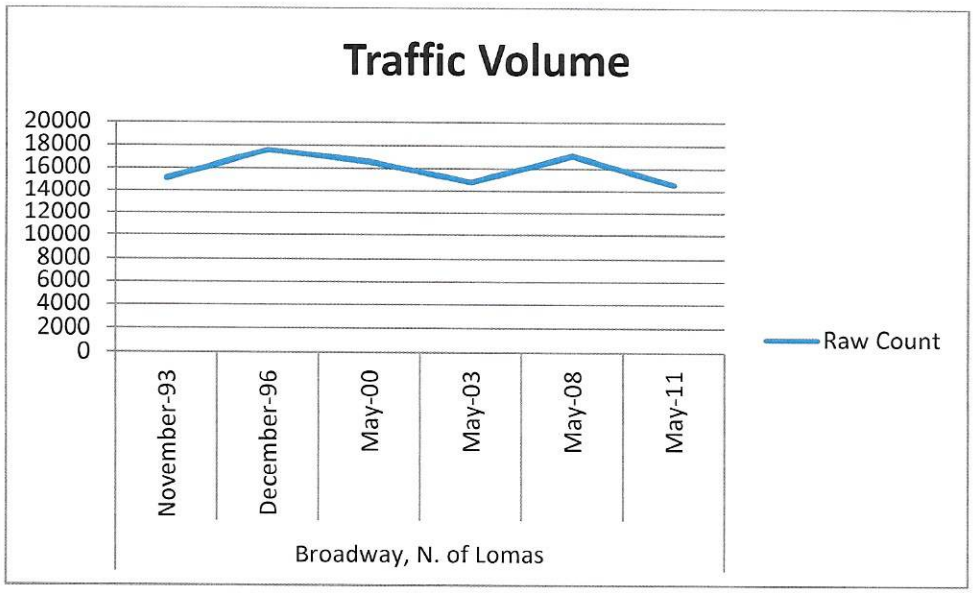

Traffic Volume
14000
12000
10000
8000
6000
4000
2000
0
November-91
February-94
February-96
February-99
February-03
February-06
February-10
2nd St. S. of I-40 Frontage Rd.
Raw Count

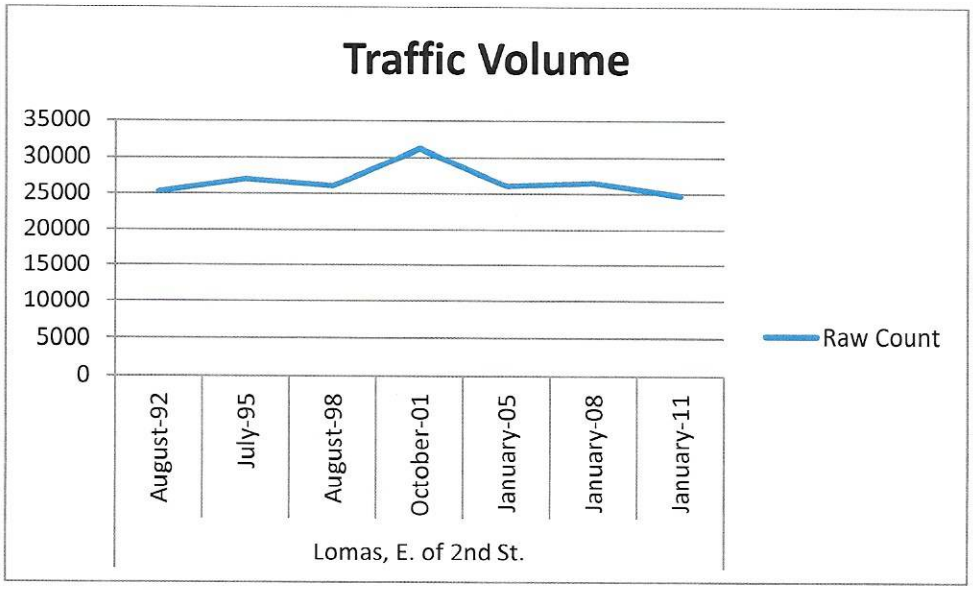

Traffic Volume
8000
7000
6000
5000
4000
3000
2000
1000
0
December-92
March-94
May-97
May-03
July-03
July-08
July-11
Mountain Rd., W. of 2nd St.
Raw Count

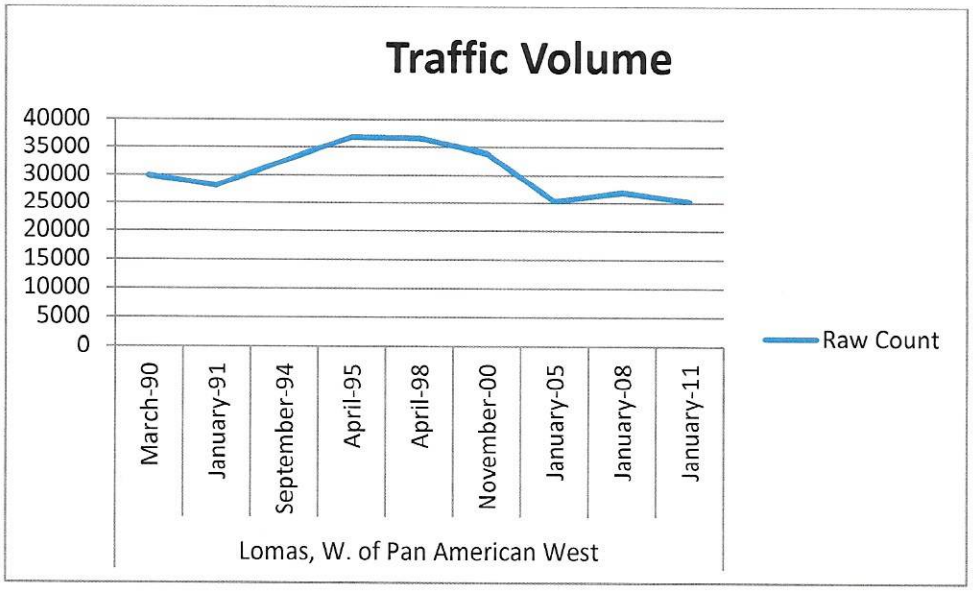

Traffic Volume
20000
18000
16000
14000
12000
10000
8000
6000
4000
2000
0
August-91
April-96
April-99
May-00
November-00
January-04
January-08
January-11
Broadway, N. of Mountain
Raw Count


Traffic Volume
9000
8000
7000
6000
5000
4000
3000
2000
1000
0
May-93
August-97
September-03
June-04
June-08
July-11
MountainRd., W. of Broadway
Raw Count


Traffic Volume
12000
10000
8000
6000
4000
2000
0
February-91
May-94
April-96
April-99
April-02
August-05
August-08
August-11
2nd St., S. of Mountain
Raw Count


Traffic Volume
20000
18000
16000
14000
12000
10000
8000
6000
4000
2000
0
November-93
December-96
May-00
May-03
May-08
May-11
Broadway, N. of Lomas
Raw Count


Traffic Volume
35000
30000
25000
20000
15000
10000
5000
0
August-92
July-95
August-98
October-01
January-05
January-08
January-11
Lomas, E. of 2nd St.
Raw Count


Traffic Volume
40000
35000
30000
25000
20000
15000
10000
5000
0
March-90
January-91
September-94
April-95
April-98
November-00
January-05
January-08
January-11
Lomas, W. of Pan American West
Raw Count

Endnotes

[i] Acevedo-Garcia D, Osypuk T, McArdle N, Williams D. Toward a policy relevant analysis of geographic and racial/ethnic disparities in child health. Health Affairs 2008; 27:321-333.

[ii] Joint Center for Political and Economic Studies. Place matters for health in Bernalillo County: ensuring opportunities for good health for all. Retrieved from www.bcplacematters.com.

[iii] Roberts I, Marshall R, Lee-Joe T. The urban traffic environment and the risk of child pedestrian injury: a case-cross over approach. Epidemiology 1995; 6:169-71.

[iv] Stevenson MR, Jamrozik KD, Spittle J. A case-control study of traffic risk factors and child pedestrian injury. International Journal of Epidemiology 1995; 24:957-64.

[v] Brugge D, Lai Z, Hill C, Rand W. Traffic injury data, policy and public health: lessons from Boston Chinatown. Journal of Urban Health 2002; 79:87-103.

[vi] Email correspondence by E. Webster, Mid-Region Council of Governments, May 2013.

[vii] Email correspondence by E. Webster, Mid-Region Council of Governments, May 2013.

[viii] Mid-Region Council of Governments, "Safety Doesn't Happen by Accident" 2011.

[ix] Mid-Region Council of Governments, "Safety Doesn't Happen by Accident" 2011.

[x] Koespell T, McCloskey L, Wolf M, Moudon AV, Buchner D, Kraus J, Patterson M. Crosswalk markings and the risk of pedestrian motor vehicle collisions in older pedestrians. JAMA. 2002; 288: 2136-43.

[xi] LaScala EA, Gruenewald PJ, Johnson FW. An ecological study of locations of schools and child pedestrian injury collisions. Accid Anal Prev. 2004; 36:569-576.

[xii] Moudon AV, Lin L, Jiao J, Hurvitz P, Reeves P. The risk of pedestrian injury and fatality in collisions with motor vehicles, a social ecological study of state routes and city streets in King County, Washington, Accid Anal Prev. 2011; 43:11-24.

[xiii] Gorder P. The impact of speed and other variables on pedestrian safety in Maine. Accid Anal Prev. 2002; 36, 533-543.

[xiv] Ewing R, Dumbaugh E. The built environment and traffic safety: a review of empirical evidence. J of Planning Literature 2009; 23:347-367.

[xv] Blivk R. Area wide traffic calming schemes.: a meta-analysis of safety effects. Accid Anal Prev. 2001; 33:327-336.

[xvi] Mid-Region Council of Governments, "Safety Doesn't Happen by Accident" 2011.

[xvii] Brauer M, Hoek G, Van Vilet P, et al. Air pollution from traffic and the development of respiratory infections and asthmatic and allergic symptoms in children. Am J Resp Crit Care 2002; 166:1092-1098.

[xviii] Brunekreef B, et al. Air pollution from trucks and lung function in children living near motorways. Epidemiology 1997; 8:298-303.

[xix] Miller K, Siscovick M, Sheppard L, Sheher K, Sullivan J, Anderson G, Kaufman J. Long-term exposure to air pollution and incidence of cardiovascular events in women. New England J. of Medicine 2007; 356:447-458.

[xx] Morello-Frosch R, Jesdale B. Separate and unequal: residential segregation and estimated cancer risks associated with ambient air toxic in US metropolitan areas. Env Health Perspectives 2006; 114:386-393.

[xxi] Clean Air Task Force. Diesel and health in America: the lingering threat. 2005.

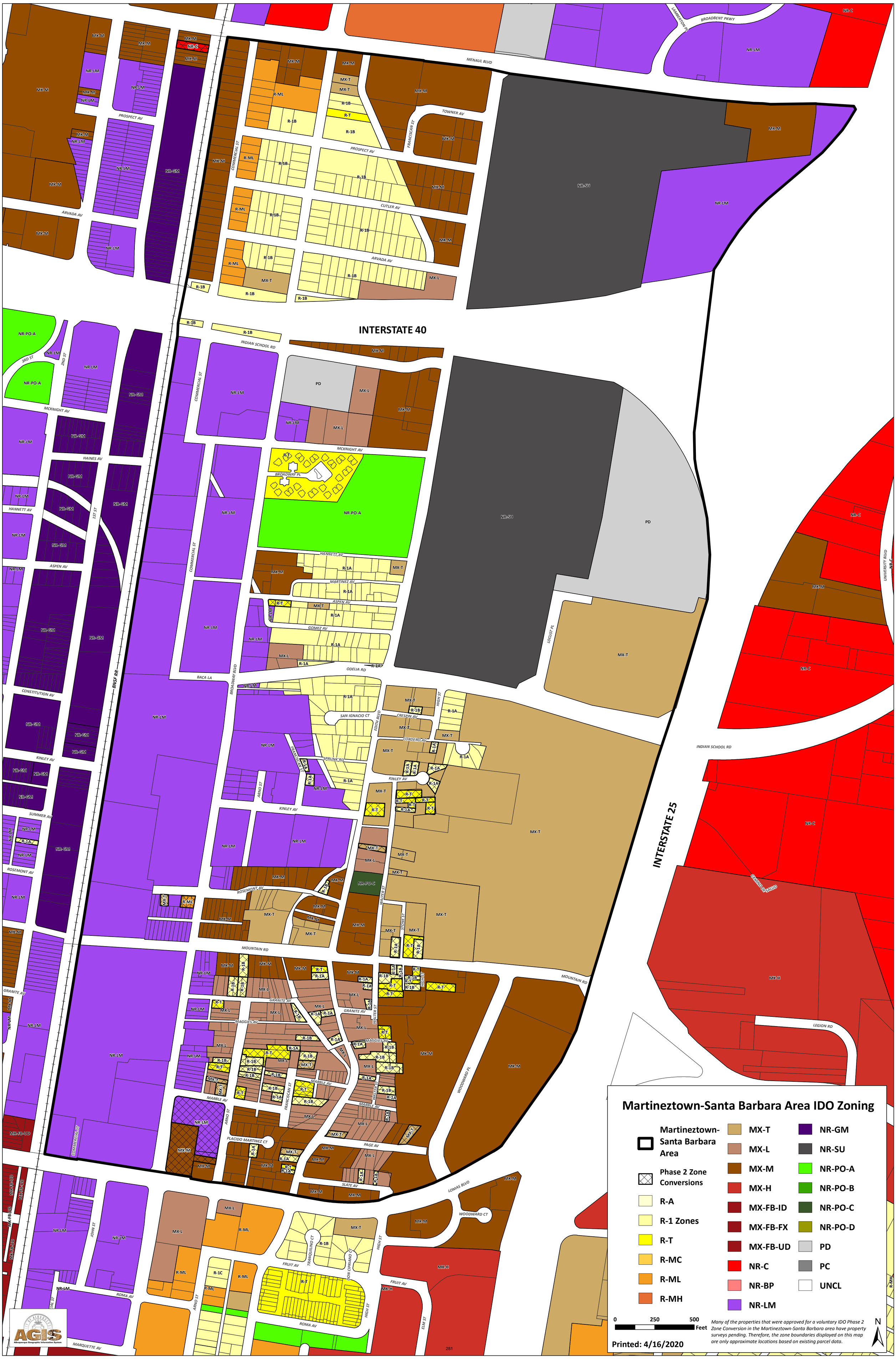
[xxii] Clean Air Task Force. Diesel and health in America: the lingering threat. 2005.

[xxiii] Ising H, Ising M. Chronic cortisol increases in the first half of the night caused by road traffic noise. Noise and Health 2002; 16:13-21.

[xxiv] Ising H, Jruppa B. Health effects caused by noise: evidence in the literature from the past 25 years. Noise Health 2004. Retrieved from http://www.nosise and health.org/test.asp?2004/6/22/5/31678.

[xxv] Dratva J, Zemp E, Felber-Dietrich D, Bridevaux P, Rochat T, Schindler C, Gerbase M. Impact of road traffic noise annoyance on health related quality of life: results from a population-based study. Qual 2010; Life Res 19:37-46.

[xxvi] Evans G, Lercher P, Meis M, Ising H, Kofler W. Typical community noise exposure and stress in children. J Acoust Soc Am 2001; 109:1023-1027.


Martineztown-Santa Barbara Area IDO Zoning
Martineztown-Santa Barbara Area
Phase 2 Zone Conversions
R-A
R-1 Zones
R-T
R-MC
R-ML
R-MH
MX-T
MX-L
MX-M
MX-H
MX-FB-ID
MX-FB-FX
MX-FB-UD
NR-C
NR-BP
NR-LM
NR-GM
NR-SU
NR-PO-A
NR-PO-B
NR-PO-C
NR-PO-D
PD
PC
UNCL
0 250 500 Feet
Many of the properties that were approved for a voluntary IDO Phase 2 Zone Conversion in the Martineztown-Santa Barbara area have property surveys pending. Therefore, the zone boundaries displayed on this map are only approximate locations based on existing parcel data.
Printed: 4/16/2020
N
INTERSTATE 40
INTERSTATE 25
MENAUL BLVD
BROADBENT PKWY
LAMBERTON PL
PROSPECT AV
TOWNER AV
FRANCISCAN ST
COMMERCIAL ST
CUTLER AV
ARVADA AV
INDIAN SCHOOL RD
MCKNIGHT AV
BROADWAY PL
HANNETT AV
MARTINEZ AV
ASPEN AV
GOMEZ AV
ODELIA RD
BACA LA
BROADWAY BLVD
SAN IGNACIO CT
EDITH BLVD
CRESPIN AV
CORDERO AV
SPRUNK RD
KINLEY AV
HIGH ST
MOUNTAIN RD
GRANITE AV
MAGGIES AV
MARBLE AV
WALTER ST
STONE ST
PAGE AV
SLATE AV
LOMAS BLVD
WOODWARD PL
WOODWARD CT
PLACIDO MARTINEZ CT
ROSEMONT AV
SUMMER AV
CONSTITUTION AV
BNSF RR
1ST ST
2ND ST
3RD ST
HAINES AV
PROSPECT AV
ARVADA AV
LOCUST PL
UNIVERSITY BLVD
CAMINO DE SALUD
LEGION RD
TRANQUILINO CT
DON CIPRIANO CT
FRUIT AV
ROMA AV
ELM ST
JOHN ST
MARQUETTE AV
N:\AGIS\FILE\PROJECTS\CompPlan\IDO\Zoning\Extraction\Martineztown\martineztown_24x36_IDOZoning_2020.mxd
281

381

MARTINEZTOWN URBAN RENEWAL PLAN

N.D.P. A-1-1

Scanlon & associates, inc.
Consulting Engineers
albuquerque santa fe

382

URBAN RENEWAL PLAN

FOR THE

NEIGHBORHOOD DEVELOPMENT PROGRAM

A-1-1 AREA

ALBUQUERQUE, NEW MEXICO

AMENDED THIRD ACTION YEAR

Albuquerque
NM A-1-1

ND - 401
3/15/72

URBAN RENEWAL PLAN
FOR THE
NEIGHBORHOOD DEVELOPMENT PROGRAM
A-1-1 AREA
ALBUQUERQUE, NEW MEXICO

TABLE OF CONTENTS

A. DESCRIPTION OF THE NEIGHBORHOOD DEVELOPMENT PROGRAM A-1-1 AREA

B. STATEMENT OF DEVELOPMENT OBJECTIVES

C. LAND USE PLAN

1. Description of Predominate Land Use Categories

2. Planning Criteria or Standards

D. URBAN DEVELOPMENT TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

1. Rehabilitation

2. Acquisition and Clearance

E. LAND DISPOSITION

F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

G. PROCEDURES FOR CHANGES IN APPROVED PLAN

EXHIBITS

Exhibit A..... Property Rehabilitation Standards

MAPS

URP - 1 Locational and Boundary Map

URP - 2 Proposed Land Use Map

URP - 3 Land Acquisition Map

URP - 4 Land Disposition Map

PART A. DESCRIPTION OF THE NEIGHBORHOOD DEVELOPMENT PROGRAM A-1-1 AREA

Boundaries of the Area: The Neighborhood Development Program A-1-1 Project Area is delineated on MAP URP -1 Boundary Map and is completely contained within the Albuquerque Model Cities Program Area, HUD-MP-30-001 and within the Neighborhood Development Program Area as delineated in the Urban Renewal Plan for said program as approved March 12, 1969 (as amended). The boundary of this project and as delineated in the above-listed map is wholly within the corporate boundaries of Albuquerque, Bernalillo County, New Mexico, and described as follows:

Beginning at the intersection of the north right-of-way line of Lomas Boulevard, N.E. and the west right-of-way line of Broadway N.E.

Thence, east along the north right-of-way line of Lomas Boulevard, N.E. to its intersection with the east right-of-way line of High Street, N.E.

Thence, south along the east right-of-way line of High Street, N.E. to its intersection with the north right-of-way line of Fruit Avenue N.E.

Thence, east along the north right-of-way line of Fruit Avenue, N.E. to its intersection with the east right-of-way line of High Street N.E.

Thence, south along the east right-of-way line of High Street, N.E. to its intersection with the south boundary line of the Bratina Addition, an addition to the City of Albuquerque, Bernalillo County, New Mexico.

Thence, west along the south boundary of the said Bratina Addition to its intersection with the east right-of-way line of Walter Street, N.E.

Thence, south along the east right-of-way of Walter Street, N.E. to its intersection with the south right-of-way line of Grand Avenue, N.E.

Thence, west along the south right-of-way line of Grand Avenue, N.E. to its intersection with the east right-of-way line of Broadway, N.E.

Thence, north along the east right-of-way line of Broadway, N.E. to its intersection with the south right-of-way line of Marquette Avenue, N.E.

Thence, west along the south right-of-way line of Marquette Avenue, N.E. to its intersection with the west right-of-way line of Broadway, N.E.

Thence, north along the west right-of-way line of Broadway, N.E. to its intersection with the north right-of-way line of Lomas Boulevard, N.E. and place of beginning, containing 51 acres, more or less.

PART B. STATEMENT OF DEVELOPMENT OBJECTIVES

Local objectives to be achieved in the A-1-1 Project Area through implementation of this Urban Renewal Plan include the creation of a physical character and environment meeting desirable planning standards, the provision of needed public services, and amenities, and the improvement of social and economic conditions affecting the area. Accomplishment of these objectives will require:

(a) Conservation and/or rehabilitation of all structures which are in conformance with the Land Use Provisions of the plan and which are economically feasible for rehabilitation.

(b) Demolition of structures not economically feasible for rehabilitation.

(c) Acquisition and clearance of real property not in conformance with the Land Use Provisions of this Plan.

(d) Improvement of transportation facilities.

(e) Construction and/or improvement of public facilities and utilities, including provision of necessary land therefore.

(f) Provision of other public land for parks, pedestrian areas, and open space.

(g) Underground placement of utility lines in the urban renewal area when feasible.

(h) Improvement of commercial facilities through rehabilitation or redevelopment, as appropriate and assurance that the heavy commercial and industrial users will not be expanded.

(i) Provision of parking facilities as required to support public and private land uses in the Project Area.

(j) Preservation and restoration of historical structures and areas.

(k) Landscaping of public and private areas including visual screening of objectionable views.

(l) Elimination of all other blighting conditions affecting the environment of the Project Area.

(m) Making land available for development or redevelopment by private enterprise or public agencies, including sale, initial leasing or retention by the agency, at its fair value for uses in accordance with this Plan.

(n) Making land available for development of low and moderate income housing under the most advantageous economic conditions for such development.

(o) Full citizen participation shall be obtained in the development of the Urban Renewal Plan and any revisions of said Plan.

PART C. LAND USE PLAN

1. Land Use Map.

Exhibit: MAP URP-2 - Proposed General Land Use Plan indicates the predominate land uses and major circulation routes as delineated by the proposed Land Use Plan as revised for 1985 Population Estimate, prepared by Planning Department, City of Albuquerque, New Mexico. Only the land uses and major circulation routes indicated within the Project Area Plan are adopted and incorporated in this General Land Use Plan.

2. Description of Predominate Land Use Categories

It is the intent of this Land Use Plan to implement the Goals and Objectives for the area as established in the Land Use Plan as described in 1 above. The use areas and their densities are described as follows:

a. Multi-Family Residential

(1) Intended for single family, or multi-family uses that are compatible. A density of not more than 18 dwellings per acre.

(2) Permitted uses in addition to those above are residential related public uses such as schools, libraries, churches, small parks, playgrounds, kindergartens, public utilities, and similar type uses.

b. Single-Family Residential

(1) Intended use is for single-family residential of a density of not more than 6 dwelling units per acre.

(2) Permitted uses in addition to those above are residential related public uses such as schools, libraries, churches, small parks, playgrounds, kindergartens, public utilities, and similar type uses.

c. Commercial

(1) General - the following commercial uses are included in this category:

(a) Office and institutional;
(b) Neighborhood commercial; and
(c) Community commercial.

The majority of commercial uses should be neighborhood commercial in scattered areas for convenience whopping in residential neighborhoods. Principal use groups should be convenient to retail sales and service.

d. Public

(1) This category generally includes governmental uses, such as schools, colleges, libraries, recreation facilities and government offices, and related uses such as medical facilities, including hospitals, offices providing medical services, and church facilities.

e. Open Space

(1) Includes land used for open space such as parks, playgrounds, pedestrian malls, buffer zones, and playfields to serve both neighborhood and community areas of the City.

3. Planning Criteria or Standards to be Used to Determine:

a. Other uses permitted or required in predominant land use categories;

(1) The type of use shall follow sound planning and zoning criteria and will be consistent in developing a plan to promote the general health, safety, morals, convenience, and welfare of the people of the City of Albuquerque.

(2) The intensity of such uses will follow sound planning criteria and the existing zoning ordinance of the City of Albuquerque.

(3) The location of such uses will be that which is in agreement with the area upon completion of the comprehensive planning of the area, and which will induce better land planning and neighborhoods.

b. Internal Circulation System;

(1) The type of system will be that which is deemed necessary upon completion of planning and in agreement with sound traffic planning.

(2) The location of such a system whether it be peripheral or interior, will be so located as to allow for the most beneficial land uses and street patterns.

(3) The interior and peripheral circulation system will be so buffered as to allow a minimum of disturbances from noise, fumes, etc.

c. Public Improvements and Facilities;

(1) The need for public improvements and facilities is apparent due to the blighted conditions of the area. These improvements are shown on the Project Improvement Map-10.

(2) The types of improvements are, in general, streets, parks, utilities, landscaping, etc. These improvements are planned for the entire area.

(3) The location of future improvements will be decided on the basis of sound planning for area.

(4) Improvements will be designed and constructed in accordance with acceptable city standards applicable for this area.

PART D. URBAN RENEWAL TECHNIQUES FOR ACHIEVING PLAN OBJECTIVES

This basic Urban Renewal Plan sets forth general objectives and requirements to be implemented within the A-1-1 Area.

Complete execution of the Plan will occur over a period of several years. Thus, detailed design and planning in conformity with said general objectives and requirements will be carried out on a continuing basis concurrently with execution activities. As detailed planning progresses, specific detailed requirements and proposals will be added to this Plan in the form of Supplements hereto. Such supplements shall specifically extend and define this Plan but shall not otherwise change, modify or amend the general objectives and requirements set forth herein.

1. Rehabilitation.

(a) Description of Conditions Under Which Rehabilitation of Properties or Areas will be permitted.

This Plan encourages the rehabilitation and repair of all existing properties in the Urban Renewal A-1-1 Area. Properties and/or areas will be permitted to be retained in place and rehabilitated to meet Property Rehabilitation Standards when the following conditions are satisfied.

(1) A structure survey is made and a write-up of repair requirements is completed and delivered to the property owner by the Urban Development Agency.

(2) A determination is made that rehabilitation is feasible, both physically and economically.

(3) A determination is made that the structure may be allowed to remain on site under the Urban Renewal Plan.

(4) A determination is made that the property on which the structure to be rehabilitated is located is not needed for acquisition in order to achieve the plan's objectives.

(5) The land use of the property to be rehabilitated shall be supported by the appropriate local zoning category.

(b) Conditions under which property may be acquired for rehabilitation.

In the event that the owner of a property designated for rehabilitation is unable or otherwise refuses to rehabilitate the property, the Urban Development Agency may acquire the property. The Agency will then rehabilitate and resell the property, or the Agency may dispose of the property to another owner for rehabilitation in accordance with requirements of this Plan.

Property Rehabilitation Standards are attached as Exhibit "A".

2. Acquisition and Clearance.

(a) Conditions under which property may be acquired and cleared.

Property may be acquired by the Agency to remove and eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses deterimental to the public welfare, or to otherwise remove or prevent the spread of blight or deterioration, to provide land for needed public facilities and to make land available for development or redevelopment by private enterprise or public agencies for uses in accordance with the A-1-1 Urban Renewal Plan.

(b) Identification of properties to be acquired and cleared.

The properties which are proposed for acquisition during the action year are identified by parcel as part of this Plan.

(1) Properties scheduled for acquisition and clearance during this action year:

The properties which will be acquired during this action year are identified on MAP URP - 3 - Land Acquisition Map

(2) The properties acquired will be for development or redevelopment in accordance with the Land Use Plan identified as Map 5 .

PART E. LAND DISPOSITION SUPPLEMENT.

The Urban Renewal Plan will be supplemented by these provisions as parcels become available for sale.

Appropriate controls or standards will be imposed on all properties to the extent reasonably necessary to assure sound and compatible redevelopment, protect redevelopers, determine acceptable designs and comply with the law. Requirements concerning circulation, signs, open space parking, light and air control, or prevention of blighting influences such as air and water pollution, and relationships to surrounding areas will be specified so that design is guided but not unnecessarily inhibited. These restrictions will be in accordance with an approved detailed Land Use Plan for the A-1-1 Area to be made a part of this Plan prior to disposition of land.

PART F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The land within the Project Area is to be made available under existing State and Local law for private and public redevelopment.

The methods and techniques of relocation will be described in a Relocation Plan and will be carried out in accordance with applicable State law.

All plans and reports as referred to will be carried out in accordance with State law, have been studied and are known to be feasible, including the method of financing.

390

PART G. PROCEDURES FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time; provided, that if modified after the lease or sale by the Urban Development Agency of real property in the Project Area, such modification shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest may be entitled. Any modifications or change in this Urban Renewal Plan shall be subject to the approval of the Board of Commissioners of the Urban Development Agency and the City Commission of the City of Albuquerque, New Mexico, in accordance with requirements of law. All changes to the approved plan will be subject to full citizen participation.

391

RESIDENTIAL MINIMUM
PROPERTY REHABILITATION STANDARDS
CODE ND-401

392

RESIDENTIAL MINIMUM
PROPERTY REHABILITATION STANDARDS

TABLE OF CONTENTS

	SECTION
Chapter I, General Acceptability Criteria	
Objective	
Service and Facilities	1
Access	2
Chapter II, Site Criteria	
Site Improvements	1
Chapter III, Building Planning	
Objective	
Space Standards	1
Privacy and Arrangement	2
Kitchen Facilities	3
Bath Facilities	4
Laundry Facilities	5
Closets and General Storage	6
Doors and Access Openings	7
Stairways	8
Corridors and Hallways	9
Exterior Appurtenances	10
Chapter IV, Fire Protection	
Objective	1
Chapter V, Materials and Products	
Objective	
Quality of Materials and Products	1
Chapter VI, Construction	
Objective	
Structural Soundness	1
Exterior Walls	2
Protection from Rodents, Termite or other Infestation	3
Chapter VII, Exterior and Interior Finishes	
Objective	
Exterior Finish	1
Gutters and Downspouts	2
Flashing	3
Windows, Doors and Other Openings	4
Interior Walls and Ceiling Finish	5
Finish Floors	6
Painting and Decoration	7
Alterations and Repairs	8

Chapter VIII, Mechanical Equipment

Objective	
General	1
Mechanical Ventilation and Air Conditioning	2
Heating	3
Plumbing	4
Electrical	5

CHAPTER I

GENERAL ACCEPTABLE CRITERIA

All properties in the Neighborhood Development Program Project Area shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of existing property, including, but not limited to, the building, plumbing, heating electrical, housing and fire prevention codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance to local and state statutes, codes and ordinances, all properties in the Neighborhood Development Program Project Area devoted in whole or in part to residential users shall conform to the following standards:

1 SERVICE AND FACILITIES

1-1 Utilities shall be provided for each property or project.

2 ACCESS

2-1 Access to the Building

Walks and steps shall be provided for all weather access to the building and constructed so as to provide safety, reasonable durability and economy of maintenance.

2-2 Access to the Property

Each property shall be provided with emergency vehicular access to and from the property by an abutting public or private street. Private streets shall be protected by a permanent easement.

2-3 Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

CHAPTER II

SITE CRITERIA

OBJECTIVE

To develop the individual site or group of sites so that obsolescence is overcome, and the development is appropriate and an asset to the neighborhood in which it is located.

1 ### SITE IMPROVEMENTS

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, (c) where needed, appropriate concrete or asphalt paved walks, parking areas, driveways, exterior steps and landscaping, and (d) where needed, off-street parking shall be provided.

CHAPTER III

BUILDING PLANNING

OBJECTIVE

To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped for suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

1 SPACE STANDARDS

1-1 General

Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

1-2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above grade.

1-3 Room Sizes

The size of rooms shown in the following table shall be minimum for the subdividing of existing spaces or for the construction of new rooms. Unremodeled existing rooms where considered of adequate size and arrangement for the intended function by the LPA are acceptable.

TABLE

ROOM SIZES

Name of Space (1)	Minimum Area (Sq. Ft.) (2) 0-BR LU	1&2 BR LU	3 or more BR LU	Dimension (2)
LR	NA	140	150	10' 0"
DR	NA	80	100	7' 8"
K	NA	50	60	5' 4"
K'ette	20	25	40	3' 6"
BR (Double)	NA	110	110	8' 8"
BR (Single)	NA	70	70	7' 0"
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	220	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

397

NOTE: (1) Abbreviations:

LU = Living Unit	K'ette = Kitchenette
LR = Living Room	BR = Bedroom
DR = Dining Room	SL = Sleeping Area
DA = Dining Area	NA = Not Applicable
K = Kitchen	O-BR = No separate bedroom

(2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.

(3) The least dimension of each room function applies, except for the overlap or double use of space in combination rooms.

1-4 The floor areas given in the preceeding are minimum for healthy occupancy in order to reflect maximum construction economy but the combining of these minimums in planning living units is not recommended. Only plan layouts which provide successfully for closet and window location, door swings, and furniture placement will determine whether minimum space will result in acceptable livability.

2 PRIVACY AND ARRANGEMENT

2-1 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

2-2 A bathroom shall not be used as a passageway to a habitable room hall, basement or to the exterior.

2-3 Access to an only bathroom through a bedroom in living units having more than one bedroom shall not be acceptable.

A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

A bedroom shall not be used as the only means of access to another bedroom or habitable room.

3 Kitchen Facilities

Each living unit shall have a specific kitchen space, which contains a sink with counter work space and has hot and cold running water, cooking and refrigeration equipment, and space for storing cooking and eating utensils.

3-1 Minimum areas of kitchen storage space shall be as follows:

a. Total shelving in wall and base cabinets - 40 sq. ft.
b. Drawer Area - 5 sq. ft.
c. Minimum counter space of 8 lineal feet shall be provided.

Kitchen storage space of living units having two or more bedrooms shall be appropriately increased in total area to accomodate the needs of more occupants.

4 Bath Facilities

Complete bathing and sanitary facilities shall be provided within each living unit; they shall consist of a water-closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory, and cold water

to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. A mirror or medicine cabinet and towel bars shall be provided for.

5 Laundry Facilities

Adequate space shall be provided for laundry equipment for each living unit, off of a public corridor, or in a basement or other suitable public space for the use of all occupants of a building. Where nearby public commercial laundries are available, consideration may be given as to the extent residents of the project can be expected to use them in determining laundry space needs.

6 Closets and General Storage

Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living unit shall have a suitable space within the unit or a locked space elsewhere within the building for general storage.

6-1 Clothes closet space shall be provided at a minimum of 6 sq. ft. per adult or youth. For hanging clothes efficiently a shelf and hanging rod should be provided, preferably in closets of not less than 2 ft. deep.

It is recommended that clothes closet space not be located within a kitchen.

The minimum volume of general storage space for each living unit shall be 100 cu. ft. and shall be appropriately increased for 3 or 4 bedroom living units.

The required storage space may be included in a garage, carport or any other suitably attached or detached structure.

7 DOORS AND ACCESS OPENINGS

Provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

7-1 Exterior Doors

Exterior doors shall have key operated locks.

7-2 Exterior doors shall be at least the following sizes:

		Width	Height
a.	Main entrance door	3' 0" (1)	6' 6"
b.	Service doors	2' 6"	6' 6"
c.	Garage doors, 1 car	8' 0"	6' 4" Clear opening
d.	Garage doors, 2 car	16' 0"	6' 4" Clear opening

(1) Where serving 12 or more Living Units = 3' 4"

7-3 Interior Doors

Provide a door for each opening to a bedroom bathroom or toilet compartment; with a locking device on bath and toilet compartment doors.

7-4 Interior doors shall be at least the following size:

a. Habitable rooms, 2 ft. - 6 in. wide.
b. Bathrooms, toilet compartments and closets other than linen and broom, 2 ft. - 0 in. wide.

c. Service Stair doors, 2 ft. - 6 in. wide.
d. Cased openings, 2 ft. - 6 inc. wide.
e. To public stairway enclosures, single door = 3 ft. 0 in. wide; double = 2 ft. 4 in. wide.
f. Height of all interior doors, 6 ft. 6 in.

8 STAIRWAYS

8-1 General

All stairways shall provide safety of ascent and descent, and stairs and landings shall be arranged to permit adequate headroom and space for the passage of furniture and equipment.

8-2 Existing Stairways

Existing stairways in sound condition to remain or to be repaired shall not be to any serious extent below minimum standards of good practice as to rise and run of steps, headroom obstructions, stair width, landings, or railing protection.

9 CORRIDORS AND HALLWAYS

Corridors and hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

10 EXTERIOR APPURTENANCES

All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds.

400

CHAPTER IV

FIRE PROTECTION

1 OBJECTIVE

To assure a high degree of safety to life and property preservations, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and to provide means of egress which will permit persons to leave the building with safety in an emergency, and permit access for fire control personnel.

401

CHAPTER V

MATERIALS AND PRODUCTS

OBJECTIVE

To provide materials for such kind and quality as to assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

1 QUALITY OF MATERIALS AND PRODUCTS

All materials and products used as replacements or additions in rehabilitation construction shall be of good quality conforming to generally accepted good practice. Second-hand materials which meet the standards for new materials may be used when approved by the LPA. The suitability of special materials and products not conforming to a national standard shall be determined by the LPA, after an evaluation of its properties and performance characteristics.

1-1 Standards for Materials and Products. The quality of new materials and products used as replacements or additions to residential buildings being rehabilitated shall comply with the provisions of nationally recognized standards wherever such standards exist.

All new materials and products shall be labeled or otherwise identified as conforming to an applicable recognized standard.

CHAPTER VI

CONSTRUCTION

OBJECTIVE

To assure that the construction of the building will provide: (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

1 STRUCTURAL SOUNDNESS

All structural components of the building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging or out of plumb floors, chimneys, fireplaces, partititions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a reoccurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loosely jointed structural members shall be restored to original rigidity.

2 EXTERIOR WALLS

2-1 General

Foundations and exterior walls shall provide safe and adequate support for all loads upon them, and prevent the entrance of water or excessive moisture. Serious defects shall be repaired and cracks effectively sealed, or replaced.

2-2 Insulation

Where existing attic spaces do not have insulation, consideration shall be given to installing the proper amount to prevent excessive heat loss and to provide comfort for resident.

2-3 Basement and Foundation Walls

Basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating and cement pargetting.

2-4 PARTITIONS, COLUMNS AND POSTS

Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling or other defects.

2-5 FLOOR CONSTRUCTION

2-6 General

All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.

2-7 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

3 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites or other vermin infestation.

3-1 Inspection and Correction

A careful inspection by qualified persons shall be made of each building and accessory structure on each property for evidence of actual or potential infestation or access channels. Existing buildings where found to have defects that will permit the entrance of rodents, termites or other vermin shall be corrected by appropriate preventive measures. Damaged or deteriorated structural members shall be replaced.

3-2 Termite and Decay Damage

The following are a number of suggested corrective and preventive measures against infestation and decay:

a. Precautions or corrective actions recommended by bonded exterminators to be applied;

b. Windows or other openings near grade to have snug-fitting screens;

c. Exterior doors to fit tightly and be flashed at the sill;

d. Openings for pipes or ducts through floors or walls to have tight fitting collars;

e. Cracks and crevices in foundations and above ground walls to be effectively sealed by painting with mortor , and holes filled with materials appropriate to adjacent work;

f. Provision of curtain wall below grade and supplementary to the foundations;

g. Locating sidewalks, driveways or other impervious horizontal surfaces flush against the foundation.

4 Inspection for Decay and Deterioration

An inspection shall be made of both interior and exterior construction for evidence of rot, rust or decay damage or other hazards. Where structural damage to such materials is found to exist, correction shall be provided.

CHAPTER VII

EXTERIOR AND INTERIOR FINISHES

OBJECTIVE

To assure that the building wall is finished in a manner that will; (a) prevent the entrance or penetration or moisture and weather, (b) protect from damage by decay, corrosion, insects and other destructive elements and (c) provide reasonable durability and economy of maintenance.

1 EXTERIOR FINISH

1-1 Exterior Wall Covering

Repairs or replacement shall be made to defective exterior wall finish materials. Exterior walls shall be free of holes, cracks and broken or rotten finish materials.

1-2 Roof Covering

All roofs shall have a suitable, watertight and reasonably durable covering free of holes, cracks, excessibly worn surfaces or other defects.

2 GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of water disposal of water from roofs.

2-1 Repairs to existing roofs shall be complete and done in accordance with new construction standards.

3 FLASHING

To prevent the entrance of water, all critical joints in exterior roof and wall construction which are exposed or partially exposed shall be protected by 26 guage galvanized or other suitable flashing material.

4 WINDOWS, DOORS AND OTHER OPENINGS

4-1 Existing windows and doors, including their hardware shall operate satisfactorily and give evidence of continuing acceptable service. Defective glass or locking mechanisms shall be replaced or corrected.

Screens shall be provided for all windows, doors and other openings used for ventilating purposes. Existing screens, and storm sash which are to be continued in use shall be in suitable condition to serve their intended purposes.

5 INTERIOR WALL AND CEILING FINISH

All interior walls and ceilings shall provide: (a) finished surface without noticeable irregularities or cracking; (b) a waterproof and hard surface in spaces subject to moisture; (c) a suitable base for painting or other decoration and (d) a reasonable durability and economy in maintenance.

6 FINISH FLOORS

Finish floors shall be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance, and an extended service life.

6-1 Habitable Rooms (other than Kitchen and Bathrooms). Finish floors in habitable rooms shall be wood flooring, a resilient tile, sheet material, or carpeting over a suitable underlayment. Earthen floors are prohibited.

Kitchen and Bathroom Floors. Floors in kitchens and bathrooms shall be a durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, or linoleum. Wood finish flooring shall not be used for these rooms.

7 PAINTING AND DECORATION

Protective and decorative finish coating or surfacing shall provide (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

7-1 Where painted, wallpaper or other decorative surfaces are in good condition or show evidence that proper maintenance, has taken place and where the rehabilitation will not disturb that part of the building, painting and redecoration may not be required.

Appropriate cleaning of existing interior and exterior finish surfaces should be provided regardless of whether or not painting or other decoration work is done.

Plastered walls and ceilings shall be painted or papered. Other wall and ceiling materials shall have an appropriate finished surfaces. Kitchens and baths shall be painted or papered to provide a waterproof and washable finish surface.

8 ALTERATIONS AND REPAIRS

All alterations, repairs and other improvements shall be harmonious and consistent with existing materials to remain in an acceptable manner.

CHAPTER VII

MECHANICAL EQUIPMENT

OBJECTIVE

To provide mechanical equipment for the building and its living units that will meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

1 GENERAL

1-1 All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

1-2 Existing mechanical equipment and systems shall be inspected for faulty operation, fire or other hazards. Needed replacement, or repair shall conform to code requirements.

2 MECHANICAL VENTILATION AND AIR CONDITIONING

Where mechanical ventilation is required in rooms or other spaces, the equipment or system shall operate satisfactorily if presently in place, or if new, shall be designed and installed according to good engineering practices.

3 HEATING

Heating facilities shall be provided for each living unit and other spaces that will (a) assure interior comfort, (b) be safe and convenient to operate, (c) be economical in performance, and (d) be quiet in operation and free from objectionable drafts.

4 PLUMBING

4-1 General

The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures.

4-2 Existing Equipment

Existing water heating and storage equipment shall be in good serviceable condition, or otherwise replacement of the equipment shall be considered by the proper authority, and a temperature pressure release valve shall be installed.

4-3 Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations. Unless totally enclosed and provided with the required combustion air vents to the outside or hallway and readily accessible for replacement or repair.

4-4 Venting

All fuel burning water heaters shall be connected to a vent leading to the exterior.

5 ELECTRICAL

5-1 General

All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring, wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security, and other electrical equipment.

5-2 Existing Wiring and Equipment

Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard or ignition of combustible materials, and shall be so determined by the proper authority. Wherever these potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. Existing facilities that are inadequate to meet anticipated demands shall be appropriately increased.

408

NON-RESIDENTIAL MINIMUM
PROPERTY REHABILITATION STANDARDS

Albuquerque
NM A-1-1

ND-401-B
3/15/73

409

NON-RESIDENTIAL MINIMUM
PROPERTY REHABILITATION STANDARDS

TABLE OF CONTENTS

	Section
Chapter I, General Acceptability Criteria	
General	1
Local Codes and Regulations	2
Service and Facilities	3
Variation to Standards	4
Chapter II, Planning and Site Conditions	
Objective	
Use Restrictions	1
Open Areas	2
Screening	3
Off-Street Parking	4
Loading Area	5
Storage	6
Walkways	7
Chapter III, General Conditions	
Objective	
Exterior of Structure	1
Exterior Walls and Siding	2
Doors and Window	3
Flashing and Roofing	4
Gutter and Downspouts	5
Store Fronts	6
Awnings, Canopies, Marquees, etc.	7
Cornices, Belt Course, etc.	8
Exterior Equipment	9
Signs	10
Upper Floor Removal	11
Mechanical Cooling	12
Chapter IV, Structural and Fire Safety Requirements	
Objectives	
Structural Requirements	1
Foundations and Footings	2
Structural Framing	3
Stairs	4
Interior Design	5
Fire Safety	6
Chapter V, Light and Ventilation	
Objective	
Natural and Artificial Light	1
Ventilation	2
Chapter VI, Mechanical and Electric Equipment	
Objective	
Mechanical Equipment	1
Toilet Facilities	2
Heating Facilities	3
Electrical Systems	4

NON-RESIDENTIAL MINIMUM PROPERTY REHABILITATION STANDARDS

CHAPTER I

1 General

These Property Rehabilitation Standards shall apply to all existing non-residential properties within the boundaries of the Neighborhood Development Program Project Area. All proposals for property rehabilitation shall be subject to planning and design review and approval to the Urban Renewal Agency of Albuquerque prior to commencing construction. Building permits shall not be issued for any buildings or properties within the Neighborhood Development Program Project Area without prior approval of the Urban Renewal Agency of Albuquerque.

2 Local Codes and Regulations

These standards set forth basic objectives and provisions specifically related to the rehabilitation and conservation of existing properties and shall not be construed as relieving the property owner or his contractor of responsibility for compliance with the applicable uniform building, fire prevention, health, plumbing and electrical codes of the State of New Mexico and the City of Albuquerque, New Mexico or any other authority having jurisdiction.

Whenever a provision of these Property Rehabilitation Standards is found to be in conflict with provisions of any applicable State or City codes, ordinances or regulations, the provision which establishes the higher standard shall prevail.

3 Service and Facilities

All utilities shall be independent for each property without dependence upon other properties.

Each building shall contain provisions for each of the following:

a. A continuing supply of safe potable water

b. Sanitary facilities and a safe method of sewage disposal

c. Heating facilities adequate for comfortable and healthful conditions

d. Adequate supply of hot water in those structures required by applicable City Codes and Ordinances to provide water heating facilities

e. Electricity for lighting and electrical equipment and

f. Provisions for the removal of trash, rubbish and garbage and its sanitary storage pending removal.

4 Variation to Standards

A variation to mandatory provisions contained herein may be permitted by the Urban Renewal Agency for specific cases, only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

a. Topography of the site is such that full compliance is impossible or impracticable;

411

b. Long established local practices and customs in the area indicate the variation is not unusual, and

c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability or utility.

412

CHAPTER II

PLANNING AND SITE CONDITIONS

Objective

The individual site or premise shall be appropriate to the neighborhood in which it is located and shall not have characteristics which will induce or perpetuate neighborhood blight.

1 Use Restrictions

All properties shall be used in accordance with the Zoning Ordinance of the City of Albuquerque, New Mexico and the Redevelopment Regulations and Controls of the Urban Renewal Plan for the Area.

2 Open Areas

The open, unpaved areas of each property shall be graded to provide for the adequate drainage of all storm water and shall be free of hazards, nuisances or unsanitary conditions.

Open, unpaved areas shall be appropriately landscaped to provide an attractive appearance to enhance the character of the neighborhood.

All vegetation which overhangs a public area shall be appropriately trimmed to prevent the obstruction and views of pedestrian and vehicular movements.

3 Screening

a. Nonresidential uses adjoining residential areas shall be appropriately separated by a landscaped area of at least ten (10) feet wide or a decorative architectural screen of at least six (6) feet high.

b. Parking areas abutting public walkways or streets shall be appropriately separated by a landscaped area of at least three (3) feet wide or a decorative architectural screen of at least six (6) feet high.

4 Off-Street Parking

Requirements - Off street parking will not be less than one (1) parking space for each 250 square feet of building floor space.

5 Loading Areas

a. All loading or unloading shall be accomplished on site for buildings containing one thousand (1000) square feet or more of gross floor area.

b. Loading areas shall be paved with concrete, bituminous macadam or equivalent material and shall be properly drained.

c. Screening elements shall be provided for loading and unloading areas abutting public walkways, streets or residential properties consistent with those requirements for screening of parking areas as specified in Chapter 1, Section 5 of these Property Rehabilitation Standards.

d. Loading areas used or intended to be used between dusk and dawn be adequately lighted. Direct lighting shall be confined to the boundaries of the loading area.

e. Loading and unloading areas shall be reasonable free of dirt, dust and other debris.

6 Storage

a. The storage of all products or materials used in conjunction with the business located on the premises shall be enclosed or appropriately screened from public view.

b. The storage of garbage, rubbish, trash, waste, debris, etc., shall be properly stored in an acceptable manner consistent with applicable City Codes and Ordinances so as not to create a health or fire hazard. No garbage, rubbish, trash, waste, debris, etc. shall be allowed to accumulate on the premises except in approved containers.

c. In cases where the City does not provide collection service for garbage or rubbish, private arrangements must be made to have such waste matter disposed of at least twice weekly.

7 Walkways

a. On-site walkways shall be in good repair and shall be kept free of ice, snow, mud, dirt, dust and other debris.

Note: Consideration should be given to controls that may be desirable for service stations, drive-ins, churches, and the multiplicity of non-residential uses that may be present.

CHAPTER III

General Conditions

Objectives

The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings hereon shall reflect a level of maintenance in keeping with the standard of the neighborhood and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and downgrading of the neighborhood with the accompanying diminution of property values.

1 Exterior of Structure

Standards for Materials and Products:

All materials and products used in the rehabilitation of non-residential structures shall provide appropriate structural strength, adequate resistance to weathering and moisture, reasonable durability and economy of maintenance.

2 Exterior Walls and Siding

Exterior walls and siding shall be structurally sound in good repair and free from defects.

All damaged or deteriorated exterior materials shall be repaired or replaced with materials to match existing provided they are of approved type and design.

Exterior walls shall be reasonably watertight and insect and rodent proof.

All exposed surfaces susceptible to decay shall be cleaned and kept painted or otherwise provided with a protective coating sufficient to prevent deterioration.

The sagging or bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position and supported or braced so as to prevent the recurrence of these conditions. Individual structural members in deteriorated condition shall be replaced.

3 Doors and Windows

All exterior doors and windows shall be in sound working condition and shall be reasonably watertight and insect and rodent proof.

The hardware for all doors and windows shall be in good repair and in sound working condition.

All cracked or broken glass shall be replaced.

All glass exposed to public view shall be kept clean. No storage of materials, stock, or inventory shall be permitted in window display areas or other areas ordinarily exposed to public view unless areas are first screened from the public view by drapes, venetian blinds, or other permanent rendering of the windows opaque to public view.

415

4 Flashing and Roofing

All flashing and counterflashing shall be properly installed and shall be watertight.

All roofing shall be in reasonably good repair and shall be watertight.

The sagging or buckling of a roof shall be restored as near as practical to an acceptable level or plumb position and supported or braced so as to prevent the recurrence of these conditions. Individual structural members in a deteriorated condition shall be placed.

All damaged or deteriorated materials shall be repaired or replaced with materials to match existing, or similar in color or pattern.

Repairs and replacement of roofs in excess of twenty-five (25) percent of the total surface area shall conform to requirements for new roofing as set forth in the City Uniform Building and Fire Prevention Codes.

Roofs shall have sufficient slope and shall be so designated to convey therefrom all storm water to a system of gutters and downspouts in a satisfactory manner.

5 Gutters and Downspouts

All gutters and downspouts shall be properly installed to insure adequate drainage and shall be watertight and protected against rust and deterioration.

Gutters and downspouts shall be in good repair and shall be adequate for their intended purpose.

Downspouts shall be so arranged that they will not dispel stormwater onto or adjacent to any public walkway.

6 Store Fronts

All store fronts shall be clean, in good repair and free of unsightly or hazardous conditions. Any alterations shall be architecturally consistent with the area.

7 Awnings, Canopies, Marquees, Etc.

All awnings, canopies, marquees and similar items and their accompanying structural members shall be in good repair and shall not constitute a blighting influence or safety hazard.

All awnings, canopies, marquees and similar items shall be protected against the elements by periodic application of a weather-coating material or other protective treatment.

8 Cornices, Belt Courses, Etc.

All entablatures, belt courses, trim, wall facings and similar decorative features shall be in good repair and properly anchored.

9 Exterior Equipment and Facilities

Every provided facility, piece of equipment, chimneys, cooling towers, smoke stack, and similar appurtenance shall be structurally safe and in good repair with periodic weather resistance treatment.

All roof top equipment shall be appropriately screened from public view, utilizing materials and colors which are harmonious with the building exterior.

10 Signs

All allowable permanent signs exposed to public view shall be in good repair, shall be free of unsightly and hazardous conditions and shall be firmly anchored to the structure.

All signs showing excessive weathering or fading shall be repaired to good condition or shall be removed. Signs of nonconforming use, along with their supporting members, shall be removed.

A fabricated major identification sign of noncombustible material may be permitted on the front of a structure facing a public street, provided that the sign does not exceed 100 square feet in area or ten (10%) percent of the total first floor wall area facing the public street, whichever is less. The sign shall be placed parallel with the front of the building, no part of which shall protrude more than eighteen (18) inches from the wall to which it is attached.

Major identification signs shall be placed on not more than two (2) elevations of a building facing a public street.

One (1) secondary sign, not exceeding ten (10) square feet in area, shall be permitted at a rear or side entrance and shall comply with other applicable provisions of this Section.

Signs shall be restricted to identification of the name, type of business or operation and products of the person or establishment occupying the premises.

The following signs are prohibited:

a. Pole Signs.

b. Signs located on a building roof or projecting above the roof line of the building.

c. Signs painted on any wall of a building.

d. Signs using bare bulb type lighting.

e. Illuminated signs and intermittent lighting or flashing effects.

f. Rotating or revolving Signs.

g. Billboards or banners of any type.

11 Upper Floor Removal

Where the upper floors of multi-story buildings are infeasible of rehabilitation they shall be removed.

12 Mechanical Cooling

Where the usage of a non-residential structure requires mechanical summer cooling, this equipment shall be installed.

Installation or alterations of mechanical summer cooling shall be regulated under the provisions of the Uniform Building Code of Albuquerque.

CHAPTER IV

Structural and Fire Safety Requirements

Objectives

To assure that nonresidential buildings are structurally safe and sound and do not constitute a fire hazard.

1 Structural Requirements

All structural elements and foundations of buildings permitted to remain in the project area shall be certified to be structurally sound and capable of being rehabilitated to project standards by a registered architect or engineer, if there is evidence of settlement or other structural problems.

Standards for: Materials and Products shall conform to the requirements as specified in Chapter III, Section I of these Property Rehabilitation Standards.

2 Foundations and Footings

Every foundation and footing shall be properly constructed of masonry, concrete and/or steel materials or an equivalent material and shall be capable of supporting required loads and preventing the entrance of moisture, rodents, insects and vermin.

Any structure showing signs of undue settlement shall require a soil test and written report from a licensed engineer before any improvements to the structure are undertaken.

3 Structural Framing

Framing for walls, floors, ceilings and roofs shall be capable of supporting required loads and shall be in good repair.

The sagging or bulging of floors, walls, ceilings, partitions or stairs shall be properly restored to an acceptable level or plumb position and supported or braced to prevent the recurrence of these conditions.

Individual structural members that are deteriorated shall be replaced with approved quality material.

4 Stairs

Every inside and outside stair and each appurtenance thereto shall be property constructed for safe use and shall be capable of supporting the load that normal use may require.

Every flight of stairs which is more than two (2) risers high shall have hand rails not less than two (2) feet six (6 inches) high, measured vertically from the nose of the treads to the top of the rail.

Every stairway shall be free of obstructions.

5 Interior Design

All interior floors, walls, ceilings and woodwork shall be finished in accordance with customary practice for the type of materials shall be properly repaired or replaced.

418

Standards for Materials and Products shall conform to the requirements as specified in Chapter III, Section 1 of these Property Rehabilitation Standards.

6 Fire Safety

General:

Fire safety standards pertaining to the overall structure and use of materials and fire protection equipment shall comply with the requirements of applicable City Codes and Ordinances.

Partitions:

a. All partitions within structures shall qualify for at least three-quarter (3/4) hour fire resistant rating.

Means of Egress:

a. Each floor shall have at least two (2) safe and unobstructed means of egress located as far apart from each other as feasible.

b. At least one means of egress from each floor shall lead directly to safe and open space at ground level.

c. There shall be no point in the building more than one hundred (100) feet from an exit or stairway leading to an exit.

Vertical Openings:

a. Stairways, elevator shafts and other vertical openings above the second floor shall be enclosed with a retardant material having at least a one (1) hour fire resistant rating.

Heating Unit:

a. The basic heating unit shall be properly installed according to the manufacturer's instructions and applicable City Codes and Ordinances and shall be enclosed by walls and ceilings have at least a two (2) hour fire resistant rating.

CHAPTER V

Light and Ventilation

Objective

To provide a healthful environment and an acceptable degree of comfort by having sufficient quantities of light and ventilation.

1 Natural and Artificial Light

Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms and spaces. No portion of any building used occasionally or incidentially by employees or occupants shall be supplied with less than three (3) foot candles of light.

A minimum of five (5) foot candles of natural and/or artificial light shall be required at all times, measured in the darkest portion for stairways and hallways.

Every toilet or water closet compartment shall be provided with permanently installed artificial light fixtures which are controlled by wall switches.

2. Ventilation

Natural or artificial means of ventilation shall be provided to insure a comfortable and healthful atmosphere throughout the structure in conformance with applicable City Codes and Ordinances.

In all cases where fumes, gases, dust or mist are present or produced, local exhaust ventilation shall be provided to adequately remove these conditions.

Every window, door, or other opening to the structure used or intended to be used for ventilation shall be properly protected against the entrance of rodents, insects or other vermin.

Every toilet or water closet compartment shall be supplied with adequate natural or artificial ventilation.

4/20

CHAPTER VI

MECHANICAL AND ELECTRICAL EQUIPMENT

Objectives

To provide mechanical equipment and electrical systems for the structure that will be of a quality and condition which will assure safety, adequate capacity, protection from the elements and reasonable durability.

1 ### Mechanical Equipment

All mechanical equipment shall be properly installed in accordance with the manufacturer's instructions and applicable City Codes and Ordinances.

2 ### Toilet Facilities

Every nonresidential building regularly occupied or intended to be occupied by persons shall be provided with toilet and lavatory facilities.

Separate toilet and lavatory facilities shall be provided for each sex, except in such buildings occupied by six (6) or less persons of both sexes taken together and where said facilities are not used by the public.

All toilet and lavatory facilities and compartments shall be reasonably smooth and easily cleanable and shall be reasonably impervious to water.

All plumbing fixtures, water lines and waste lines shall be properly installed in accordance with applicable State of New Mexico and City of Albuquerque Codes and Ordinances.

3 ### Heating Facilities

Every nonresidential building occupied by persons shall have heating facilities which are properly installed and are capable of safely and adequately maintaining a temperature of at least seventy (70) degrees Fahrenheit in all rooms and spaces occupied by such persons under ordinary minimum winter conditions.

All gas burning heaters and equipment shall be properly installed and vented to the outside atmosphere in conformance with applicable State of New Mexico and City of Albuquerque Codes and Ordinances.

4 ### Electrical Systems

All electrical equipment and facilities shall be properly installed in accordance with the manufacturer's instructions and in compliance with the State of New Mexico electrical code.

Sufficient electrical circuits shall be provided to prevent overloading.

All electrical circuits shall be properly fused in accordance with the State of New Mexico Electrical Code.

Electrical outlets shall be approved type and shall be properly installed for the appropriate use and location of appliances and other equipment in accordance with the State of New Mexico Electrical Code.

All conductors, wiring, fixtures and outlets shall be installed in a safe manner in compliance with the State of New Mexico Electrical Code.

All nonresidential structures shall have a minimum of sixty (60) amphere three-wire electric service entrance. At least two (2) two-wire branch circuits shall be provided.

In alterations to existing wiring of a method not approved for new work, if the total number of additional consuming outlets shall exceed twenty-five (25) percent of the total number of existing outlets, the electrical system must conform to the requirements for new construction.

All nonresidential buildings shall have a minimum of one hundred (100) amphere, three-wire electrical service entrance. The fuse cabinet or circuit breaker cabinet shall provide for a minimum of six (6) two-wire branch circuits.

422

ND - 507

PROJECT RELOCATION PLAN

Albuquerque
N.M. A-1-1

ND-507

GENERAL RELOCATION PLAN

Neighborhood Development Program

New Mexico A-1-1

The Albuquerque Urban Development Agency, as the Central Relocation Agency will assume responsibility for carrying out relocation activities in the locality under the requirements of Public Law 91-646 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. All families, individuals and businesses within the NDP Area and displaced as a result of public action will be eligible for relocation assistance as described in this report. Relocation activities will be scheduled so that the demands for facilities do not at any time exceed the supply and demand for Standard Housing Units available in the City. All relocation activities will be coordinated with the other agencies to provide help in all relocation cases.

A. Relocation Standards

Physical Standards: Requirements to be used in selecting relocation housing will be based on the Housing Code of the City of Albuquerque. These standards will be applicable to all dwelling units considered for relocation purposes. A dwelling unit is defined as any room or group of rooms located within a building and forming a single habitable unit with facilities which are used for living, sleeping, cooking and eating.

a. Housing Units. A housekeeping unit is defined as any room or groups of rooms, forming a single habitable unit used for living and sleeping, cooking and eating.

1. Each dwelling unit shall provide within a separate room or rooms, a flush toilet, wash bowl and bathtub or shower in good working order and shall be for the exclusive use of the family or individual occupant.
2. Each dwelling unit shall contain a kitchen sink in proper working order and shall be for the exclusive use of the family or individual occupant.

3. Facilities described above must be properly connected to both hot and cold water sources.
4. Cooking facilities in each dwelling unit shall be for the exclusive use of the family occupying that unit.
5. Each unit shall be provided with a heating system capable of heating safely all rooms in the unit to a temperature of 70°.
6. Each habitable room shall have at least one window or skylight with direct access to the outdoors. Window area must equal at least ten (10%) percent of the floor area.
7. For ventilation purposes, each habitable room shall have at least one window or skylight which can easily be opened, or such other device as will adequately ventilate the room.
8. Bathrooms must comply with the above ventilation requirements.
9. There shall be adequate provision for electric lighting throughout the unit, and every habitable room shall contain at least two (2) separate floor or wall-type electrical outlets, or one such outlet and one supplied ceiling type electric light fixture.
10. There shall be adequate provision for disposal and/or storage of garbage or rubbish.
11. Yards must be properly drained and free of rubbish and garbage.
12. Every door opening directly from a dwelling unit to outdoor space shall have a screen with a closing device; and every window or other device with openings to outdoor space, used or intended to be used for ventilation, shall be supplied with screens.
13. Each habitable room shall have a ceiling height of not less than seven feet, six inches (7'6") in at least fifty (50%) percent of its required area.

b. Structural Standards for Housekeeping Units.

1. Each dwelling unit must have at least one safe and unobstructed means of egress. Units above the first floor in multiple dwelling units must have such means of egress.

2. Foundations, floors, walls, ceilings and roofs shall be weather-tight and rodent-proof and kept in sound working condition and good repair.

3. Foundation elements shall adequately support the building at all points.

c. Occupancy Standards for Housekeeping Units.

1. Dwelling units shall contain at least 150 square feet of floor space for the first occupant and 100 square feet of floor space for each additional occupant. Floor space shall include habitable rooms used for living, sleeping, cooking and eating purposes. Excluding bathrooms, water-closed compartments, laundries, pantries, foyers, communicating corridor, closets, storage spaces, or rooms designed for specified uses where daylight is not desirable.

2. Every room used for sleeping purposes shall have not less than eighty square feet (80 sq. ft.) of superficial floor area. Where more than two persons occupy a room used for sleeping purposes, the required superficial floor area shall be increased at the rate of fifty square feet (50 sq. ft.) for each occupant in excess of one. In addition to the square footage required, not more than two children over six years of age and of the same sex, shall share the same bedroom. The desired number of bedrooms is as follows: one or two persons, one bedroom; three or four persons, two bedrooms; five or six persons, three bedrooms; seven or eight persons, four bedroom; nine or more persons, five bedrooms, etc. It must be realized, however, that family composition is the deciding factor.

3. Each dwelling unit shall provide with a separate room or rooms, a flush toilet, wash bowl, and bathtub or shower in good working order and shall be for the exclusive use of the family or individual occupant.
4. Each dwelling unit shall contain a kitchen sink in proper working order and shall be for the exclusive use of the family or individual occupant.
5. Facilities described above must be properly connected to both hot and cold water sources.
6. Cooking facilities in each dwelling unit shall be for the exclusive use of the family occupying that unit.
7. In every dwelling unit of two or more habitable rooms, every room occupied for sleeping purposes by one occupant shall contain at least 80 square feet of floor space; every such room occupied by more than one person shall contain at least 50 square feet for each occupant thereof. The criteria for bedroom requirements for families of various sizes are as follows:

NUMBER IN FAMILY		NUMBER OF BEDROOMS
Minimum	Maximum	
1	1	0
1	2	1
3	4	2
5	6	3
7	8	4
9 & over		5

d. Non-Housekeeping Unit. A non-housekeeping unit is defined as any room or groups of rooms, forming a single habitable unit used for living and sleeping, but not for cooking or eating.

e. Sanitary, heating and lighting facilities for non-housekeeping (Rooming) Units.

1. There must be at least one flush toilet, one wash basin, and one bathtub or shower for each eight (8) persons occupying rooming units, provided that:
   (1) The room or rooms housing such facilities are accessible from a common hall or passageway, and
   (2) Facilities described must be properly connected to both hot and cold water sources, and
   (3) The room or rooms housing such facilities are on the same floor as the units served.
2. Each non-housekeeping unit will be provided with enough heat to safely heat the unit to a temperature of 70°.
3. Each non-housekeeping unit shall contain at least eighty (80) square feet of floor space for one occupant, and at least fifty (50) square feet for each occupant if occupied by more than one occupant.
4. Each non-housekeeping unit shall have at least one window or skylight with direct access to the outdoors. Window area must equal at least ten (10%) percent of floor area.
5. There shall be adequate provision for electric lighting in the non-housekeeping unit, and every unit shall contain at least (2) separate floor or walltype electrical outlets, or one such outlet and one supplied ceiling type electric fixture.
6. Public halls and stairways shall be adequately lighted.
7. There shall be adequate provision for disposal and/or storage of garbage and rubbish.

f. Structural Conditions for Non-Housekeeping Units.
   1. Each dwelling unit must have at least one safe and unobstructed means of egress. Units above the first floor in multiple dwelling units must have two such means of egress.

2. Foundations, floors, walls, ceilings and roofs shall be weather-tight and rodent-proof and kept in sound working condition and good repair.

3. Foundation elements shall adequately support the building at all points.

4. All stairs and porches shall be in good condition.

g. Occupancy Standards for Non-Housekeeping Units.

1. Dwelling units shall contain at least 150 square feet of floor space for the first occupant and 100 square feet of floor space for each additional occupant. Floor space shall include habitable rooms used for living, sleeping, cooking and eating purposes. Excluding bathrooms, water-closet compartments, laundries, pantries, foyers, communicating corridor, closets, storage spaces, or rooms designed for specified uses where daylight is not desirable.

2. Every room used for sleeping purposes shall have not less than eighty square feet (80 sq. ft.) of superficial floor area. Where more than two persons occupy a room used for sleeping purposes, the required superficial floor area shall be increased at the rate of fifty square feet (50 sq. ft.) for each occupant in excess of one. In addition to the square footage required, not more than two children over six years of age and of the same sex, shall share the same bedroom. The desired number of bedrooms is as follows: One or two persons, one bedroom; three or four persons, two bedrooms; five or six persons, three bedrooms; seven or eight persons, four bedrooms; nine or more persons, five bedrooms; nine or more persons, five bedrooms, etc. It must be realized, however, that family composition is the deciding factor.

B. <u>Assistance to be Provided to Families</u>

All families in the Project will be informed and advised of available relocation payments as outlined in the Relocation Handbook

Chapter 6, Section 3, Pages 4 and 5. The extent of need for each family and individual will be determined by conducting a personal interview with each potential displacee.

The LPA carries an up-dated list of current rental and sales housing and commercial property available in locality. The listings are available with the cooperation of realty companies, brokers and outside sources. Every listing will be made available to persons scheduled for displacement.

Before anyone is displaced, available housing will be available for displacees. The LPA will in no way displace anyone until adequate replacement housing and commercial properties are made available. Through the cooperation of FHA, VA and the SBA offices, available programs will be offered to displacees.

The LPA presently has a competent relocation staff to provide adequate advisory services to displacees. The LPA presently has three relocation counselors and a social service counselor under the supervision of an experienced relocation officer. The staff is experienced in counseling, in the field of financing, and has communication contact with employment services, training program, Department of Health and Social Services, including agencies who provide rental assistance to the needy.

At such time that a person is taken into the workload, a relocation counselor will be assigned to the case. One of the duties of the counselor will be to assist each eligible person in completing all required applications and forms for eligible benefits. All displacees will be informed of the eviction policy as adopted by the LPA. This will be done by personal interview and followed up in writing by the "Informational Statement" which shall be delivered to all displacees.

It will be the responsibility of the LPA to inspect all relocation housing to assure adequate standards. The inspection will be followed up by the local code enforcement inspectors.

All persons displaced by the LPA shall be processed equally without regard to race, color, religion, natural origin, sex or source of income and as required by local and national acts.

The LPA will assure that all house listings are within the requirements of Title VIII of the Civil Rights ACT of 1968. The City of Albuquerque also has a local fair housing practice ordinance which will be complied with.

C. Assistance to Business Concerns and Non-Profit Organizations.

Two business firms are scheduled for displacement from the A-1-1 Project during this action year. There are no non-profit organizations schedule for acquisition during the Fourth Action Year. See attached "Information Statement on Relocation for Businesses and Industries 1972."

D. Grievance Procedure

The grievance procedure set up by the Urban Development Agency of Albuquerque will be followed in cases where grievances are filed by residents. Refer to the attached grievance procedure, Exhibit III.

E. Residents Involvement in Planning

Public meetings were held at which time residents had an opportunity to have an input towards the Project. See Citizens Participation Report relative to support of the Fourth Year NDP Program.

F. Competition Demands

The LPA present has three (3) projects in addition to A-1-1 carrying out displacement. The three are identified as follows:

N.M.	R-10	26 Indivuals
NDP	A-1-2	32 Families
CDA	G-7	37 Families

The NDP A-1-1 has an anticipated Fourth-Year workload of families. The funds needed to complete this workload were determined as follows:

Families and Individuals, 42 (Owner-Occupants)	$ 504,000
Families and Individuals, 114 (Tenants & Certain Others)	456,000
Businesses, 13	130,000
	$ 1,090,000

There has been no change to the original project boundary for the NDP A-1-1 area.

NDP A-1-2 will have an approximate workload of 32 families.

N.M. R-10 has a remaining authorized workload of 26 individuals.

CDA G-7 presently has a workload of 37 families.

Inasmuch as the LPA is the central relocation agency, all relocation activities will be coordinated to assure distribution of resources. Reference is made to appropriate appendixes wherewith submitted.

PROJECT RELOCATION PLAN

Neighborhood Development Program

A-1-1

A 100% survey was conducted by the Agency's Relocation Staff to determine the anticipated displacement of families and individuals for the Fourth Action Year inside and outside of the Neighborhood Development Program Area. Any exceptions to this estimate will be made only with Prior HUD Concurrence. The survey conducted by the Agency indicates that the families and individuals to be displaced during the Fourth Action Year will require subsidized housing.

A. Characteristics of Families and Individuals Being Displaced Fourth Year

Families & Individuals	Non Minority	Negro	Other Minority Spanish	Total
Families (Owners)	0	3	33	36
Families (Tenants)	3	12	60	75
Individuals (Owners)	0	0	7	7
Individuals (Tenants)	1	3	31	35
Individuals (Handicapped)	0	0	0	0
TOTAL				

Family and individual tenants will be located into existing Turnkey III Housing units and existing 235 HUD assisted units.

All of the family-owners will be relocated into private standard sales units with sales costs as per the approved Schedule of Average Prices of Comparable Sales Housing in Locality. Units by bedroom count will be as follows: two-bedroom; three-bedrooms; four-bedrooms.

In order to assure the above described relocation requirements could be met within all HUD Relocation Guidelines, a survey of local housing resources was made and attached to this report. A summary of this survey is also shown by Appendix IV of this Relocation Report.

It is anticipated that with the rental assistance payment or the Replacement Housing Payment for Tenants and Certain Others and the annual income of the proposed displacees, all families and individuals to be displaced will be in compliance with all Relocation (HUD) Guidelines.

It is anticipated that with the rental assistance payment of the Replacement Housing Payment for Tenants and Certain Others and the annual income of the proposed displacees, all families and individuals to be displaced will be in compliance with all Relocation (HUD) Guidelines.

For tenant (owners) with the acquisition payment for their property to be acquired by the Agency and the Replacement Housing Payment for those who meet the eligibility requirements, it is anticipated that all family and individual owner (occupants) can be relocated within all Relocation (HUD) Guidelines.

2. TABULAR DESCRIPTION OF AVAILABLE AND COMMITTED HOUSING RESOURCES

ALBUQUERQUE URBAN DEVELOPMENT AGENCY

RESOURCES FOR HOUSING RELOCATION

Third Year NDP A-1-1

A. FHA 236 Subsity Units and 221d3 Units

1. Sun Plaza Apartments - 152 Units (236)

   Sproul Construction Corp. - Builder
   Suite 180, National Building
   Phone 842-1902

   80-90% Complete

Units	Bedrooms
44	1
92	2
16	3

2. Cox's Estates - 140 Units (221d3)

   Douglas Construction Company - Builder
   3435 Princeton Dr., N.E.
   Phone 345-3576

   Completed

Units	Bedrooms
22	1
64	2
43	3
14	4

3. Lafayette Square - 1-8 Units (236)

   Melinick-Shriro Company, Inc. - Builder
   2601 North Carroll, Dallas, Texas
   Albuquerque Phone 345-3671

   Completed

Units	Bedrooms
24	1
100	2
48	3
16	4

4. Vista Orienta Apartments

   Chelwood Investment Group, Ltd. - Builder
   2051 Wyoming, Albuquerque

   Construction not started as of Feb 1973

Units	Bedrooms
24	1
44	2
24	3
4	4

5. Warren Park Apartments - 100 Units (236)

Warren Properties - Builder
1005 Louisiana, N.E., Albuquerque, New Mexico

30% Complete

Units	Bedrooms
26	1
48	2
18	3
8	4

6. Plaza Durado Apartments (FHA 236)

Plaza Construction Company - Builder
Tulsa, Oklahoma

25% Complete

Units	Bedrooms
36	1
80	2
36	3

7. Sandia Vista Apartments

Plaza Construction Company - Builder
Tulsa, Oklahoma

Started Construction December 29, 1972

Units	Bedrooms
24	1
66	2
40	3

SUMMARY TABLE OF PROJECTS 1 THROUGH 7

Projects as Numbered	Bedroom Distribution 1	2	3	4	TOTAL
1	44	92	16		152
2	22	64	43	14	140
3	24	100	48	16	188
4	24	44	24	4	96
5	26	48	18	8	100
6	36	80	36		152
7	24	66	40		138
TOTALS	200	494	225	42	

B. Turnkey Public Housing Units

1. Albuquerque's Department of Housing and Development

a. Project # 1-2 - 99 Units (Turnkey III)

Units	Bedrooms
0	1
36	2
35	3
23	4
5	5

b. Project # 1-3 - 50 Units (Turnkey III)

Units	Bedrooms
0	1
16	2
18	3
12	4
4	5

c. Project # 1-4 - 100 Units (Turnkey I)

Units	Bedrooms
29	0
19	1
18	2
18	3
12	4
4	5

d. Project # 1-6 - 50 Units (Turnkey I)

Units	Bedrooms
13	1
12	2
15	3
8	4
2	5

e. Project # 1-7 - 18 Units (Turnkey III)

Units	Bedrooms
0	1
9	2
5	3
3	4
1	5

Project Pending

f. Project # 1-8 - 50 Units (Turnkey III)'

Units	Bedrooms
13	1
12	2
15	3
8	4
2	5

g. Project # 1-9 - 20 Units (Self-help Turnkey III)

Units	Bedrooms
0	1
10	2
10	3
5	4
5	5

h. Project # 1-13 - 300 Units (Turnkey III)

Units	Bedrooms
80	1
80	2
90	3
45	4
5	5

i. Project # 1-10 - 200 Units (Turnkey III)

Units	Bedrooms
44	1
56	2
60	3
20	4
10	5
24	Elderly Units

SUMMARY TABLE OF PUBLIC HOUSING PROJECTS

Projects As Numbered	Bedroom Distribution 1	2	3	4	5
1-1	25	24	30	17	4
Subtotal (Leased)	25	24	30	17	4
1-2	0	36	35	23	5
1-3	0	16	18	12	4
1-7	0	9	5	3	1
1-8	13	12	15	7	2
1-10	44	56	60	20	10
1-13	80	80	90	45	5
Subtotal (Turnkey III)	137	209	223	110	27
1-4*	19	18	18	12	4
1-6	13	12	15	8	2
Subtotal (Turnkey I)	32	30	33	20	6
1-9	0	10	10	5	5
Subtotal (Self-Help)	0	10	10	5	5
Totals	194	273	296	152	42

* Project NM 1-4 also has 29 efficiencies

C. Private Standard Sales Housing

Multiple Listing Report Summary 1/
April 21, 1972
Private Standard for Sale Home 2/

Area of City	Bedroom Distribution 1	2	3	4	5	Total
N.W.	0	13	47	8	4	72
S.W.	0	1	4	2	3	10
S.E.	0	4	14	7	1	26
N.E.	0	6	38	22	2	68
TOTALS	0	24	103	39	10	176

Average Price N.E. = $21,904.
Average Price S.W. = 17,800.
Average Price S.E. = 20,225.
Average Price N.W. = 18,000.

1/ Source - The Albuquerque Tribune, April 21, 1972 and Albuquerque Multiple Listing Service
2/ Only those units within the income range of the displacees were tabulated and shown as available resources.

3. TEMPORARY RELOCATION

Temporary relocation will be minimized as to the extent and duration and will be utilized only in cases of families or individuals wishing to relocate into standard units. Temporary relocation will not diminsh the obligation of the Agency with respect to permanent relocation. Relocation standards for both temporary relocation and permanent relocation will be uniform. HUD concurrence will be obtained prior to any temporary relocation.

4. BUSINESS RELOCATION

Two business firms are to be displaced during the Fourth Action Year of the Neighborhood Development Porgram, while no non-profit organizations will be displaced.

5. ESTIMATED COST OF RELOCATION PAYMENTS

This cost estimate is reflected in Appendix VII, included and made part of this Plan.

6. AGENCY ADMINISTERING RELOCATION

The Albuquerque Urban Development Agency has been designated as the Central Relocation Agency. All relocation is carried out by the Centreal Relocation Agency Staff.

7. RELOCATION PAYMENT SCHEDULE

Relocation payment schedules used by the Albuquerque Urban Development Agency are:

A. The Schedule of Average Price of Comparable Sales Housing and Schedule of Average Sales Prices for Standard Housing in Locality. See attached Appendix 10.

B. The Schedule of Average Prices of Comparable Rental Housing. See attached Appendix 14.

The above schedules have been adopted and approved by governing board action of the Albuquerque Urban Development Agency and have been submitted and approved by HUD for the Neighborhood Development Program, New Mexico A-1-1.

8. REFERRAL TO SOCIAL AGENCIES

The LPA has contacted the following Social Service Agencies in Bernalillo County and the City of Albuquerque to avail themselves in assisting displacees in the event their aid is required.

a. Albuquerque-Bernalillo County Economic Opportunity Board
b. Albuquerque Public Schools
c. Albuquerque Training Center for the Visually Handicapped
d. American Red Cross
e. Bernalillo County Health Department
f. Better Business Bureau of New Mexico, Inc.
g. CASA (Coordinated Action for Secior Adults)
h. Community Council of Albuquerque, Inc.
i. Environmental Health Department, City of Albuquerque
j. Good Shepherd Refuge
k. Goodwill Industries of New Mexico
l. Home Improvement Project
m. Legal Aid Society of Albuquerque
n. T-VI (Technical-Vocational Institute)
0. Veterans' Administration Regional Office
p. Welfare Department
q. Local Public Housing Tenant Association

When aid is required and rendered by any of the above listed agencies, the LPA receives a written report from the respective agency describing the nature, extent and outcome of the assistance.

9. RELOCATION ACTIVITIES THIRD YEAR NEIGHBORHOOD DEVELOPMENT PROGRAM, NEW MEXICO A-1-1

Relocation activities for the Third Action Year of the Neighborhood Development Program, New Mexico A-1-1, consisted of families. All of these families have been relocated.

Social Services provided to all displacee's within the Albuquerque Urban Development, Neighborhood Development Program Project New Mexico A-1-1 consisted of the following:

a. Socio-economic surveys to determine the needs of the displacee's on a case to case basis.

b. Referrals to standard sales and rental housing provided by listings maintained by the Central Relocation Agency.

c. Referrals to Real Estate Agency's for Standard Sales Housing in the locality.

d. Any assistance the displacees may require in the purchase or rental of a replacement dwelling was provided to all displacees of the Central Relocation Agency.

All owners that were displaced by the Agency were put into S andard Replacement Housing. With the acquisition payment and the replacement housing payment all of the owners were able to meet all relocation requirements under the guidelines.

The tenant-occupants that were displaced by the agency were placed into Standard Replacement Housing or leased housing also meeting the 20% and 25% criteria for rentals.

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: ____ months From _____ (month/year) to _____ (month/year)	LOCALITY: Albuquerque, New Mexico LOCAL AGENCY: Urb. Dev. Agency of Albuq. PROJECT NAME AND NUMBER: NM A-1

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/ Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
Families Elderly	1		1			1	16	5					18	6
Other	4	5	1	7			15	50					20	62
Individuals Elderly							3	5					3	5
Handicapped														
Other		3		4			2	16					2	23

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☐ Negro/Black ☐ Oriental ☒ Spanish-American ☐ White, Nonminority ☐ Other _____

Annual Income	Individuals			Families															
				By Family Size (No. of persons)									By Bedrooms Required						
	Nonhouse-keeping	Housekeeping 0-BR	Housekeeping 1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under $1000																			
$ 1000 - 1999			6	12		1						19		16	3				19
2000 - 2999			9	15	9	6	2	1	1			43		21	12	6	4		43
3000 - 3999			2	6	4	2	1	1	1			17		8	5	3	1		17
4000 - 4999			4	2	1		2	1				10		5	2	3			10
5000 - 5999			2	2								4		4					4
6000 - 6999			1	2	2							5		3	2				5
7000 - 7999			2	2	1							5		4		1			5
8000 - 9999				4			1					5		4		1			5
10000 -14999				2				2				4		1	1	1	1		4
15000 -24999																			
25000 & Over																			
Totals			26	47	17	9	6	5	2			112		56	25	15	6		112

(Form continued on next page)

441

C. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing. Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families															
				By Family Size (No. of persons)									By Bedrooms Required						
	Nonhouse-keeping	Housekeeping 0-BR	Housekeeping 1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under $1000																			
$ 1000 - 1999			8	3	4	2	1	1				19		10	4	4	1		19
2000 - 2999			12	29	3	6	2	1	1			54		33	4	13	4		54
3000 - 3999			1		7	4	4	4	1			21		1	10	6	4		21
4000 - 4999					1	1		1				3			2	1			3
5000 - 5999					1							1			1				1
6000 - 6999								1				1					1		1
7000 - 7999																			
8000 - 9999																			
10000 & Over																			
Totals			21	32	16	13	7	8	2			99		44	21	24	10		100

APPENDIX 2. GUIDEFORM: HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS

442

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: ____ months From _____ to _____ (month/year) (month/year)	LOCALITY LOCAL AGENCY PROJECT NAME AND NUMBER

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/ Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
Families														
Elderly														
Other														
Individuals														
Elderly														
Handicapped														
Other														

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

/_/ American Indian /_/ Negro/Black /_/ Oriental /_/ Spanish-American /X/ White, Nonminority /_/ Other _____

Annual Income	Individuals			Families															
				By Family Size (No. of persons)									By Bedrooms Required						
	Nonhouse-keeping	Housekeeping 0-BR	Housekeeping 1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under $1000																			
$ 1000 - 1999			1	1								2		2					2
2000 - 2999			2	1								3		2	1				3
3000 - 3999			1	2	1		1					5		3	1	1			5
4000 - 4999																			
5000 - 5999						1						1				1			1
6000 - 6999				1								1		1					1
7000 - 7999									1			1					1		1
8000 - 9999																			
10000 -14999																			
15000 -24999																			
25000 & Over																			
Totals			4	5	1	1	1		1			13		8	2	2	1		13

(Form continued on next page)

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: ____ months From _____ to _____ (month/year) (month/year)	LOCALITY LOCAL AGENCY PROJECT NAME AND NUMBER

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/ Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
Families														
Elderly														
Other														
Individuals														
Elderly														
Handicapped														
Other														

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

/_/ American Indian /X/ Negro/Black /_/ Oriental /_/ Spanish-American /_/ White, Nonminority /_/ Other _____

Annual Income	Individuals			Families															
				By Family Size (No. of persons)									By Bedrooms Required						
	Nonhouse-keeping	Housekeeping 0-BR	Housekeeping 1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under $1000																			
$ 1000 - 1299			3	1								4		4					4
2000 - 2999			1	1		1						3		2		1			3
3000 - 3999					1	3		1				5			3	1	1		5
4000 - 4999																			
5000 - 5999			1									1		1					1
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 -14999																			
15000 -24999																			
25000 & Over																			
Totals			5	2	1	4		1				13		7	3	2	1		13

(form continued on next page)

444

APPENDIX 2. GUIDEFORM: HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: ____ months From _____ to _____ (month/year) (month/year)	LOCALITY LOCAL AGENCY PROJECT NAME AND NUMBER

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/ Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
Families														
Elderly														
Other														
Individuals														
Elderly														
Handicapped														
Other														

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

[X] American Indian [ ] Negro/Black [ ] Oriental [ ] Spanish-American [ ] White, Nonminority [ ] Other _____

Annual Income	Individuals			Families															
				By Family Size (No. of persons)									By Bedrooms Required						
	Nonhouse-keeping	Housekeeping 0-BR	Housekeeping 1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under $1000																			
$ 1000 - 1999				1								1		1					1
2000 - 2999																			
3000 - 3999																			
4000 - 4999																			
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 -14999																			
15000 -24999																			
25000 & Over																			
Totals				1								1		1					1

(form continued on next page)

APPENDIX 4- GUIDEFORM: HOUSING RESOURCES TO BE AVAILABLE PRIOR TO DISPLACEMENT OF FAMILIES AND INDIVIDUALS

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO DISPLACEMENT OF FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: ____ months From _____ to _____ (month/year) (month/year)	LOCALITY LOCAL AGENCY PROJECT NAME AND NUMBER

A. HOUSEKEEPING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/			
	Number Needed	Available Total	Available Existing	Available New	Number Needed	Available Total	Available Existing	Available New	Number Needed	Available Total	Available Existing	Available New	Number Needed	Available Total	Available Existing	Available New
LOW-INCOME																
Rental																
Public Housing HUD-assisted	6	152	87	65	18	194	170	124	13	273	137	136	5	223	133	90
Other-assisted																
Rent Supplement HUD-assisted																
Local-assisted																
Private Rental Nonassisted																
Sales HUD-assisted					9				4	24	24	--	1	103	103	--
Other-assisted																
Nonassisted																
MODERATE-INCOME																
Rental HUD-assisted					5	194	170	124	5	273	137	136	4	223	133	90
Other-assisted																
Nonassisted																
Sales HUD-assisted																
Nonassisted																
ABOVE MODERATE-INCOME																
Rental (nonassisted)																
Sales (nonassisted)																

1/ For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[form continued on next page]

APPENDIX 5. GUIDEFORM: COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING	DISPLACEMENT PERIOD: ____ months From _____ (month/year) to _____ (month/year)	LOCALITY LOCAL AGENCY PROJECT NAME AND NUMBER

Sponsor, Program, and Location	Date of: Fund Commitment	Date of: Start of Constr. or Rehab.	Date of: Completion	Type	In each column, enter number of units — Number of Bedrooms: 0	1	2	3	4	5 1/
Sun Plaza Apts. FHA 236			Completed	Low-Income Rentals		44	92	16		
				Low-Income Sales						
				Moderate-Income Rentals						
				Moderate-Income Sales						
Cox's Estates FHA 221d3			Completed	Low-Income Rentals		22	64	43	14	
				Low-Income Sales						
				Moderate-Income Rentals						
				Moderate-Income Sales						
Lafayette Square FHA 236			Completed	Low-Income Rentals		24	100	48	16	
				Low-Income Sales						
				Moderate-Income Rentals						
				Moderate-Income Sales						
Vista Orienta Apts. FHA 236		Fall 73	--	Low-Income Rentals		24	44	24	4	
				Low-Income Sales						
				Moderate-Income Rentals						
				Moderate-Income Sales						
Warren Park Apts. FHA 236		Nov. 72	Summer 73	Low-Income Rentals	26	48	18	8		
				Low-Income Sales						
				Moderate-Income Rentals						
				Moderate-Income Sales						

Use additional sheets as necessary.
1/ In this column, enter number of units containing 5 or more bedrooms.

APPENDIX 5. GUIDEFORM: COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING	DISPLACEMENT PERIOD: ____ months From _____ (month/year) to _____ (month/year)	LOCALITY LOCAL AGENCY PROJECT NAME AND NUMBER

Sponsor, Program, and Location	Date of: Fund Commitment	Date of: Start of Constr. or Rehab.	Date of: Completion	Type	In each column, enter number of units. Number of Bedrooms: 0	1	2	3	4	5 1/
Turnkey III Project # 1-7			Completed	Low-Income Rentals	0	9	5	3	1	
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey III Project # 1-8			Completed	Low-Income Rentals	13	12	15	8	2	
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey III (Self-Help) Project # 1-9			Completed	Low-Income Rentals	1	10	10	5	5	
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey III Project 1-10		Jan 73	Fall 73	Low-Income Rentals		80	80	90	45	5
				Sales						
				Moderate-Income Rentals						
				Sales						
Turnkey III Project 1-13		Jan 73	Fall 73	Low-Income Rentals		44	56	60	20	34
				Sales						
				Moderate-Income Rentals						
				Sales						

Use additional sheets as necessary.
1/ In this column, enter number of units containing 5 or more bedrooms.

APPENDIX 5. GUIDEFORM: COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING	DISPLACEMENT PERIOD: _____ months From _____ (month/year) to _____ (month/year)	LOCALITY LOCAL AGENCY PROJECT NAME AND NUMBER

Sponsor, Program, and Location	Date of: Fund Commitment	Date of: Start of Constr. or Rehab.	Date of: Completion	Type	In each column, enter number of units — Number of Bedrooms: 0	1	2	3	4	5 1/
Turnkey III Project # 1-2			Completed	Low-Income Rentals		36	35	23	5	
				Low-Income Sales						
				Moderate-Income Rentals						
				Moderate-Income Sales						
Turnkey III Project # 1-3			Completed	Low-Income Rentals		16	18	12	4	
				Low-Income Sales						
				Moderate-Income Rentals						
				Moderate-Income Sales						
Turnkey I Project # 1-4			Completed	Low-Income Rentals	29	19	18	18	12	4
				Low-Income Sales						
				Moderate-Income Rentals						
				Moderate-Income Sales						
Turnkey I Project # 1-4			Completed	Low-Income Rentals	29	19	18	18	12	4
				Low-Income Sales						
				Moderate-Income Rentals						
				Moderate-Income Sales						
Turnkey I Project # 1-6			Completed	Low-Income Rentals	13	12	15	8	2	
				Low-Income Sales						
				Moderate-Income Rentals						
				Moderate-Income Sales						

Use additional sheets as necessary.
1/ In this column, enter number of units containing 5 or more bedrooms.

APPENDIX 5. GUIDEFORM: COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING	DISPLACEMENT PERIOD: ____ months From _____ (month/year) to _____ (month/year)	LOCALITY LOCAL AGENCY PROJECT NAME AND NUMBER

Sponsor, Program, and Location	Date of: Fund Commitment	Date of: Start of Constr. or Rehab.	Date of: Completion	Type	In each column, enter number of units. Number of Bedrooms: 0	1	2	3	4	5 1/
Sandia Vista FHA 236		Dec. 72	Summer 73	Low-Income Rentals	0	24	66	40		
				Sales						
				Moderate-Income Rentals						
				Sales						
Plaza Durado FHA 236		Fall 72	Summer 73	Low-Income Rentals		26	48	18	8	
				Sales						
				Moderate-Income Rentals						
				Sales						
				Low-Income Rentals						
				Sales						
				Moderate-Income Rentals						
				Sales						
				Low-Income Rentals						
				Sales						
				Moderate-Income Rentals						
				Sales						
				Low-Income Rentals						
				Sales						
				Moderate-Income Rentals						
				Sales						

Additional sheets as necessary.
1/ In this column, enter number of units containing 5 or more bedrooms.

450

EXISTING REAL ESTATE ACQUISITION ESTIMATE

NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
1.	1-1B	S.W. Construction	60 X 240	14,400
2.	1-2	City	75 X 142 47 X 75	14,175
3.	1-3	City	48 X 75	3,600
4.	1-4	City	47 X 75	3,525
5.	1-5	S.W. Doolittle	45 X 75	3,375
6.	1-6	City	25 X 142 47 X 75	7,175
7.	1-7	G.J. Gutierrez	32 X 142	4,544
8.	1-8	F. Padilla	48 X 75	3,600
9.	1-9	City	46 X 142	6,532
10.	1-10	City	47 X 75	3,525
11.	1-11	L. Martinez	47 X 75	3,525
12.	1-12	F. Gomez	48 X 75	3,600
13.	1-13	City	116 X 90	10,400
14.	1-14	City	40 X 80	3,840
15.	1-15	F. Montano	60 X 160	9,600
16.	1-16	S. Cavanaugh	32 X 145	4,640
17.	1-17	S. Cavanaugh	55 X 137	7,535
18.	1-18	A. Lebeck	45 X 220	9,900
19.	1-20	A. Lebeck	85 X 120 45 X 135 70 X 60	20,475
20.	1-21	City	50 X 35	1,750
21.	1-22	N. Baca	50 X 50	2,500
22.	1-23	N. Baca	50 X 35	1,750
23.	1-24	S. Davila	50 X 35	1,750
24.	1-25	A. DeMartinez W.J. Henratty	60 X 50	3,000
25.	2-1	City	50 X 142	7,100
26.	2-2	A. Gonzales	25 X 142	3,550
27.	2-3	City	25 X 142	3,550
28.	2-4	M. Moreno	40 X 142	5,680
29.	2-5	City	40 X 142	5,680
30.	2-6	City	55 X 142	7,810

Albuquerque
NM A-1-1

ND-501-5
3-15-73

NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
31.	2-9	City	25 X 65	1,625
32.	2-10	City	65 X 142	9,230
33.	2-11	City	55 X 142	7,810
34.	2-12	City	32 X 142	4,544
35.	2-13	City	50 X 142	7,100
36.	2-14	F. Archuleta	50 X 142	7,100
37.	3-1	N. Larribas	120 X 50	6,000
38.	3-2	N. Whitehead	120 X 35	4,200
39.	3-3	R. Larribas	120 X 35	4,200
40.	9-1	City	30 X 75 165 X 142	25,680
41.	9-3	City	65 X 100	6,500
42.	9-4	M. Sanchez	45 X 65	2,925
43.	9-5	C. Lebya	50 X 142	7,100
44.	9-6	C. Lebya	65 X 142	9,230
45.	9-7	City	115 X 130	14,950
46.	10-1	E. Aragon	40 X 80	3,200
47.	10-2	S. Sanchez	65 X 70	4,550
48.	10-4	G.M. Gonzales	50 X 70	3,500
49.	10-5	R. Gonzales	50 X 70	3,500
50.	10-13	C. Trujillo	50 X 142	7,100
51.	10-14	D. Roybal	35 X 142	4,970
52.	10-15	M. Martinez	35 X 142	4,970
53.	10-16	E.R. Maestas	25 X 142	3,550
54.	10-17	A. Ortega	50 X 142	7,100
55.	10-18A	MRGCD	30 X 200	6,000
56.	10-18B	S. Carrillo	70 X 70 110 X 70	12,600
57.	11-10	M. Valdez	75 X 50	3,700
58.	11-4	E. Ramirez	142 X 84.5	12,000
59.	11-7	J. Montoya	142 X 75	10,650
60.	11-10	M. Valdez	75 X 50	3,750
61.	11-14	Rafael Gallegos	35 X 250	8,750
62.	18	S. Sanchez	30 X 100	3,000

NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
63.	11-19	D. Donaquidi	116 X 25	2,900
64.	11-21	D. Donaquidi	160 X 25	4,000
65.	12-1	Salvation Army	200 X 142	28,400
66.	12-3	City	175 X 142	
		Less	50 X 35	
			40 X 40	35,700
67.	12-7	F. Simms	50 X 142	7,100
68.	18-1	City	100 X 142	14,200
69.	18-10	V. Foy	100 X 142	14,200
70.	19-2	A. Cuellar	25 X 125	3,125
71.	19-3	D. Romero	50 X 125	6,250
72.	19-5	P. Jenson	142 X 158	22,436
73.	19-6	F. Garcia	305 X 140	42,700
74.	19-7	L. Perea	142 X 25	3,570

PROPOSED REAL ESTATE ACQUISITION ESTIMATE

NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
1.	1-19	City	50 X 110	5,500
2.	2-7	P. Larribas	95 X 65	6,175
3.	2-8	J. Montoya	65 X 25	1,625
4.	2-15	R. Martinez	50 X 142	7,100
5.	3-4	N. Larribas	50 X 142	7,100
6.	3-5	M. Sanchez	50 X 142	7,100
7.	3-6	N. Larribas	35 X 142	4,970
8.	9-2	M. Sanchez	65 X 142	9,230
9.	9-8	C. Burges	30 X 75	2,250
10.	9-9	L. Griego	62 X 75	4,650
11.	9-10	M. Sanchez	50 X 75	3,750
12.	10-1	E. Aragon	40 X 80	3,200
13.	10-6	M. Danber	50 X 142	7,100
14.	10-7	N. Muller	65 X 142	9,230
15.	10-8	E. Zubia	35 X 142	4,970
16.	10-9	F. Garcia	75 X 142	10,650
17.	10-11	C. Trujillo	60 X 71	4,260
18.	10-12	C. Trujillo	55 X 71	3,905
19.	11-1	W. Carpenter	25 X 142	3,550
20.	11-2	T. Salazar	30 X 142	4,260
21.	11-3	J. Garcia	50 X 142	7,100
22.	11-5	M. Sanchez	142 X 120	17,040
23.	11-6	M. Sanchez	142 X 135	19,170
24.	11-8	A. Montoya	142 X 50	7,100
25.	11-9	J. Martinez	71 X 65	4,615
26.	11-12	R. Gonzales	60 X 142	8,520
27.	11-13	M. Sanchez	$\frac{46.04 \text{ X } 86.05}{2}$	1,980
28.	11-15	R. Gallegos	198 X 30	5,940
29.	11-16	H. Padilla	$\frac{96 \text{ X } 25,\ 96 \text{ X } 50}{2}$	4,800
30.	11-17	F. Ruiz	90 X 50	4,500

NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
31.	11-20	F. McCutchen	50 X 140	7,100
32.	11-22	L. Espinosa	20 X 142	2,840
33.	11-23	J. Estrada	50 X 142	7,100
34.	11-24	D. Perez	25 X 142	3,550
35.	11-25	S. Forms	50 X 142	7,100
36.	11-26	S. Cahvez	25 X 142	3,550
37.	11-27	M. Tafoya	35 X 142	4,970
38.	11-28	I. Miranda	71 X 65	4,615
39.	12-5	P. Sanchez	50 X 35	1,750
40.	12-6	P. Sanchez	40 X 40	1,600
41.	18-2	R. Miranda	25 X 142	3,550
42.	18-3	Z. Thomas	25 X 142	3,550
43.	18-4	J. Greer	50 X 142	7,100
44.	18-5	O. Hensen	110 X 110	12,100
45.	18-6	H. Kern	110 X 32	3,200
46.	18-7	E. Moreli	70 X 40	2,800
47.	18-8	M. Grande	50 X 142 72 X 38	9,836
48.	18-9	A. Brault	100 X 142	14,200
49.	19-1	F. ARchuleta	25 X 125	3,125
50.	19-4	M. Sanchez	50 X 160 50 X 125	14,250
51.	20-1	F. Tafoya	65 X 142	9,230
52.	20-2	S. Sanchez	25 X 142	3,550
53.	20-3	A. Moya	45 X 142	6,390
54.	20-4	R. Gabaldon	60 X 142	8,520
55.	20-5	I. Perea	25 X 142	3,550
56.	20-6	M. Jordan	125 X 110	13,750
57.	20-7	T. Montoya	40 X 105	4,200
58.	20-8	T. Montoya	40 X 105	4,200
59.	20-9	S. Sanchez	25 X 120	3,000
60.	20-10	L. Metoyer	25 X 120	3,000
61.	20-11	M. Sanchez	45 X 120	5,400
62.	20-12	Rutledge Co.	55 X 142	7,810

455

NUMBER	PARCEL	OWNER	SIZE	SQUARE FEET
63.	20-13	S. Montoya	50 X 142	7,100
64.	21-1	R. Baca	40 X 142	5,680
65.	21-2	S. Sanchez	50 X 142	7,100
66.	21-3	J. Chavez	50 X 142	7,100
67.	21-4	R. Gabaldon	50 X 142	7,100
68.	21-5	Rutledge Co.	50 X 142	7,100
69.	21-6	Rutledge Co.	50 X 142	7,100

456

PROJECTED RELCOATION WORKLOAD AND COST

A-1-1 N.D.P. MARTINEZTOWN PROJECT 3rd YEAR

PARCEL NO.	ADDRESS	OWNER-OCCUPANT	T.A.C.O.
1-5	609 Fruit		M. Gurule L. Taylor
1-8	601 Fruit	T. Padilla	
1-11	517 Fruit		
1-12	515 Fruit		J. Robles
1-15	706 Edith	F. Montano	Sisters of St. Joseph's (Maria, Rosita, Marcella)
1-23	711 Walter		
1-24	709 Walter	S. Davilla	G. Roybal
2-7	623 Roma	P. Larribas	
2-14	612 Walter		
2-15	601½ Edith	R. Martinez	D. Chavez
3-4	516 Walter		
3-6	616 Roma	N. Larribas	I. Mena
9-2	601 Edith		
9-4	602 Edith		P. Serino
9-5	606 Edith		R. Fuentes
9-6	610 Edith	C. Leyva	A. Martinez F. Douglas G. Leyva J. Seaver L. Warner
9-8	508 Fruit	C. Burgess	T. Fusco
9-9	512 Fruit	L. Griego	B. Griego
10-1	715 Edith		J. Aragon
10-2	713 Edith		C. Sena
10-5	425 Fruit	R. Gonzales	B. Boesigner
10-6	702 Arno	M. Dauber	B. Dauber
10-7	704 Arno	N. Muller	E. Godines
10-8	706 Arno	E. Zubia	
10-9	708 Arno		A. Speakman T. Archuleta F. Martinez

PARCEL NO.	ADDRESS	OWNER-OCCUPANT	T.A.C.O.
10-11,12	401 Lomas	C. Trujillo	
10-18B	703 Edith	R. Carrillo	
	701 Edith		R. Ramon G. Abeyta J. Ramon
11-1	426 Fruit		M. Lucero F. Gonzales
11-2	619 Edith	T. Salazar	
11-3	617 Edith	N. Garcia	
11-5	601 Edith	M. Sanchez	R. Martinez
11-6	601 Edith	B. Martinez	
11-8	509 Edith	A. Montoya	
11-9	501 Edith	J. Martinez	A.R. Roman F. Martinez R. Martinez M. Martinez A. Martinez M. Martinez L. Martinez
11-10	411 Marquette		B. Sedillo
11-12	506 Arno	R. Gonzales	
11-14	414 Roma	R. Gallegos	H. Martinez
11-16	522 Arno	H. Padilla	D. Sedillo
11-17	524 Arno		M. Candelaria
11-22	608 Arno	L. Espinosa	
11-23	601 Arno	J. Estrada	
11-24	616 Arno	D. Perez	
11-26	622 Arno	S. Chavez	B. Chavez
11-27	629 Arno	A. Tafoya	
11-28	413½ Marquette	I. Miranda	T. Bendick P. Ruiz M. Cruz C. Moya P. Pohl
12-7	424 Arno		M. Yocum J. Martin
18-2	415 Arno		G. Chavez M. Chavez
18-3	413 Arno		V. Brooks

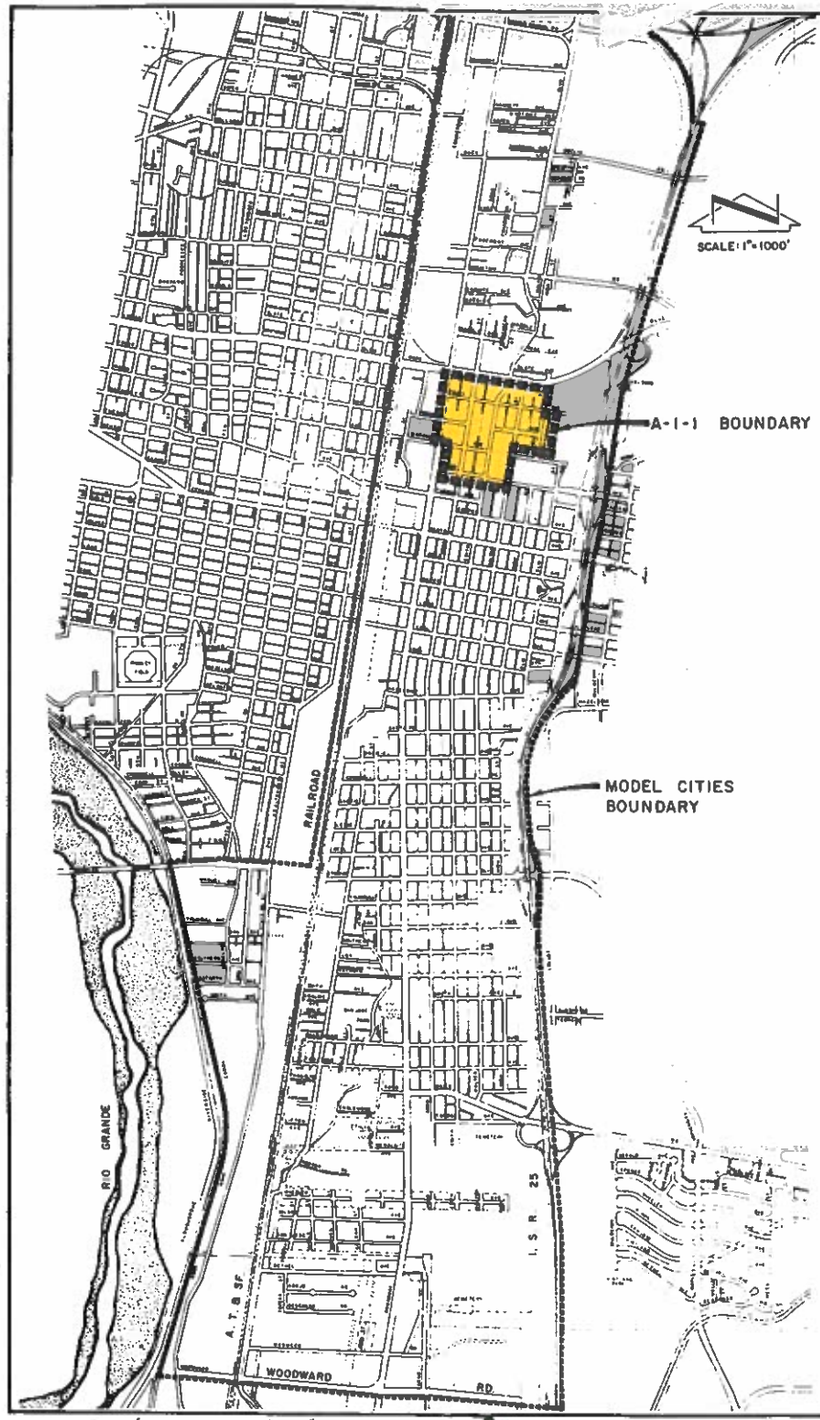
PARCEL NO.	ADDRESS	OWNER-OCCUPANT	T.A.C.O.
18-4	409 Arno	J. Mason	
	411 Arno	J. Greer	
18-5	401 Arno	O. Hensen	
1806	317 Grand	P. Kern	
18-7	311 Grand	E. Morellie	
18-8	412 Broadway		A. Ferrara R. Lopez G. Lopez
18-9	414 Broadway		W. Thompson P. Candelari
19-1	523 Arno	F. Archuleta	
19-3	520 Arno	D. Romero	
19-4	306 Roma		L. Delgado L. Padilla
19-6	508 Broadway		M. Martinez M. Real N. Herrera M. Avilla J. Serino S. Madrid J. Carabajal C. Montoya
20-1	312 Fruit		C. Valasquez J. Vargas J. Cordova J. Garcia R. Anaya
20-2	619 Arno		M. Gutierrez
20-3	617 Arno	A. Moya	
20-4	615 Arno		D. Kerr
20-5	609 Arno		E. Garcia
20-6	603 Arno		R. Caldw 11 J. Fuzelle G. Baca S. Jackson B. Houston M. O'Hare
20-7	305 Roma	T. Montoya	
20-9	600 Broadway		J. Ramirez
20-10	602 Broadway		A. Smith
20-11	604 Broadway		M. Sanchez
20-13	610 Broadway 612½ Broadway		M. Delgado F. Vaquero

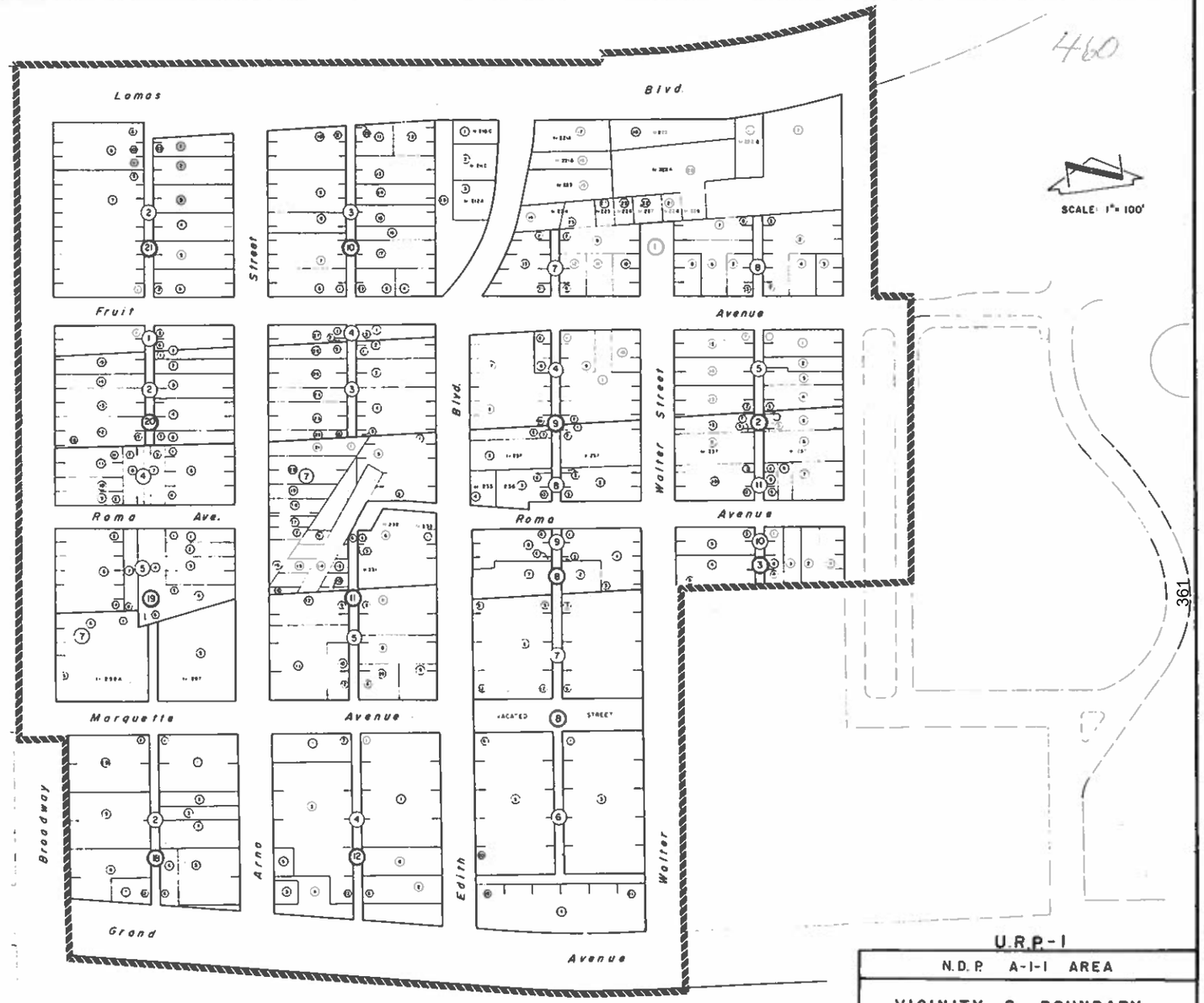
PARCEL NO.	ADDRESS	OWNER-OCCUPANT	T.A.C.O.
21-1	721 Arno	R. Baca	
21-2	719 Arno	S. Sanchez	R. Gonzales J. Domignes
21-3	707 Arno	J. Chavez	R. Samiden C. Zamora
21-4	705 Arno	R. Gabaldon	F. Lucero
21-6	315 Fruit		I. Lucero

Total Owner-Occupants 41

Total T.A.C.O. 138

Workload 138 Grand Total $1,090,000





U.R.P.-I

N.D.P. A-1-1 AREA

VICINITY & BOUNDARY MAP

PROJECT NO. N.M. A-1-1

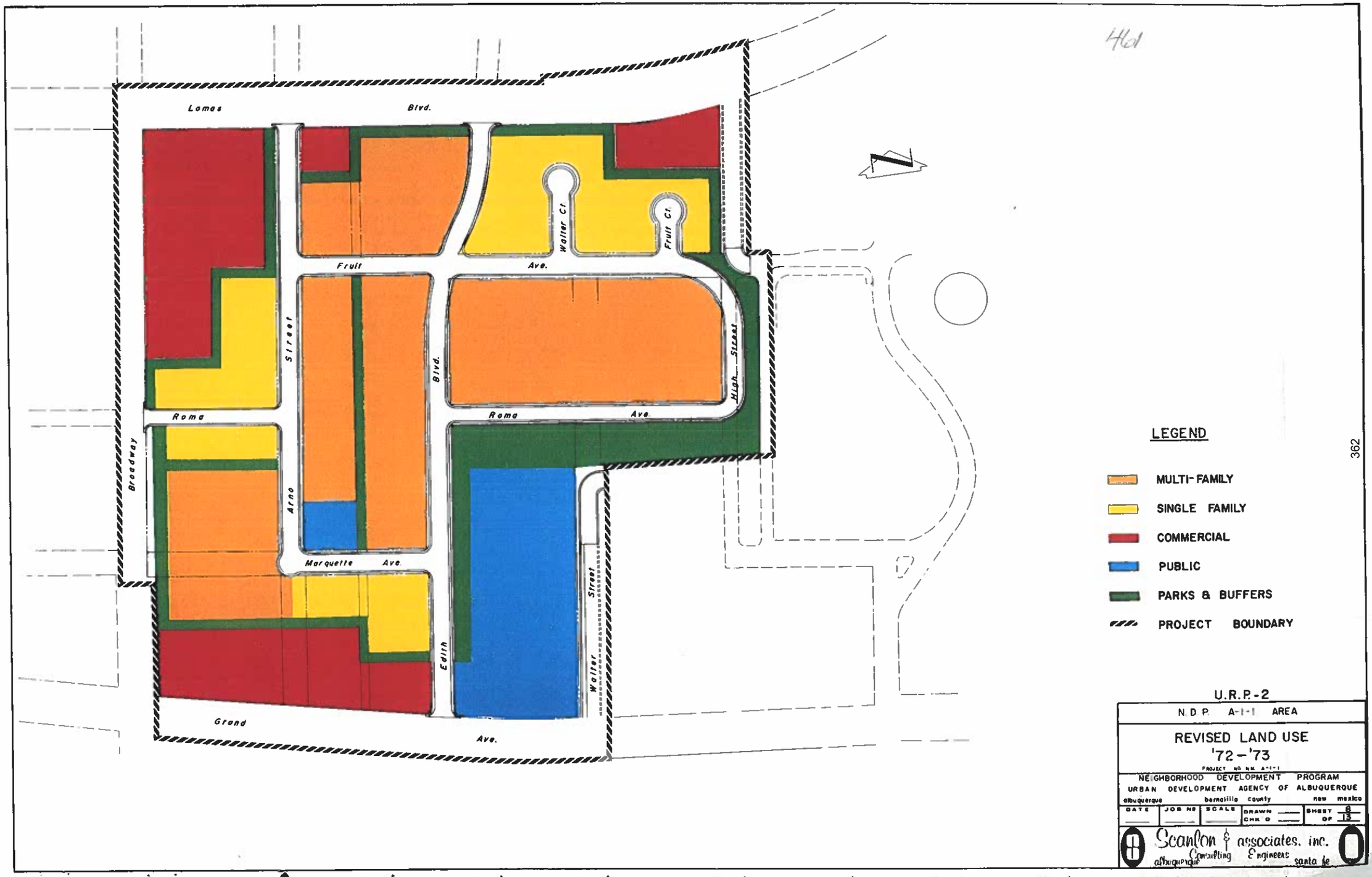
NEIGHBORHOOD DEVELOPMENT PROGRAM

URBAN DEVELOPMENT AGENCY OF ALBUQUERQUE

albuquerque bernalillo county new mexico

DATE	JOB NO	SCALE	DRAWN: O.R.	SHEET ___
6-15-73	71-10	As Shown	CHK'D: ___	OF ___

Scanlon & associates, inc.
albuquerque Consulting Engineers santa fe


Lomas Blvd.
Fruit Ave.
Walter Ct.
Fruit Ct.
Roma Ave.
Roma
Marquette Ave.
Grand Ave.
Broadway
Arno Street
Edith Blvd.
Walter Street
High Street
LEGEND
MULTI-FAMILY
SINGLE FAMILY
COMMERCIAL
PUBLIC
PARKS & BUFFERS
PROJECT BOUNDARY
U.R.P.-2
N.D.P. A-1-1 AREA
REVISED LAND USE
'72 – '73
NEIGHBORHOOD DEVELOPMENT PROGRAM
URBAN DEVELOPMENT AGENCY OF ALBUQUERQUE
albuquerque bernalillo county new mexico
DATE
JOB NO
SCALE
DRAWN
CHK'D
SHEET 8 OF 13
Scanlon & associates, inc.
albuquerque Consulting Engineers santa fe

462

LEGEND

- ACQUISITION PARCELS APPROVED
- STREETS & ALLEYS TO BE VACATED
- PROPOSED ACQUISITION PARCELS
- PROJECT BOUNDARY

U.R.P.-3

N.D.P. A-1-1 AREA

REVISED ACQUISITION PARCELS '72-'73

PROJECT NO NM A-1-1

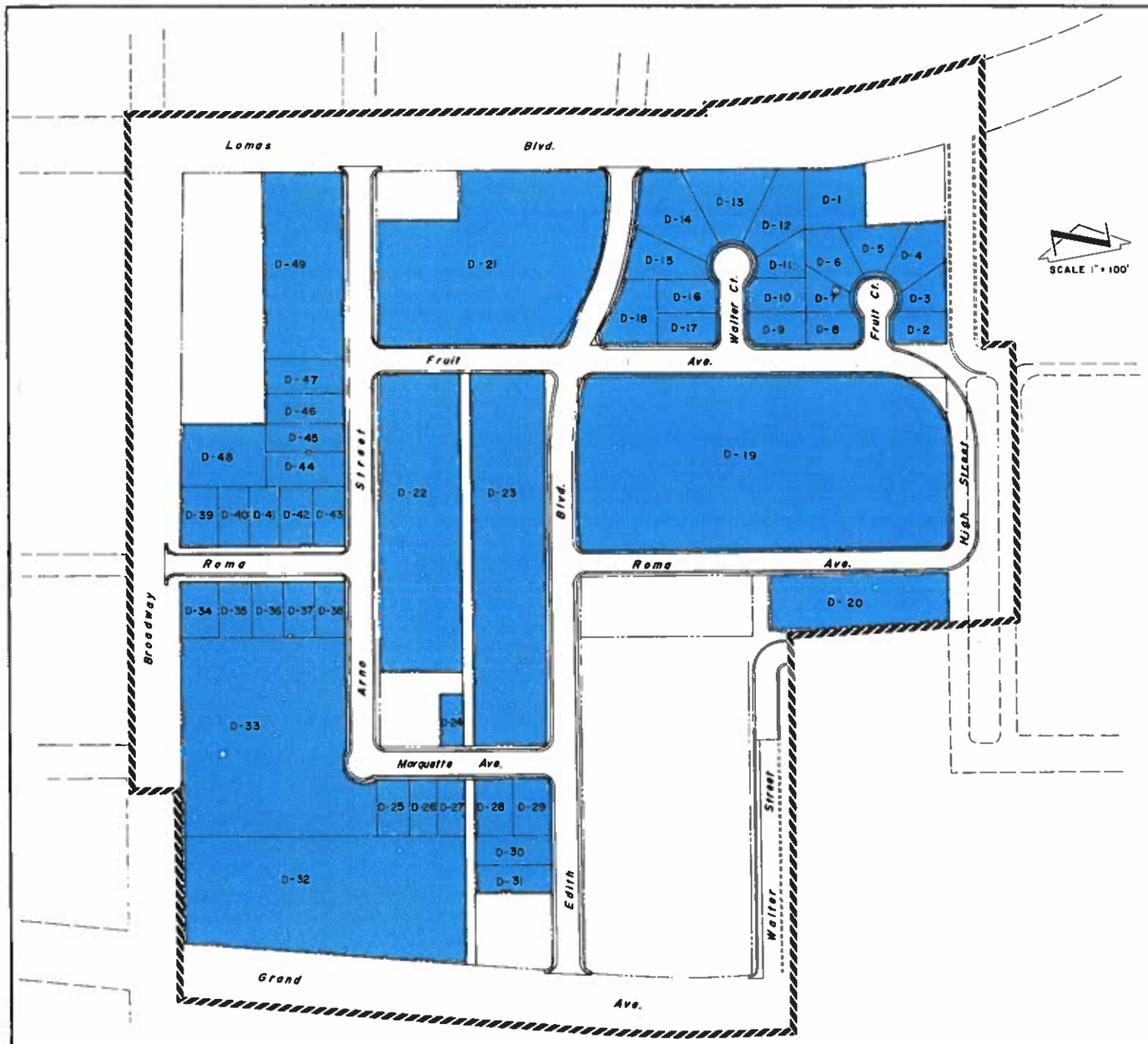
NEIGHBORHOOD DEVELOPMENT PROGRAM
URBAN DEVELOPMENT AGENCY OF ALBUQUERQUE
albuquerque bernalillo county new mexico

DATE	JOB NO	SCALE	DRAWN: D.R.	SHEET
6 15 73	72-53	NO SCALE	CHK'D:	OF

Scanlon & associates, inc.
Consulting Engineers
albuquerque santa fe

363

463



SITE MAP

LEGEND

DISPOSITION PARCELS '72-'73

364

U.R.P.-4

N.D.P. A-1-1 AREA

REVISED DISPOSITION PARCELS '72-'73

PROJECT NO. N.D.P. A-1-1

NEIGHBORHOOD DEVELOPMENT PROGRAM
URBAN DEVELOPMENT AGENCY OF ALBUQUERQUE
albuquerque bernalillo county new mexico

DATE	JOB NO	SCALE	DRAWN:	SHEET
Mar. '73	72-54	1" = 100'	CHK'D:	OF

Scanlon & associates, inc.
Engineers—Planners
albuquerque artesia santa fe

Lomas
Blvd
Fruit
Avenue
Roma
Ave
Blvd
Street
Roma
Avenue
Marquette
Avenue
VACATED
STREET
Broadway
Arno
Edith
Walter
Grand
Avenue
LEGEND
STANDARD
CLEARANCE
PROJECT BOUNDARY
N.D.P. A-1-1 AREA
STRUCTURAL CONDITIONS MAP
PROJECT NO NM A-1-1
NEIGHBORHOOD DEVELOPMENT PROGRAM
URBAN DEVELOPMENT AGENCY OF ALBUQUERQUE
albuquerque bernalillo county new mexico
DATE
JOB NO
SCALE
NO SCALE
DRAWN
CHK'D
SHEET
OF
Scanlon & associates, inc.
Consulting Engineers
albuquerque santa fe

464

365

CRP 470 Case Study: Santa Barbara Martineztown

Nick Allen, Shannon Buck, Marina Hernandez, Aaron Hill, Leona Morgan, Paul Smagacz, and Theo Standridge

Community Plan for NW Corner of Lomas & Broadway

Community Work: Visioning, Goal Setting

“SMART” Goals, work within existing timelines

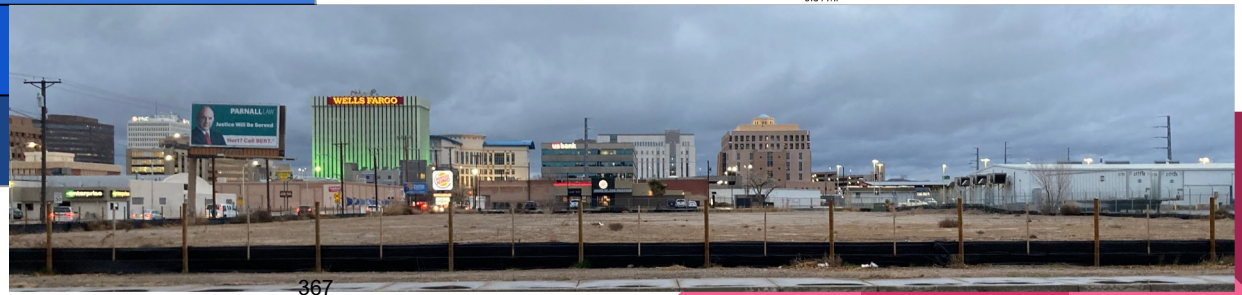
Fundraising

Work with Planners, Designers, Architects

Work with Contractors

Ground Breaking, Celebrate!

Evaluation

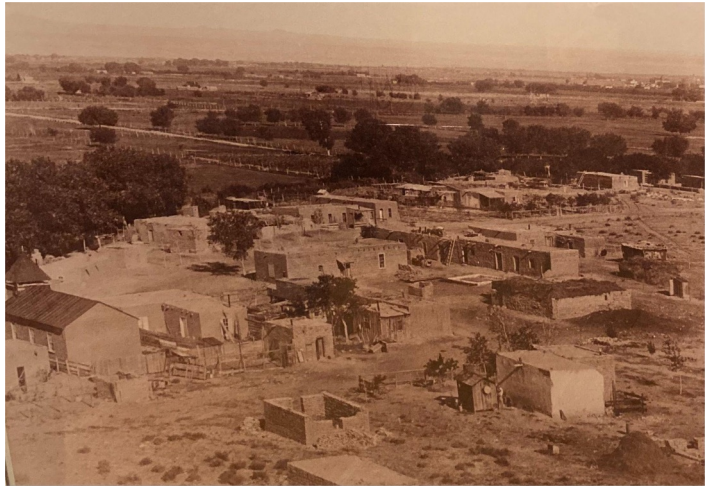


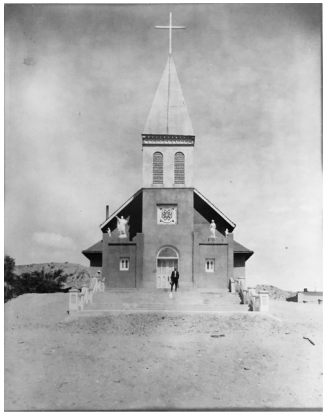
Community Vision

"Martineztown/Santa Barbara shall remain a low-density residential neighborhood that is family and child-friendly. Commercial activity in an established and vital part of the community whose operation shall not diminish the quality of life for area residents. Preservation of the community's historic architectural character should be maintained through preservation of historic buildings and development of new affordable infill housing or redevelopment designed to fit that character. Its streets shall be narrow, pleasant, walkable and safe for pedestrians with good multi-modal circulation.

There will be some preservation of open space, opportunities for multi-generational recreation and a local restaurant and market for residents to walk to Stormwater drainage will be sufficient, and there will be adequate parking and paved streets."

Santa Barbara Martineztown: History

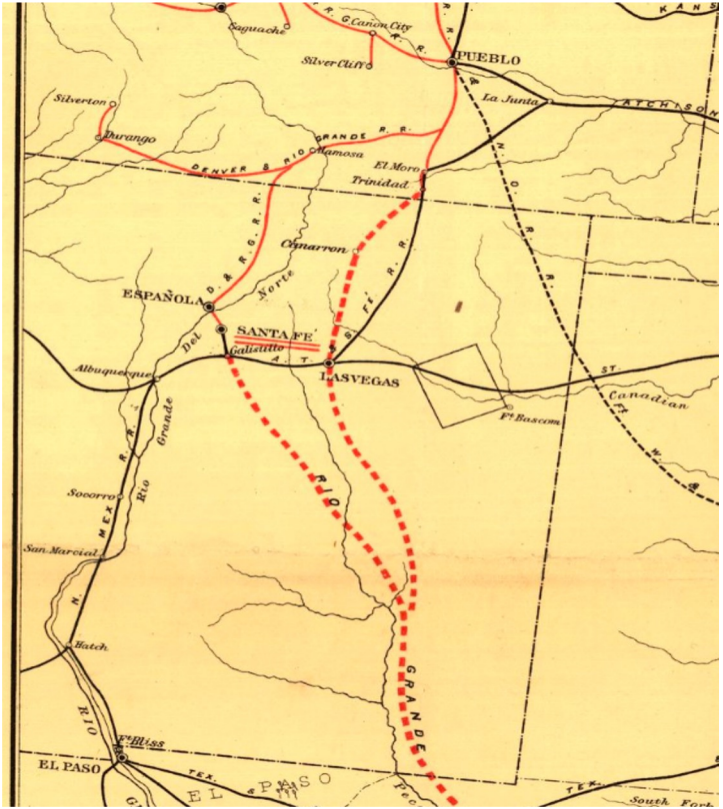




The founding and culture of the neighborhood

Santa Barbara Martineztown, one of Albuquerque's most historic neighborhoods, was founded over 150 years ago by the head of the Martín family, José Rafael Martín, who moved east to the neighborhood from what is today Old Town Albuquerque. In the following years, all 7 of Martín's children moved to the area with their wives and children–of whom there were many. Among the families who were a part of the founding of Martineztown were los Sandovales, los Gurulés, las Apodacas, los Duranes, los Sedillos, los Pereas, and los Bacas. Even today, descendents of these founding families still live in the community their ancestors established. Since its founding, Santa Barbara Martineztown has continued to exist as one of the most historically and culturally significant chicano communities in the city of Albuquerque (Un Breve Historia de Martineztown).

Santa Barbara Martineztown: History



The introduction of the railroad and land use over the years

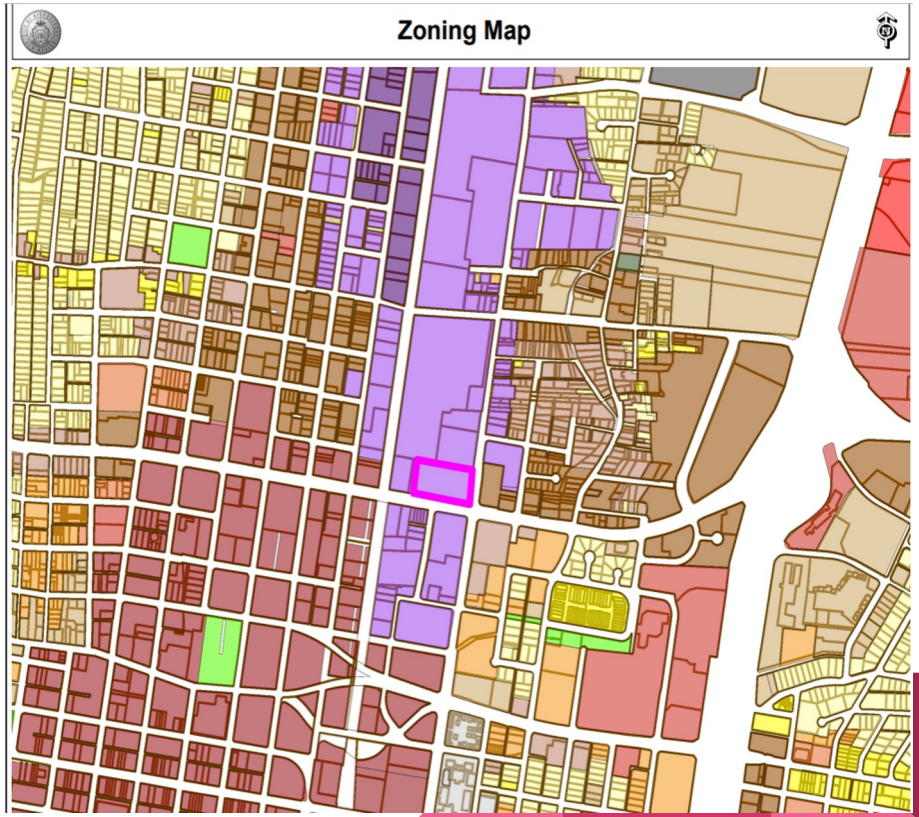
Prior to the arrival of the railroad in Albuquerque in the 1880s, Santa Barbara Martineztown was primarily a farming community. Around the time of the founding of the neighborhood, the geography of the southern edge of Santa Barbara Martineztown was defined by swamps and estuaries, due to the meandering course of the Rio Grande river at the time. The geographic location of the neighborhood was advantageous for business, as it was situated close to the intersection of El Camino Real (now Edith blvd.) and Camino de Carnuel (now Mountain rd.). The introduction of the railroad to the city around 1880 lead business in the city to become more centrally located around downtown, however, Martineztown residents remained united in keeping their community alive, establishing their own shops, dance salons, and other types of businesses around the intersection of Mountain road and Edith boulevard (Un Breve Historia de Martineztown).

The Property

- Address: 229 Broadway Blvd NE Albuquerque, NM 87102
- UPC: 101405840113842925
- Owners: City of Albuquerque and AMAFCA
- Size: 2.77 Acres
- Tax Property Class: Vacant (Without Agricultural Tax Value)

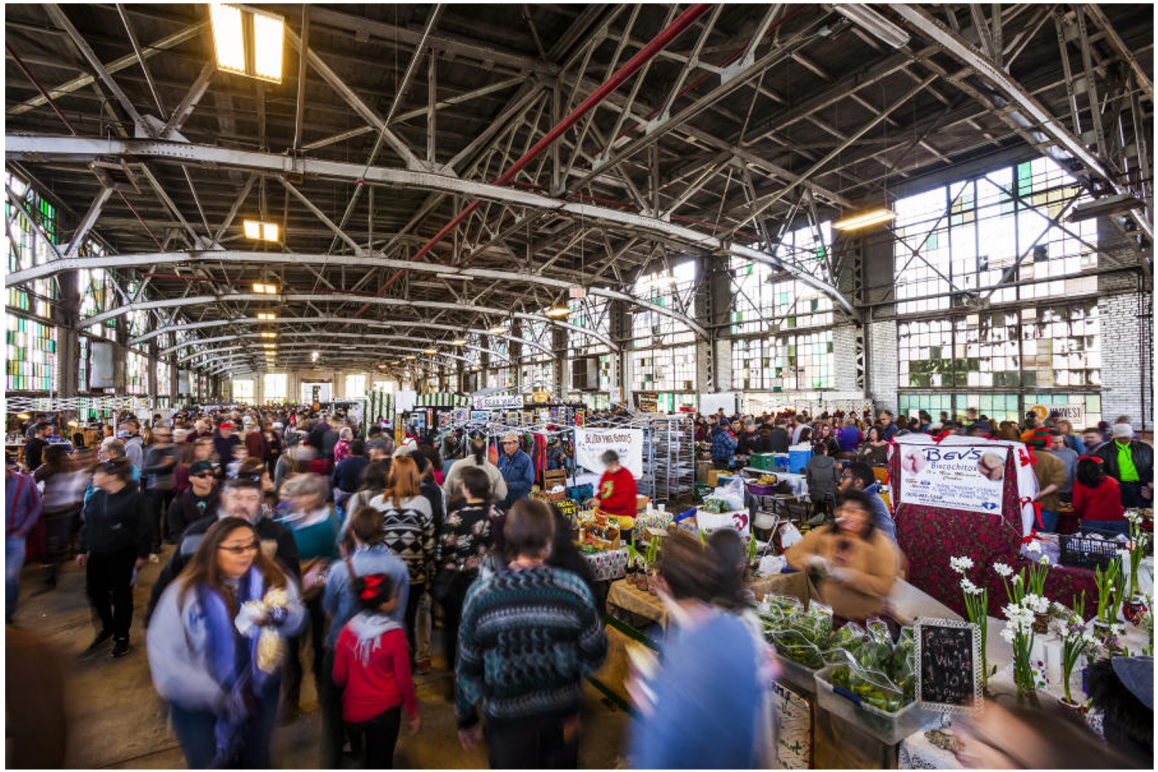
Zoning

- NR-LM (Non-Residential - Light Manufacturing)
  - "The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses." - CABQ IDO
  - Allows a wide variety of civic, manufacturing, retail, and office uses
  - This includes farmers markets, which is CV (Conditional Vacant)
  - **No residential uses.**
- CPO-7 (Martineztown/Santa Barbara Character Protection Overlay)
  - A Design Overlay meant to protect neighborhood character through design standards.
  - Important standards:
    - 10' minimum setbacks
    - Minimum usable open space standards for multi-family housing
      - Efficiency or 1 bedroom: 300 square feet per unit.
      - Two (2) bedrooms: 350 square feet per unit.
      - Three (3) or more bedrooms: 400 square feet per unit.
    - 26' height maximum



Aaron

The Conditional Use Process

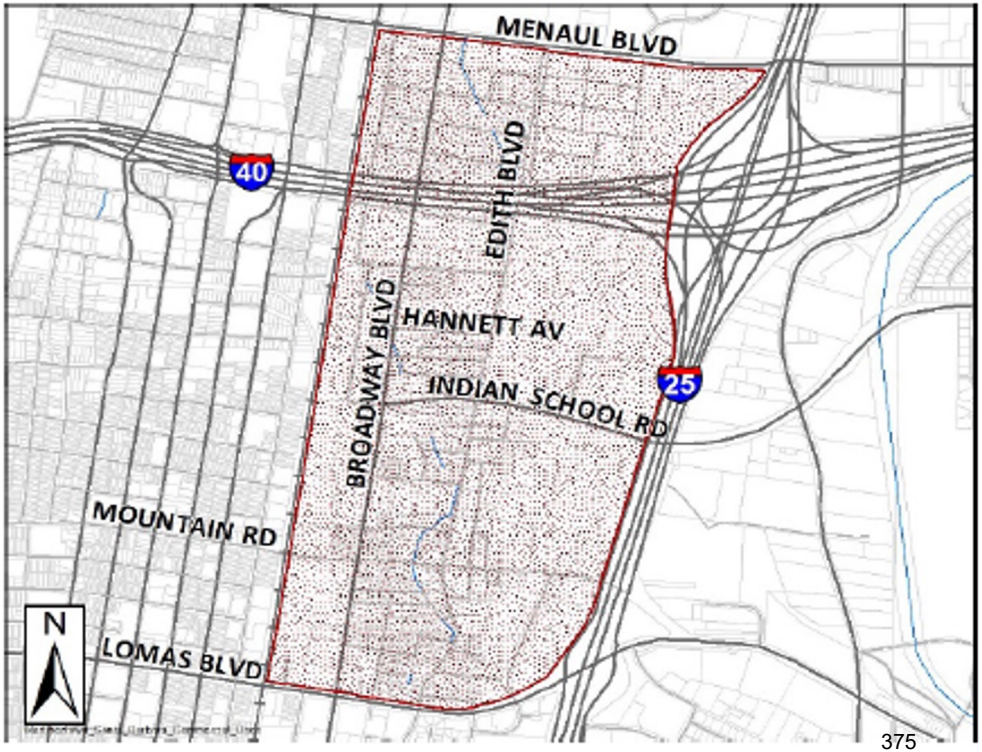


- In the current zoning, farmer's markets are a conditional use.
- The Conditional Use Process
  - Approx. 60 days
  - This will require:
    - A Neighborhood Association pre-meeting
    - Public notice via mail, posted sign, email, newspaper publication, and web publication, Pre-application review with city staff
  - This is approved by the Zoning Enforcement Officer at a public meeting.
  - For approval, you must prove:
    - It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community.
    - It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.
    - It is consistent with the adopted ABC Comp Plan, as amended.

The Zone Change Process

- Recommended Zones
  - MX-H (Mixed Use - High Intensity) or MX-M (Mixed Use - Moderate Intensity)
  - Allow farmers markets Permissively
  - Allow Townhouses, Live-Work, and Multifamily residential permissively.
  - Primarily differentiated by building height and setback standards
- Zone Map Amendment - EPC
  - 60-120 days (Depending on complexity and neighborhood support)
  - As this is less than 10 acres, it would require:
    - A Neighborhood Association pre-meeting
    - Public notice via mail, posted sign, email, newspaper publication, and web publication, Pre-application review with city staff
  - This is approved by the Environmental Planning Commission at a public hearing
  - As this is in an Area of Consistency, you must prove:
    - There was typographical or clerical error when the existing zone district was applied to the property.
    - There has been a significant change in neighborhood or community conditions affecting the site.
    - A different zone district is more advantageous to the community as articulated by the ABC Comp Plan,

Arial Facts



375

Given the area's demographics, there are market based opportunities to develop vacant infill sites, or redevelop functionally obsolescent buildings into new retail or mixed-use projects along Broadway Boulevard, which has the best vehicular access to the surrounding communities.

Economic Development Plan

Martineztown is a small neighborhood in central Albuquerque, with three major commercial north-south corridors - Broadway Boulevard, 2nd Street, and 4th Street.

There is a very limited amount of retail in the study area, mostly convenience retail along Lomas Boulevard and Menaul Boulevard.

Land Use and Zoning Goals and Objectives

- Increase housing opportunities in the Plan area.

Change zoning in appropriate lots to increase single family residence zoning.

- Commemorate the historic and cultural character of the Plan area.

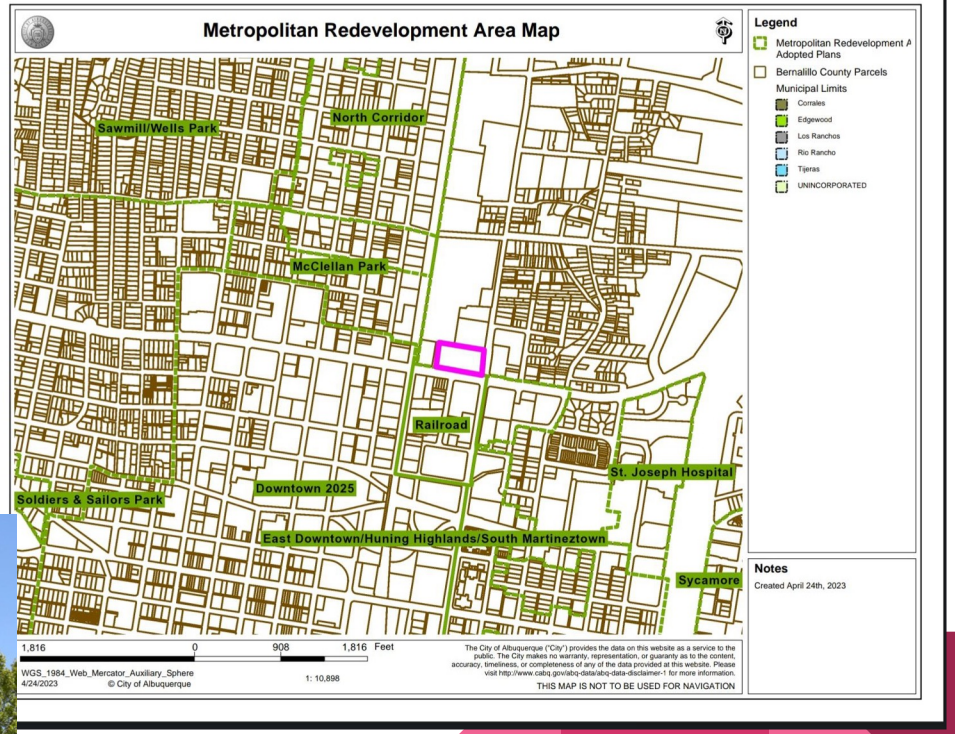
  Preserve historic architectural character.

  Place monument identification signs at key entrances to the neighborhood.

- Encourage mixed uses along Lomas Boulevard (from Broadway west to the Plan boundary) and along Broadway Boulevard.

Existing Albuquerque Redevelopment Plans

The City of Albuquerque has several existing redevelopment plans set in place within a 2 mile radius.



City of Albuquerque and Non-Profit/Developer Relations | Nick Allen

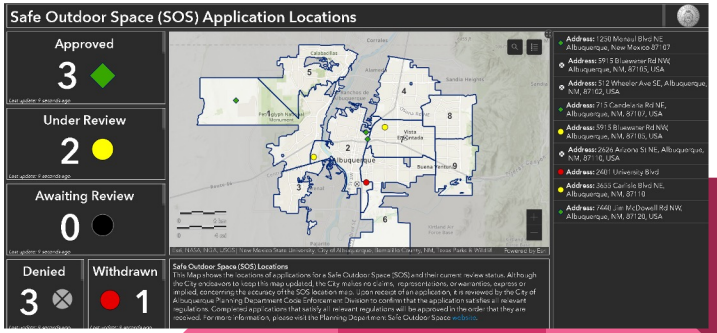
Sawmill Community Land Trust

The Sawmill Community Land Trust (CLT) developed because of community driven redevelopment initiatives. In 1996, the Sawmill-Wells neighborhood was a blighted area, contaminated by pollution. The community land trust was created initially to repair the housing in the area and find new uses for vacant plots. The goal of the land trust expanded beyond revitalization, aiming to create new jobs, increase affordable housing for the majority Hispanic area, and enhance the quality of life for those who are low-income. The Sawmill CLT received a brownfield site from the City of Albuquerque in conjunction with grants to be used for clean up and affordable housing development. In its development stage, the Sawmill CLT received around $200,000 annually from the city to be used for the planning stages of affordable housing. The result of this work is the Arbolera de Vida neighborhood and since 2007 the organization has been approved to expand into other blighted neighborhoods.

City of Albuquerque and Non-Profit/Developer Relations | Nick Allen

Dawn Legacy Point Controversy

In 2022, the City of Albuquerque approved the non-profit Dawn Legacy Point to operate an outdoor safe space on the Southwest corner of Menaul Boulevard and I-25. The safe space would serve homeless populations and provide them a consistent space to reside. After backlash from entities that did not like the idea or thing the location was good, Dawn Legacy Point planned to revitalize their goal. Before they could reattempt, the State of New Mexico tradded a 4 acre property it owned in the city for the the 12 acre property. The state plans to develop a public safety facility that will serve as a law enforcement training location. Dawn Legacy Point was to receive funding from the city to build the facilities and hire a community manager.



Public and Private Partnership Case Studies | Nick Allen

Albuquerque: The Highlands

Ronald McDonald House, Marriott Hotel, and Presbyterian Health

Down Central Avenue near the one ramp to 1-25 sits the SpringHill Suites and Presbyterian Hospital, connected by a giant skybridge. This bridge is a symbol of an important public-private partnership in the city of Albuquerque. The bridge connects the hospital to the third floor which is dedicated to the Ronald McDonald House. The floor contains 20 family suites with amenities like a laundry room, a kitchen, a library, and several tech nooks. Ronald McDonald house is free to any family that has a child receiving hospital treatment at any area hospitals. The project and the Highlands area is being developed by Maestas Development Group and Titan Development.

Public and Private Partnership Cases Studies| Nick Allen

Albuquerque: Kirtland Air Force Base and Juan Tabo Hills

Sandia Science and Technology Park

The Sandia Science and Technology Park is a campus that is comprised of companies, engineers, and researchers developing advanced technology. Their campus is known for high-tech fiber optic communications. The park is located in the Southeast of Albuquerque near Kirtland Air Force Base and Sandia Labs. Sandia Science and Technology Park's proximity to these facilities enables collaboration to develop new technological products. Some partners include Albuquerque Public Schools, the City of Albuquerque, the State of New Mexico, PNM, and the U.S. Department of Energy. Companies housed at the park include: Center for Global Security and Cooperation, Cooperative Educational Services, Mazda Computing, Sigma Advanced Technologies, and Xertrix Technologies.

Public and Private Partnership Case Studies| Nick Allen

Southeast New Mexico: Carlsbad, Hobbs, and Artesia

ExxonMobil, the state of New Mexico, and Plateau Telecommunications

This project started by the New Mexico Department of Information Technology aims to expand broadband infrastructure in Southeastern cities like Carlsbad, Hobbs, Artesia, and Roswell. The state, ExxonMobil, and Plateau Telecommunications will create a $5 million fiber network. The hope was to create more connectivity between businesses, schools, and individuals in the region. ExxonMobil also benefits from this project because they are able to create more efficient operations in monitoring field data. As of August 2020, the project has been completed.

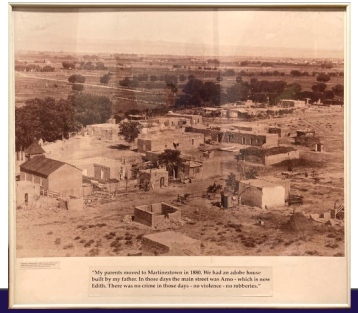
Public and Private Partnership Case Studies| Nick Allen

San Juan, Puerto Rico

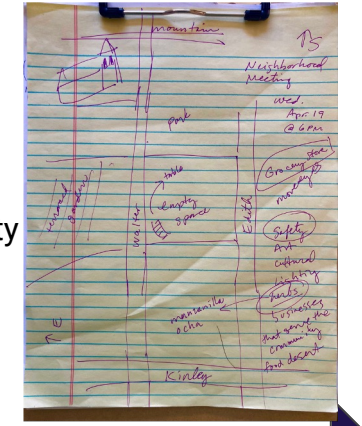
LUMA Energy, Canadian Utilities Limited, and Quanta Services

LUMA Energy was chosen to transform and take over Puerto Rico's electricity system. LUMA is comprised of several Canadian and American companies that helped distinguish the company from other utility services competing for that responsibility. This collaboration was born out of the need to bring better electric infrastructure to the people of Puerto Rico. A unique initiative of LUMA is to build a high-quality campus that will train utility workers and bring more jobs to local Puerto Ricans in the future. Within the last year, there have been protests on the island demanding LUMA's contract be cancelled due to their hiked rates and questionable ability to maintain the fragile electric system.

Strategic Planning



Lots of meetings with the community group!



Admin processes, ie: Zone Change

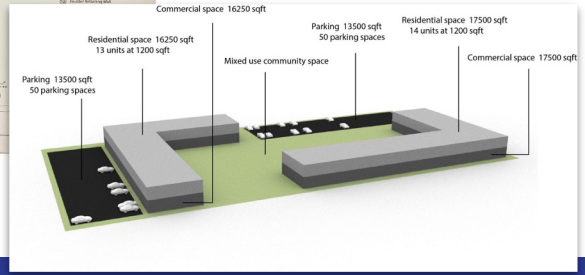
Capital Outlay from Legislature

Community History, Vision

Ongoing Community Work

Architects & Planners as Facilitators

Community as Planners & Designers



Funding Ideas

- Become a Mainstreet
- Capital Outlay NM Legislature
- LEDA

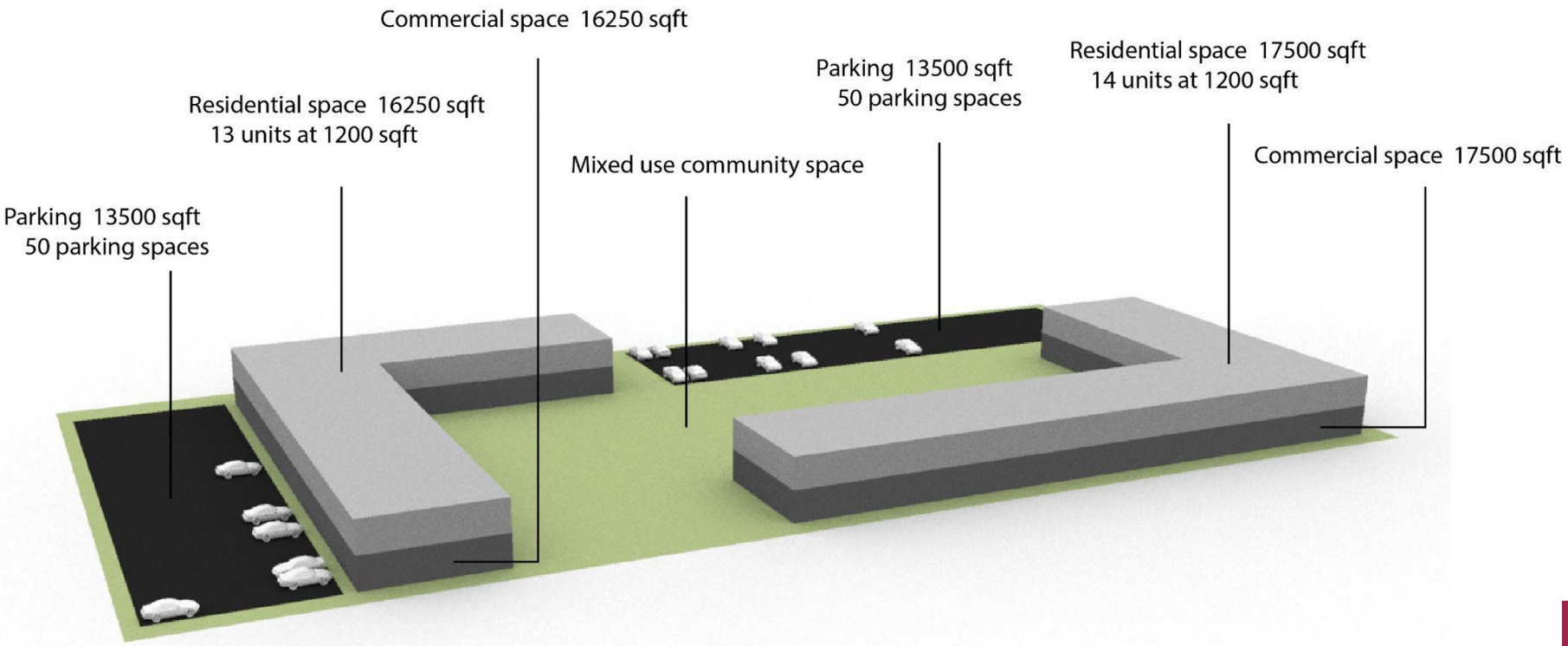
Construction

Evaluation

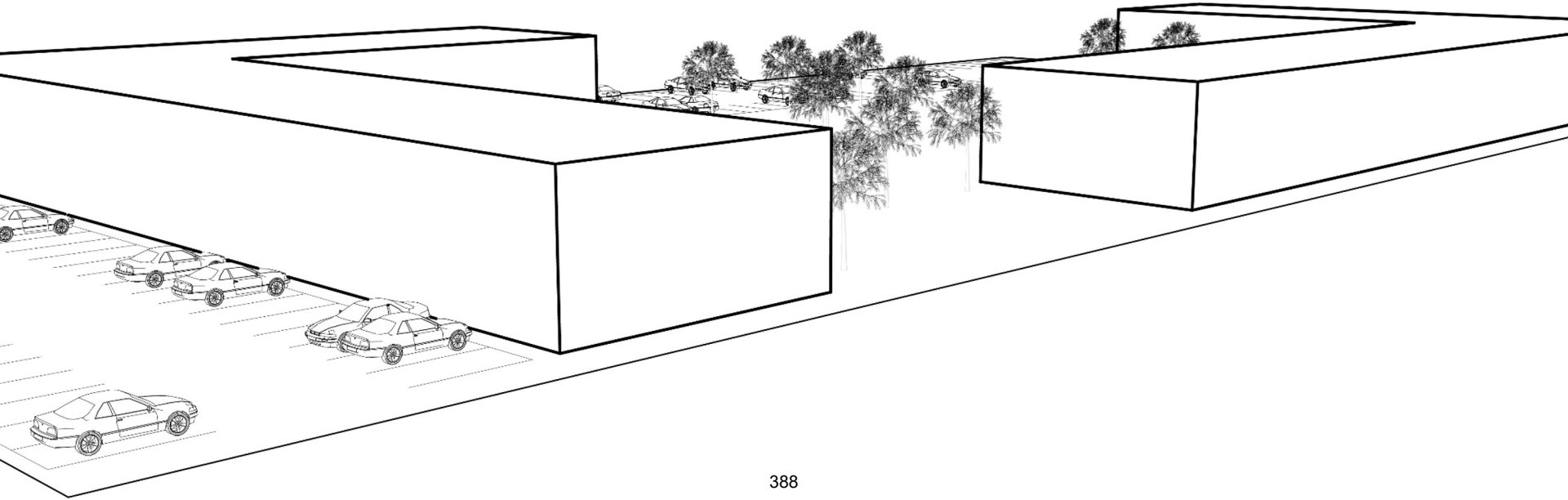
Leona

Site Plan

1) Mixed use commercial and residential.
2) Mixed use commercial and residential.
3) Parking.
4) Parking.
5) Community space.


Commercial space 16250 sqft
Residential space 16250 sqft
13 units at 1200 sqft
Parking 13500 sqft
50 parking spaces
Mixed use community space
Parking 13500 sqft
50 parking spaces
Residential space 17500 sqft
14 units at 1200 sqft
Commercial space 17500 sqft

Southwest Site Perspective



Northeast Site Perspective

Strategic Planning for 18-24 months

Consider timeline of State Legislature and City Council for planning purposes.

Community wants

- Green space
- Affordable housing units
- Open space for farmers market
- Mixed-use
- Retail options (ground level?)

Financial Redevelopment Tools

Short-Term

Long-term

State Capital Outlay, Junior Bill Funding

Direct funding for infrastructure or services, channeled through the city or county government.

LIHTC Program

A method to fund the cost of development through through selling tax credits for developing affordable housing.

FMPP and LFPP Grants

Programs that can be used to improve capacity, develop human capital, and acquire planning and implementation funding

Main Street Organizing

A method to acquire long-term funding for significant future projects.

Short Term Funding Mechanisms

MFA

State Capital Outlay

- Covers Infrastructure/capital costs (ex., construction, hiring architects, buying equipment)
- Most direct source of funding
- Set aside by legislators for projects within their districts
- Sent to local governments, who then distribute them to nonprofits
- Vital for fund matching
- Example: in 2023, $27.1 million was set aside for the City of Albuquerque to fund YES Housing for “to plan, design and construct affordable housing units, including live-work and commercial spaces, in the area of 4th street NW and Fitzgerald road NW in Albuquerque in Bernalillo county.”

The LIHTC Program

- Low-Income Housing Tax Credits, which can be sold to fund the initial the cost of development
- These can be collected annually for 10 years, at a rate of between 4%-9%
- Operated by the New Mexico Mortgage Finance Authority
- To qualify, for 30 years apartments must be available:
  - 20% of the units for households earning no more than 50% of AMI
  - 40% of the units for households earning no more than 60% AMI
  - The project can serve households up to 80% AMI as long as at least 40% of the total units are rent and income restricted and the average income limit for all tax credit units in the project is at or below 60 percent AMI.

Aaron

Long Term Funding Mechanisms

FMPP/LFPP Grants

- Farmer's Market/Local Food Promotion Program Grants
- Provide 4 types of grants:
  - Capacity Building Grants
  - Community Development, Training, and Technical Assistance Grants
  - Planning Grants
  - Implementation Grants
- Requires a 25% funding match
- Examples:
  - $152,000 grant to the Retaaza Mobile Market's capacity building project to establish a mobile food market in a food desert in rural south Georgia
  - $160,000 grant to the Greater Lafayette Farmers Market to teach vendors local marketing strategies

Main Street Organizing

- Necessitates and enables an increase in scope and scale, and long-term organizational commitment.
- Requires close cooperation with the City of Albuquerque.
- Provides access to training, technical support, and exclusive capital outlay sources
- Examples:
  - South Valley Main Street: La Familia Market and Dolores Huerta Park revitalization; Bridge Boulevard Redevelopment.
  - Zuni Pueblo Main Street: Hosts a variety of events and festivals, including the Zuni Pueblo Festival Art Market

Aaron

Citations

Association, A. H. S. A. (n.d.). *Albuquerque high school alumni association*. Albuquerque High School Alumni Association. Retrieved May 8, 2023, from https://ahsalumniassoc.com/history-1

Chris. (2020, February 10). New public-private partnership will boost broadband services in southeastern New Mexico. *New Mexico Department of Information Technology*. https://www.doit.nm.gov/2020/02/10/new-public-private-partnership-will-boost-broadband-services-in-southeastern-new-mexico/

Egbuonu, F. (2023, March 21). *Safe outdoor space on hold after months-long dispute*. KOAT. https://www.koat.com/article/new-mexico-abused-homeless-safe-outdoor-space/43370765

Gallegos, R. (2022, September 27). *ABQ safe outdoor spaces advance despite opposition – New Mexico News Port*. https://newmexiconewsport.com/abq-safe-outdoor-spaces-advance-despite-opposition/

History. (n.d.). Sawmill. Retrieved May 8, 2023, from https://www.sawmillclt.org/about-us/history/

Proposed site of controversial Safe Outdoor Space to be traded by city to state. (2023, April 1). *KRQE NEWS 13 - Breaking News, Albuquerque News, New Mexico News, Weather, and Videos*. https://www.krqe.com/news/albuquerque-metro/proposed-site-of-controversial-safe-outdoor-space-to-be-traded-by-city-to-state/

Public-private partners a solution to aging infrastructure. (2020, September 1). National League of Cities. https://www.nlc.org/article/2020/09/01/public-private-partners-a-solution-to-aging-infrastructure/

Puerto Rico extends Luma Energy contract despite concerns over power outages. (2022, November 30). NBC News. https://www.nbcnews.com/news/latino/puerto-rico-extends-luma-energy-contract-power-outage-concerns-rcna59465

Sandia science & technology park. (n.d.). Retrieved May 8, 2023, from https://sstp.org/

The highlands – a quintessential example one albuquerque—Maestas development group. (2021, March 19). https://mdgrealestate.com/the-highlands-a-quintessential-example-one-albuquerque/

The highlands: A public-private partnership gone wild – albuquerque mayor tim keller - maestas development group. (2021, March 19). https://mdgrealestate.com/the-highlands-a-public-private-partnership-gone-wild-albuquerque-mayor-tim-keller/

City of Albuquerque Planning Department. (2022) *Integrated Development Ordinance.* City of Albuquerque.

South Martineztown Sector Development Plan (no date) *Google*. Available at: https://www.google.co.in/webhp?ion=1&rct=j (Accessed: May 2023).

City of Albuquerque Planning Department (2010) Market Rate Analysis

United States Department of Agriculture. (2023). *Farmers Market Promotion Program*. Farmers Market Promotion Program | Agricultural Marketing Service. https://www.ams.usda.gov/services/grants/fmpp

Environmental Planning Commission Hearing

MINUTES

August 20, 2026
Zoom Meeting

Commissioners Present:

Renn Halstead, Chair

Adrian N. Carver, Vice-Chair

Daniel Aragon

Matthew Archuleta

Jarrod Likar

Eric W. Nelius

Abdul Ganiu Tanko

City Staff Present:

Mikaela Renz-Whitmore – UD&D Manager, Planning Department

Megan Jones – EPC Principal Planner, Planning Department

William Steele – Senior Planner, Planning Department

Christina Chavez – Interim EPC Hearing Monitor, Planning Department

Chair, Renn Halstead: …Alright. Welcome back, everyone. I'm seeing most people… let's see. I think we've got everyone. Are we ready to proceed on to agenda item number 5?

William Steele-CABQ Planner: Good morning, Chair Halstead and Commissioners. Are you ready?

Chair, Renn Halstead: I think we're ready. Thank you.

William Steele-CABQ Planner: Let me make sure you can see my slides. Share. Can you all see my slides? The, let me see… There we go.

Chair, Renn Halstead: Yes.

William Steele-CABQ Planner: Thank you very much. Here we go. Good morning. Mr. Chair, Commissioners, and members of the public. My name is William Steele. Both Megan Jones and I are the staff planners assigned to this case, and I will be presenting the case this morning, and she, Megan Jones, will follow up with any questions, will answer any questions, as well as myself that you may have after the presentation, and for this case.

This is Agenda item number 5, Plan #ZMA-2026-00011. The applicant, City Council Services, requests a Zoning Map Amendment from NR-LM, which is Non-Residential Light Manufacturing zone district to the MX-M Mixed-use Medium Intensity zone district, for an approximately 3-acre parcel located at 229 Lomas Boulevard NE, between Broadway Boulevard and Commercial Street NE.

Next slide. The purpose of the zone change is to allow residential and mixed-use development along Lomas Major Transit Corridor in the area of the city that lacks housing near jobs. The Council Services Department does not have plans for specific development of the site, as this will be determined through future negotiations with the Metropolitan Redevelopment Agency and their current Request for Proposal for the site. Council Services believes that rezoning the property to MX-M enables development such as mixed-use and residential use in the future and also generally allows lower intensity uses than allowed in NR-LM.

The EPC is the final decision-making body because the subject site is within an Area of Change and is less than 20 acres. The request is a quasi-judicial matter. The subject site is owned by the City of Albuquerque and AMAFCA. AMAFCA was using this site as a detention pond, which is no longer in operation. The parcel still remains undeveloped at this time.

On October 28th, 2025, the EPC recommended approval to City Council for a Small Area Text Amendment to the IDO to remove the subject site from the Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7) boundary, which Council approved. The Martineztown/Santa Barbara Neighborhood Association appealed this decision to District Court, which is still in process. As of this writing, there has not been a stay or injunction pending approval. The proposed zone change would not be affected by the outcome of this appeal. Any future project would be subject to CPO-7 if the appeal is successful.

The subject site is within the Central Albuquerque Community Planning Area and borders Lomas Boulevard NE, and it's within 660 feet of the Lomas Boulevard Major Transit Corridor. And it's also within a quarter mile of the 4th Street and Central Avenue Main Street Corridors.

Staff has analyzed the request using the Comprehensive Plan and found that it furthers Goals and Policies in Chapters 5, 8, 9, and 13. This is summarized in findings 14 through 17 for the EPC's consideration. For instance, Chapter 5 deals with Land Use and Policies; 5.1, Desired Growth. Policy 5.1.10, Major Transit Corridors; Goal 5.2, Complete Communities, Policy. 5.4.1, Housing Near Jobs; Goal 5.6, City Development Areas, Policies 5.6.2, Areas of Change. And then in Chapter 8, it furthers the Chapter 8 goals regarding Economic Development, Goal 8.1 in particular, Placemaking. And then in Chapter 9, Housing, Goal 9.3, Housing, Policy 9.3.1, Centers and Corridors, Policy 9.2.1 Compatibility, Policy 9.3.2, Other Areas, and then in Chapter 13, Resilience and Sustainability, it furthers the Policy 13.5.1 Land Use Impacts.

Staff finds that the request meets the review and decision criteria, as required in IDO § 6-7(G)(3). The request furthers applicable Comprehensive Plan goals and policies. The zone change clearly reinforces and strengthens the established character and does not introduce harmful uses. Although Cannabis Retail is a permissive use in the MX-M zone district, IDO § 4-3(D)(36) establishes Use-Specific Standards to mitigate potential impacts, including compliance with state licensing requirements. And currently, such an established, establishment is not allowed at the site due to minimum separation

requirements. There is sufficient infrastructure at the site, but more will be required for any development of the site. The justification of the zone change is not completely based on the location or on economic considerations, and given the surrounding zoning, the new zoning would not create a spot zone.

Neighborhood Associations within 660 feet of the subject site were notified, and property owners within 100 feet of the subject site were notified as required. Sign notifications, sign posting requirements were met. The application was referred by staff to City departments and outside agencies for review. And no adverse comments were received.

Upon receiving notice of the zoning map amendment, the Santa Barbara/Martineztown Neighborhood Association requested a post-submittal facilitated meeting, which was held on July 27, 2026. And during the meeting, neighborhood representatives generally supported the proposed downzoning from NR-LM to MX-M, but expressed concerns regarding the pending CPO-7 litigation, building height, residential density, traffic, environmental impacts, housing affordability, and the preservation of the historic character of the Martineztown/Santa Barbara neighborhood. Neighborhood representatives also requested continued involvement in future development discussions.

On August 4th, 2026, the Santa Barbara/Martineztown Neighborhood Association submitted a letter to the City of Albuquerque Council Services Department opposing the requested MX-M zone district and recommending MX-T or MX-L. The association expressed concerns regarding compatibility with the surrounding neighborhood, building intensity, traffic, and preservation of the historic character of the area, and requested that the rezoning be delayed until the completion of the City's Request for Proposals process.

I would like to mention that the City of Albuquerque Council Services Department submitted 48-hour materials that responded to this letter. And you, count… I believe, you, Commissioners, and also Mr. Chair, should have been able… have received that.

Staff has reviewed and analyzed the requested zone change against Goals and Policies of the Comp Plan and finds that the applicant justifies… justification meets all IDO review and decision criteria. Regarding Plan ZMA-2026-00011, staff recommends approval of the request for a Zone Map Amendment – EPC, located at 229 Lomas Boulevard, based on Findings 1 through 24 in the staff report. Staff has a proposed

revised Finding that it would like to present to the Commission at this time, if they would allow. And with that, we stand for questions.

Chair, Renn Halstead: Thank you, Mr. Steele. I would be fine with seeing that revised finding. **(2:14:57)**

William Steele-CABQ Planner: Okay. Let me make… let me make sure I can share it at this time. Hmm… screen… two… let's… Can you let, please let me know if you can see it now. Okay, thank you. Let me zoom in.

It's revised Finding number 4, in the revised find… the current Finding says the EPC, the EPC is the decision-making body for this request because if the subject site is in within an Area of Consistency, and it's less than 10 acres, the request is a quasi-judicial matter. As a City project, this case is not appealable to City Council. It should have said it's in an Area of Change. So, this is the revised Finding.

The EPC is the final decision-making body because the subject site is within an Area of Change, and it's less than 20 acres, according to IDO § 14-16-6-7(G)(1)(A)(3). The request is a quasi-judicial matter. As a City project, this case is not appealable to City Council pursuant to IDO § 14-16-1-4(C). And, with that, I stand for any questions. Well, Megan, Ms. Jones, and I stand for any questions. Thank you.

Chair, Renn Halstead: Thank you very much. Commissioners, any questions for staff? Vice Chair?

Vice-Chair, Adrian N. Carver: Thanks, Mr. Chair. Sorry for being the squeaky wheel today, as always. So, I have some questions for, I have a question for City Legal, and then a question for a follow-up for Mr. Myers. Do we have someone from City Legal on?

Chair, Renn Halstead: Yes.

Vice-Chair, Adrian N. Carver: There you are. Mr. Coon, would you please tell us about the pending litigation related to this property? And, then my, just so, Mr. Myers, so you know what my follow-up is, I'm just curious what, how that pending litigation affects our decision today. Just want to get this on the record.

Andrew S. Coon (CABQ): Sure, let me pull up the case tracker that I have. Let's take one moment. Sorry, I actually need to log into a different account to access this. This will take one minute for me to pull up, so, if possible, you can move to the question for Mr. Myers, and we'll get you an answer as soon as I can. Thank you.

EPC Counsel, Matt Myers: This is Matt Myers, Commissioner Carver. I am happy to address that. Now, I think the bottom line is, you can still make your decision, okay? The only way that I think it's relevant is, if it impacts any of the specific questions for a zone change, okay? When you look at, and I don't know, but I bet the staff Planner probably analyzed this or thought about this. If there's a change, whether or not the appeal is successful, okay, would that impact his recommendation to support this zone change? And if it doesn't matter to him either way, or if he would still support it, whether or not the appeal was successful or not, you know, then I think you're fine. I don't think it prevents you from making a decision. You just still have to make sure that the zone change is justified and meets the requirements for a zone change under the IDO.

Andrew S. Coon (CABQ): Vice Chair Carver, I was able to pull up the tracker. This case has been fully briefed in District Court, and right now the parties are just waiting on a decision. So, and, to add to the answer that Mr. Myers gave, to the question that you had for him. For the purposes of the IDO, even though this, that matter is technically still under appeal in the District Court, as it is no longer under appeal at the administrative level, as in before a City Council, it is considered a final decision for the purposes of the IDO. Thank you.

Vice-Chair, Adrian N. Carver: Thank you, Mr. Chair. Mr. Coon, just to clarify, so the, it's been fully briefed and awaiting a decision on whether…? What is that decision on? Whether that appeal is going to be heard more fully, or accepted, or what is the decision that the parties are waiting for?

Andrew S. Coon (CABQ): The court has accepted the appeal. This is a decision on the merits of the appeal. So, the various issues that were raised by the appellants, the judge is going to be deciding on all of those issues. Thank you.

Vice-Chair, Adrian N. Carver: Great. Thank you, Mr. Chair.

Chair, Renn Halstead: Thank you, Vice Chair and Mr. Coon.

EPC Counsel, Matt Myers: You know, this is Matt Myers, Chair. I did have a question. When we looked at the Revised Findings, it said, this decision is not appealable because it's a City project. But that just jumped out at me. Can we look at that specific site, or can the Planner talk about that, or Ms. Jones, perhaps? I just want to make sure I understand that from a legal perspective, you know, when advising the commission.

Vice-Chair, Adrian N. Carver: I had the same question, Mr. Myers. Thank you.

Chair, Renn Halstead: Ms. Jones?

Megan Jones - EPC Principal Planner: Yeah, good morning, this is Ms. Jones. Mr. Steele is actually sharing his screen with the Revised Findings, but I'm actually gonna pull up the IDO.

Mikaela Renz-Whitmore - UD&D Manager: I've got it, Megan, if you want me to share screen?

Megan Jones - EPC Principal Planner: Sure. If you've already got it, thank you.

Mikaela Renz-Whitmore - UD&D Manager: So, the… let me zoom in here. The provision that applies here is 1-4(C). "This IDO is applicable to city activities or development on properties owned or leased by the City, except that the section on appeals shall not apply. And approvals of City activities or development on properties owned or leased by the City are deemed final for appeal purposes."

So… this zone change wouldn't be appealable to City Council. But it would be appealable in District Court. So, if we need to clarify that in the Findings, we can. This provision just says that for City projects, City land, it's not appealable to Council through the Land Use Hearing Officer.

EPC Counsel, Matt Myers: Thank you. That's, that's, helpful. I appreciate that. I don't know that we need to… I don't know that I think we need to make any changes. I think it's probably clear that, you know, what you said, that it doesn't prevent them from other

remedies, including an appeal to District Court, but I just wanted to fully understand that myself.

Mikaela Renz-Whitmore - UD&D Manager: Sure.

Chair, Renn Halstead: Thank you both. Vice Chair?

Vice-Chair, Adrian N. Carver: Just quick follow-up on that. I'm just curious the logic around that part of the IDO. Like, why is the City… considered a special party? Like, why, why… why… yeah.

Mikaela Renz-Whitmore - UD&D Manager: Sure. So, the applicability of City zoning laws to itself is, different cities take different approaches. So, some cities say none of the zoning code applies to us. City of Albuquerque, in the IDO, basically says we, we will, we will follow zoning. But in terms of appealing projects that we ourselves are doing for ourselves, we are not the right appeal body. The right appeal body for projects that we are doing ourselves is District Court.

Chair, Renn Halstead: That makes sense. Thank you.

Vice-Chair, Adrian N. Carver: Thanks.

Chair, Renn Halstead: Commissioner Liker, were you raising your hand?

Commissioner Jarrod Likar: Yeah, I got a question on the agreement. Is… City asked AMAFCA own the property. It's agreement for use of the property. Is there anything in that agreement that says AMAFCA's okay with the City rezoning their property? Or anything of that nature that can be included, that says they know this is going on, and they're good with it?

Chair, Renn Halstead: Is that Mr. Steele or Ms. Jones?

Megan Jones - EPC Principal Planner: Ms. Go ahead, Mr. Steele you were coming on.

William Steele-CABQ Planner: Oh, oh, okay, thank you. Yes, Commissioner Likar. The City of AMAFCA… not the city of AMAFCA! oh my gosh, sorry about that. AMAFCA, actually submitted a letter, and that can be found… I'm going to try to bring it up in the agency comments section. Let's see… of the staff report. Where they… they submitted a letter. Let me share my screen. And I can bring that up, where they… support it. Let's see… 2… yep, there we go. Right here… Can you… can you see my screen, gentlemen?

Chair, Renn Halstead: Yep.

William Steele-CABQ Planner: Okay. Agency comments. Hmm. Okay… Well, they actually submitted a letter on, comments, excuse me, on August, 20th, 2026. In the… an extensive letter, and it talks about the history of the site. And it also talks about the agreements between the City and AMAFCA. And it also says here. If… I don't know if you can see this, it says AMAFCA has no objection to the Zoning Map Amendment proposed under Case ZMA-2026-00011. I hope that answers your question.

Commissioner Jarrod Likar: Yeah, thank you.

William Steele-CABQ Planner: Thank.

Chair, Renn Halstead: Thank you for that, Mr. Steele. Any other questions for Steph? Commissioner Tanko?

Commissioner Abdul Ganiu Tanko: Yeah, thank you, Chair. Yes, I have a quick clarifying question from staff. I want to understand that… You know, the neighborhood association or the neighborhood generally, agreed or supports the zoning, you know? But they don't really support the density, you know, the density of it. Of which staff responded, that this is only a zone decision, and there's not, like, an approver for development on… In, in the, in the staff report. But my, my question is that, since there's no development proposal before the EPC, and the future project will come through, you know, our RFP processes or MRA processes, what opportunity would the neighborhood have to participate in the process before the development program actually, you know, finalized? Once this zone change is approved. Would they get another opportunity to participate in the process?

Chair, Renn Halstead: Mr. Steele.

William Steele-CABQ Planner: Commissioner Tanko. I would, I would, actually defer that comment to, the app… to Council Services to hear what they have to say, because this… that

would have to deal with the development of the site. And right now, as you mentioned, we're… the Zoning Map Amendment is, has not, does not have it's… it's not a Site Plan. It's not dealing with development right now, as we speak, so maybe they'll be able to speak to that.

Megan Jones - EPC Principal Planner: Thank you, Mr. Steele. This is Ms. Jones. I agree with that, Mr. Steele, and we do have the Council Services Department here to give their presentation regarding the Zoning Map Amendment, and they've also submitted several comments regarding some of these comments that the Neighborhood Association has given us. And I know there is, there are meeting notes on the record regarding several meetings that they have had with the Neighborhood Association, discussing the zone change and potential future development.

So, we know that they've been coordinating with the Neighborhood Association on their concerns. Any future development that may come through the City as an administrative site plan wouldn't be subject to a public hearing, so there wouldn't be opportunity through a public hearing process for comments, but they are required to meet public notice. And would still be subject to any comments received through the public notice process. So, I will, as Mr. Steele said, defer back to the applicant to discuss some of those concerns during their presentation today.

Chair, Renn Halstead: Thank you, Ms. Jones. Commissioner Tanko, why don't… (INAUDIBLE) Why don't we table that question and have the presentation by Council Services, and hopefully they can expand a bit on that, if you're okay with that?

Commissioner Abdul Ganiu Tanko: Sure, that works with me, Chair. Thank you.

Chair, Renn Halstead: Thank you, Commissioner. Okay, let's move along then, to the applicant presentation, please.

Deepa Bansal – Council Services: Okay. Can everyone hear me? Perfect.

Chair, Renn Halstead: Yes, we can. Good morning.

Deepa Bansal – Council Services: Thank you. I'm gonna share my screen. And I have, along with me, Matthew Cox, who's gonna help answer some of the questions and go through this process. Thank you, Council, Planning staff, to give a good presentation of the basis. I'm going to quickly run through the initial slides.

Vice-Chair, Adrian N. Carver: Mr. Chair, Deepa, I'm sorry to interrupt you. I believe we need to swear you in.

Deepa Bansal – Council Services: Oh, yes.

Chair, Renn Halstead: Yes, thank you.

Deepa Bansal – Council Services: Deepa Bansal. 1 Civic Plaza, Albuquerque, New Mexico, 87102.

Chair, Renn Halstead: Thank you, and if you'd raise your right hand. Do you swear to tell the truth under the penalty of perjury?

Deepa Bansal – Council Services: I do.

Chair, Renn Halstead: All right. Mr. Cox?

Matthew Cox - Council Services: I do. And also, Matthew Cox, 1 Civic Plaza, 87102.

Chair, Renn Halstead: Thank you. Alright. Thank you, Vice Chair, for catching that. Please proceed.

Deepa Bansal – Council Services: So, we're talking about this property, which sits at the intersection of Lomas and Broadway Boulevard. As mentioned earlier, it's a vacant land, which was a former retention pond. The current R… R… NR-LM zone is a Light Manufacturing Non-residential zone. It allows for a moderate-intensity, commercial, light assembly, fabrication, manufacturing uses, but the proposed zone would introduce the possibility of having a mixed-intensity commercial, medium-density residential, institutional, and is primarily encouraged in Centers and Corridors. And as mentioned before, this property sits… is within 660 feet of a Major Transit Corridor that runs along Lomas. And is also within a quarter-mile distance of a Main Street corridor that runs along Broadway and Central.

So, this proposed amendment was to mitigate some of the uses that are allowable in a light manufacturing zone district. Some of these uses include heavy vehicle sales, repair, fueling. It includes vehicle storages, light manufacturing, that includes machine shops, as in food processing goods, fabrication, warehousing, wholesale, construction, yards, and so, with this amendment, we want to mitigate some of these land uses that are currently allowed in NR-LM, but to encourage some of the other uses that are not allowed in NR-LM, that includes housing, primarily, which includes townhouses, multifamily housing… dwelling. It also includes residential amenities, both indoors, outdoors. Some institutional and civic and institutional uses, along with general retail that are small local retail sizes that help the surrounding neighborhood that help the surrounding neighborhood as well.

In terms of dimensional standards, both NR-LM and MX-M are similar in… when it comes to building heights. They have a 5-feet… NR… MX-M has a 5 feet lesser building height allowance. But to say that, if it, if the property further gets developed into a housing project, it will receive additional incentives that are there in the IDO. And for context, the surrounding area, I would go to the next slide that shows the surrounding area. The surrounding area also primarily has a height allowance of 65 feet with NR-LM zone districts. The immediate west is the MX-FB-UD, that is the Downtown Center, which does not have a maximum height allowance. And so, MX-M would be consistent with the height allowance and dimensional standards that are there in the surrounding area.

Along with that, we also, through our analysis, we also found out that the existing current land uses are also consistent with the proposed MX-M zone. These land uses include small retail neighborhood businesses, their walkable amenities, and all of these will be further supported if there's a mixed-use housing development on that particular site. And I think Mr. Steele did talk about this, that it is not a spot zone. The immediate adjacent site that is to the east of Broadway Boulevard is already MX-M zoned.

And to give a larger context of where this site sits, this site sits in close proximity to the Downtown Center, which is the purple boundary in this area. It sits right next to the rail trail. It is on the intersection of Broadway and Lomas, and on Broadway, there are capital projects in, under process, which are primarily working on improving the pedestrian infrastructure and creating better, safer pedestrian infrastructure, and is also next to an upcoming brewing district that is right west to the site.

And so… and through our justification and analysis, we found how this rezoning is largely supportive in the Comprehensive Plan. It primarily encourages the infill growth and development framework of the Comprehensive Plan, supporting more in… higher density in Centers and Corridors. It increases housing density, allowing housing development for multi-family and townhouses. It creates a balance of diverse places, because a mixed-use zone development would encourage… for commercial development, as well, medium to small-scale commercial development, and would support housing right next to an economic hub, which is Downtown.

And largely, with this zone map amendment, we want to prevent any environmental impacts that are associated with industrial uses. And so, I would like to just… oh… end by saying that downzoning this property from an industrial to a mixed-use zone would not only encourage for more housing development, but would… but will also mitigate any environmental or harmful impacts that are associated with industrial uses and would support for a more walkable, vibrant, community-serving development that serves the surrounding neighborhood.

And that's it for my presentation. I stand for any further questions. There was one more thing that we wanted to put in record is that for the requirement of this, we did the signposting that was done, if I remember correctly, in the third week of July, but the signs were taken down, and

so the signs were reposted back again before the deadline that was on August 5th, 9am. So, yeah.

Chair, Renn Halstead: Okay.

Deepa Bansal – Council Services: Are any further questions?

Chair, Renn Halstead: Thank you very much. Do you have, can you expand on Commissioner Tanko's earlier question on, what opportunity there would be for further public engagement, should this be approved?

Deepa Bansal – Council Services: I will defer that question to Matthew Cox.

Matthew Cox - Council Services: Chair Halstead, Commissioner Tanko. So, it's a bit of a complicated and not a true, clear answer on how that can happen. Currently, the Metropolitan Redevelopment Agency has a Request for Proposal out on the property to take in submissions that they think would be beneficial in activating the site and development needed under the Downtown 2050 Plan.

Generally, neighborhood engagement can occur through RFP processes to insert in what the neighborhood would like or desire on the property. That, that did not happen under this current RFP. We are hoping the RFP gets extended with the new zone district, if… if approved. But ultimately, those type of decisions, any kind of engagement would happen once the RFP has been, or the, the awardee for the RFP has been decided, and those conversations can happen between the developer and the neighborhood. But the City does have the ability to condition the approval or award of the RFP to the developer, stating that they will engage the neighborhood to understand what amenities or uses or whatever should occur or be thought of on site. But that's… That's kind of the best of our ability as to what could happen, and… and… hopefully will be a consideration of the Metropolitan Redevelopment Agency going into the future.

Chair, Renn Halstead: Okay, thank you for that, Mr. Cox. Commissioner Tanko, do you have any follow-up to that, or does that sound?

Commissioner Abdul Ganiu Tanko: Yes Chair. Yeah, I… I… clearly wanted to know if this is the only opportunity the Neighborhood Association or the neighborhood has to be able to make their case? Because if this is the only platform that they have to be able to make their input heard, then it is going to help us to be able to make the decisions that, you know, will benefit the neighborhood. But since it has clearly been established that, you know, they can also get another opportunity to be able to, you know, participate and make certain input to some extent, then, you

know, I'm good with that. But, I'm also glad that, you know, the presentation also established the… what the MX-M permits. And, you know, you know, what protection, but the only thing that I also have is what protection that they have before we, Commissioners, can also make decisions, because I just want to make sure that, you know, the decisions we make here, it's not like we… we approve the zone change, and then when it gets to the development, something else is being done without those things being established here. So that is the only thing that I wanted to clarify.

Chair, Renn Halstead: Okay, thank you, Commissioner. Any other questions for the applicant? Alright. Seeing none, thank you for that presentation. It was great to go through all of the impacts. Let's proceed to public testimony, if we could.

Christina Chavez, Planning EPC Hearing Monitor: Chair Halstead and Commissioners, we do have one person signed up to speak. Our first speaker will be Loretta Naranjo-Lopez.

Chair, Renn Halstead: Okay. Good morning, barely. We're almost to the afternoon, but thank you for joining us. Could you state your name and address for the record, please? And you are on mute, just so you know. Oh, you're still muted, ma'am.

Loretta Naranjo Lopez: Can you hear me now?

Chair, Renn Halstead: Yep, we can hear ya.

Loretta Naranjo Lopez: My name is Loretta Naranjo-Lopez, and I'm the President of the Santa Barbara Martineztown Neighborhood Association.

Chair, Renn Halstead: Okay, could you state your address as well?

Loretta Naranjo Lopez: 1127 Walter NE, Albuquerque, New Mexico, 87102.

Chair, Renn Halstead: Thank you very much, and would you raise your right hand? Do you swear to tell the truth under the penalty of perjury?

Loretta Naranjo Lopez: I do.

Chair, Renn Halstead: Okay, and was a vote held by the Neighborhood Association to have you represent them today?

Loretta Naranjo Lopez: Yes.

Chair, Renn Halstead: Okay, we will give you 5 minutes. Please proceed.

Loretta Naranjo Lopez: Good morning, Chair and members of the Environmental Planning Commission. My name is Loretta Naranjo-Lopez, President of the Santa Barbara Martineztown Neighborhood Association, and I am speaking on behalf of the Association regarding ZMA- 2026-00011, the proposed rezoning of 229 Broadway NE from NR-LM to MX-M.

Let me begin by saying that Santa Barbara Martineztown Neighbors Association supports redevelopment of this vacant property. We support replacing the existing industrial zoning with an appropriate mixed-use designation. We support housing, walkability, community-serving uses, and responsible investment in this important location. Our concern is not development. Our concern is the level and intensity that MX-M would allow, and whether MX-M is the appropriate zoning for this particular site.

The City's August 17 memorandum says that because the property is at the intersection of two major arterials, MX-M is appropriate, but a major roadway does not automatically mean that the most intense zoning is appropriate. The City must consider the property's relationship to the surrounding community, particularly the established Area of Consistency and the Martineztown/Santa Barbara neighborhood. The Comprehensive Plan does not treat Areas of Change as places where anything goes. It directs growth to Areas of Change while also protecting Areas of Consistency and requiring appropriate transitions in scale, intensity, setbacks, height, and massing. And the IDO specifically recognizes a situation of an Area of Change next to an Area of Consistency.

That is exactly why we are asking the EPC to look beyond the property line. The City's response says there is no immediately adjacent residential zoning, and therefore MX-T is not appropriate. We respectfully disagree that this is the right test. A neighborhood does not cease to exist because particularly parcel across a boundary has a different zoning designation. The question is, is whether the proposed zoning creates an appropriate transition between a major redevelopment site and the established community next door. MX-T exists precisely because transitions matter. Santa Barbara/Martineztown Neighborhood Association is not asking the City to prevent redevelopment. The association is asking the City to choose a zoning designation that allows redevelopment while protecting the scale and character of the surrounding neighborhood.

There is another important issue. The City acknowledges that 229 Broadway is within the Railroad Spur small mapped area, and that future developments must address cumulative impacts under the IDO. That tells us that the City's own regulations recognize that development at this location needs careful consideration of cumulative impacts, yet the City is asking the EPC to approve MX-M now, in part so that the more intensive zoning can immediately be incorporated into the City's redevelopment RFP.

We respectfully believe the sequence should be reversed. The RFP should respond to appropriate zoning, not the zoning decision should be driven by what the City wants to offer

through the RFP. And we believe there is a reasonable middle ground. The City can eliminate the existing industrial zoning. It can allow housing, it can allow mixed-use and community-serving development. It can facilitate redevelopment of this long-vacant property, but it does not have to choose MX-M to accomplish those objectives.

SBMTNA therefore asks the EPC to deny the MX-M request and support a less intensive designation such as MX-T or MX-L. If the Commission is not prepared to do that today, then we ask for a deferral and for the applicant to demonstrate specifically why MX-M is necessary and appropriate rather than MX-T or MX-L, given the site's relationship to the Area of Consistency, Martineztown, and the railroads for small mapped area.

Finally, I want to emphasize that we are not asking the EPC to decide whether a 65-foot apartment building should be approved. That decision comes later. But the zoning decision being made today establishes a development framework that will determine what becomes possible tomorrow. We ask you to get that framework right. Please choose redevelopment that adds housing and vitality without creating an abrupt and incompatible increase in scale and intensity at the edge of Martineztown's Santa Barbara neighborhood.

Thank you for your consideration, and for the time you have given me today. I want to make sure that you have the letters that we wrote August 4th, 7th, and 19th. Exhibits, HIA report, Martineztown Santa Barbara MRA designation, ABQ Heat Watch Report, SBMT Case Study, the 2018 map, which shows Martineztown-Santa Barbara as an MRA, and which the City refuses to recognize. Thank you.

Chair, Renn Halstead: Thank you for that. We did receive that all in the 48-hour material, so I can confirm that. That is part of the record. Alright, and great job hitting that 5-minute mark. That was, like, exactly your time, so nice work. Any, let's proceed to any other public comment.

Christina Chavez, Planning EPC Hearing Monitor: Chair Halstead and Commissioners, at this, we do have an additional speaker, Carrie Lee Smith. Let me just go ahead and promote her over.

Chair, Renn Halstead: Hello, Mrs. Smith. **(2:50:06)** Are you able to turn on your camera and unmute? Ms. Smith, if you are talking to us, we cannot hear you or see you. If you're able to unmute and turn on your video?

Carrie Lee Smith: Can you hear me?

Chair, Renn Halstead: Yes, we can hear you.

Carrie Lee Smith: Okay, I don't… I can't seem to get video to come on.

Chair, Renn Halstead: Okay, I think we can proceed without video, so, if…

Carrie Lee Smith: Oh, wait, let me try. It gave me a button. No, it says it can't do it right now. I don't know why.

Chair, Renn Halstead: Okay, okay, we can, we can proceed. Would you state your name and address for the record, please?

Carrie Lee Smith: Sure. My full name is Carolyn Lee Smith, and I live at 517 Martinez Drive NE in 87102.

Chair, Renn Halstead: Thank you so much, and we'll trust that you're raising your right hand. Do you swear to tell the truth under the penalty of perjury?

Carrie Lee Smith: I do.

Chair, Renn Halstead: Okay, and are you representing yourself today, or a Neighborhood Association?

Carrie Lee Smith: Just myself. Yeah.

Chair, Renn Halstead: Thank you, you’ve got two minutes.

Carrie Lee Smith: Thank you. What I wanted just to ask was, it seemed like when… when Ms. Bansal did the presentation, and talked about MX-M, that definition meets MX-L, so I'm… you know, unless I'm wrong? So that's what I wanted to clarify. Because if she's saying… because the points that she had are kind of agreeable to our neighborhood, but the points that she had were not MX-M, at least what it says online for MX-M. MX-M is much, much busier. But maybe I'm incorrect, so I was just asking her. Is that… Could we verify that?

Chair, Renn Halstead: Sure. No, thank you for your question, and Ms. Bansal, and then Ms. Jones, I saw you, you turn your camera on. If we can have a response to that ready? That would be great, for the closing. Thank you, Ms. Smith. Appreciate your comments today.

Carrie Lee Smith: Well, what I wanted to say is, we may have agreement already if it's indeed mislabeled. If the… If the desire is to go to MX-L, that would be in line with the neighborhood's request.

Chair, Renn Halstead: Absolutely, understood, and we'll get clarification. Do you have any other comments, or?

Carrie Lee Smith: Well, no, just that, just, you know, to put a star on that, that that's important, because that's the center of what we're doing, so if we can all agree... if we all agree the description is good for that property, then we just need to change the title to MX-L.

Chair, Renn Halstead: Absolutely.

Carrie Lee Smith: You know, then we're all in agreement, but I could be wrong, you know, definitely, but I just wanted to really bring that up.

Chair, Renn Halstead: Okay.

Carrie Lee Smith: Yeah.

Chair, Renn Halstead: Great. Thank you, thank you for that, and we will make sure to validate that and get that all sorted out.

Carrie Lee Smith: Thank you. Thank you very much.

Chair, Renn Halstead: Any other public, signed up to speak?

Christina Chavez, Planning EPC Hearing Monitor: Chair Halstead and Commissioners, at this time, we have no additional public comments. If you would like to sign up to speak on this agenda item, we are on Agenda Item 5. Please say so now. No additional comments, Chair.

Chair, Renn Halstead: Okay. Thank you very much. Since this is a quasi-judicial hearing, I believe that we need to offer an opportunity for a cross-examination by folks with standing. So, if there is a desire by any of the public that has spoken today to cross-examine and ask any questions, we will afford that opportunity right now. Those questions need to be addressed to me as the Chair. They need to be brief and succinct. And, let me know who you would like to ask them of, and I will make a determination if they're appropriate, and, we'll convey that to the appropriate party. So, I see Ms. Naranjo-Lopez has her hand up, so why don't we start there, if you want to come back on video and unmute, and you can ask your question.

Loretta Naranjo Lopez: My question would be, twofold. One for, well, Deepa Bansal, I guess, what we're looking at is yes, we're changing the MX-M… I mean, the NR-LM to MX-M, but MX-M

and MX-L have much, MX-L is less density than MX-M, and, if you could explain that, too, and the MX-T, on the difference between them, because that really makes a difference. And there's… and I did see a lot of the same, MX-M has a lot of the same as NR-LM, the use is allowed, which, in speaking with environmentalists, they're very detrimental to our neighborhood. And so, we're concerned about that. And then, the City has mixed messages when it comes to construction yards. It's saying it's okay to have one in an MX-M, but then it's not okay in the IDO, so I, you know, I question that, too.

Chair, Renn Halstead: Okay.

Loretta Naranjo Lopez: Some of the uses that are saying that we have an NR-LM are not allowed in the MX-M, but in Martineztown, it looks like everything's allowed. So, and they're very detrimental. Already, we're impacted, if you read the HIA report. It's detrimental to our neighborhood, so I just want you to explain…

Chair, Renn Halstead: Ms. Naranjo…

Loretta Naranjo Lopez: …different zone codes.

Chair, Renn Halstead: Hold on, hold on, sorry. Just to, we need to kind of have a structure here, so this isn't more commentary. I need very specific questions. So the first question that I heard from you is, you want clarification on MX-M versus the MX-L/MX-T, correct?

Loretta Naranjo Lopez: And, yes.

Chair, Renn Halstead: Excellent, so that, I think that's a great question. I actually think that, I don't know if, Ms. Bansal, you want to take that, or if City staff might be the more appropriate conduit for that information?

Loretta Naranjo Lopez: If Mikaela's here, that would be great, because she knows that very well.

Chair, Renn Halstead: That's true, she does.

Deepa Bansal – Council Services: Mr. Chair, even I can start, and then Mikaela, for sure add on to whatever I have missed. Even in the 48-hour material, what we wanted to make it clear between these three zone districts. And on Carrie's point, where she said that maybe the presentation was confusing, the proposed zone is an MX-M zone. That is Medium-intensity

Mixed-use zone district. It would entail a medium-density housing, moderate intensity commercial, and is encouraged in Centers and Corridors.

So, the purpose of MX-M zone is to provide a wide range of these uses, and is primarily encouraged in Centers and Corridors, as I mentioned before, versus an MX-L zone district that is a neighborhood-scale convenience shopping needs, primarily at intersections of collector streets, and in our 48-hour material as well, we had clarified that because of the location of this site at principal arterial streets that runs along Lomas and Broadway Boulevard, it is on a Major Transit Corridor that is, that is identified in the Comprehensive Plan. A much more, a higher density than a low-intensity zone district is more suitable on that site.

And on terms of a transition zone, that is MX-T, that zone district is primarily encouraged in parcels or sites that are abutting single-family residence, so that it creates a buffer between more intense zone district versus single-family zone district. And as we saw in the analysis, there are no abutting, no abutting residential districts. The surrounding area is either NR-LM or MX-M, and one parcel that is MX-L. So, the surrounding area was not consistent with what MX-T zone district ask for. And so, that is one of the primary reasons that we think that MX-M is the most appropriate zone district for that site. And if I missed anything…

Chair, Renn Halstead: One second, Ms. Lopez.

Loretta Naranjo Lopez: Okay.

Deepa Bansal – Council Services: If I've missed anything, Matthew Cox or Mikaela can add on to this.

Chair, Renn Halstead: Before we go to the next question, I think if, Mikaela. Sorry, Mrs. Renz-Whitmore, would you be able to confirm what's been said, and maybe provide a little bit of a distinction as far as the specific difference in density between those options?

Mikaela Renz-Whitmore - UD&D Manager: Yes, absolutely, Chair, Commissioners. So, what I'm showing here is just a very quick and dirty picture of … there are no density limits, per se, in the Integrated Development Ordinance. There's no arbitrary cap on how many units you can do on a particular property, units per acre, let's say. The primary limitation on density is going to be building height.

So, I just wanted to show you, in the surrounding properties, MX-M in this location, because of the Major Transit Corridor, is allowed to go up to 60 feet. MX-L is 50 feet. R-ML in this location, again, because of the metro… because of the Major Transit Corridor, has unlimited building height if you do multi-family. So, arguably, the highest density, in this location is actually going to be on R-ML. The mixed-use designation, here, there is no MX-T anywhere nearby, so,

that would definitely be a spot zone and require a higher level of analysis. MX-L is across the street. MX-M clearly is the closest zone district nearby. So, as far as density goes, we don't have a set number, but you can kind of gauge the relative densities based on building heights.

Chair, Renn Halstead: Thank you for that. I appreciate that clarification. So, the next question that I heard that I think we want clarification on is the uses allowable in the MX-M versus the light manufacturing zone. And, Ms. Renz-Whitmore, I don't know if you just want to take that one as well?

Mikaela Renz-Whitmore - UD&D Manager: I'm hoping somebody actually has the chart that compares them. Megan, if you want?

Megan Jones - EPC Principal Planner: I can share it. I have the chart comparing MX-T, MX-L, MX-M, and MR-LM, so we can see all of the zone districts listed. Let me share my screen.

Chair, Renn Halstead: Thank you.

Megan Jones - EPC Principal Planner: And then, Ms. Renz-Whitmore, if you would like to discuss any of this, please…

Mikaela Renz-Whitmore - UD&D Manager: Ms. Jones, if you'll take us through it, I can add on any…

Megan Jones - EPC Principal Planner: There we go.

Carrie Lee Smith: I really want to see those.

Megan Jones - EPC Principal Planner: Okay.

Carrie Lee Smith: That's not good.

Megan Jones - EPC Principal Planner: Can everybody see this Excel spreadsheet?

Chair, Renn Halstead: Yes.

Megan Jones - EPC Principal Planner: Okay, so I'm trying to zoom in here to make it easier to read. So, you'll see this is the Table 4-2-1 of Allowable Uses in our Integrated Development Ordinance. We have MX-T reading from left to right, MX-L, MX-M, and NR-LM zone districts listed at the top. So, I'm going to scroll down through the table, and what you see here on the left-hand

side are Land Uses and, what you see within the boxes labeled as key are permissive land uses in each of these zone districts.

So, the first category you see here is household living. I'm not going to read through each of these unless there's questions about them specifically, but you can see here that the difference between the MX-L and MX zone district for household dwelling is the same. Group living, Civic and Institutional uses. There are a couple of uses that are permissive in MX-M that are not permissive in MX-L. But keep in mind that there are Use-Specific Standards that might apply to some of these specific uses that could potentially make them undevelopable on a particular site due to size restrictions or separation and distance requirements. We have commercial uses. And just for the record, I'm scrolling through this table for everybody to read. Offices and Services. We have outdoor recreation and entertainment and retail sales. Does anybody have any questions at this point? Commissioners?

Chair, Renn Halstead: No, this is looking good, and it's helpful to see that one of the other items that came up about, like a lay-down yard or vehicle storage, heavy vehicle use would not be allowable in an MX-M.

Megan Jones - EPC Principal Planner: We'll go down to industrial uses. You can see light, heavy, and special manufacturing is not allowed. Where it's light manufacturing… light manufacturing is currently allowed in NR-LM. **(03:06:38)** And we're down to the bottom of the table for accessory and temporary uses.

Chair, Renn Halstead: Thank you, that's helpful. Ms. Naranjo-Lopez, do you have a follow-up question?

Loretta Naranjo Lopez: Yes, I just wanted to show how it's detrimental to our neighborhood, but I wanted to ask Mikaela if the CPO-7, which only allows 26 feet. Which is including this property, because we disagree with the City, not coming and meeting with us prior to this decision. Our area is very sensitive, and so we…

Mikaela Renz-Whitmore - UD&D Manager: Sorry, what's the question, Loretta?

Loretta Naranjo Lopez: We want to make sure that…

Mikaela Renz-Whitmore - UD&D Manager: Loretta, what's the question? This isn't the time for comment. What's the question?

Loretta Naranjo Lopez: There was a reason why we only have 26 feet surrounding this area.

Mikaela Renz-Whitmore - UD&D Manager: What's the question?

Loretta Naranjo Lopez: The CPO-7, I'm asking Mikaela. Is that a requirement of 26 feet surrounding this property, including this property, because it's still in court. And so I'm just saying…

Chair, Renn Halstead: Ms. Naranjo-Lopez, hold on.

Mikaela Renz-Whitmore - UD&D Manager: I'm sorry. This isn't the time for commentary, so let me just answer the question real quick. So, if the appeal, if your appeal is successful and the decision to remove this property from the CPO-7 is overturned, then yes, CPO-7 would apply. If your appeal is not successful, then no, CPO-7 would not apply.

Loretta Naranjo Lopez: Okay, and then the other question is, is that I want to ask is the, according to Deepa Bansal, she states that, you know, because it's a major corridor… Paseo del Norte is a four lanes, arterial that goes through that area, and the majority of the zone… zoning there is MX-L and MX-T. And so, I want, I'd like to know why that neighborhood is more protected than my neighborhood that's predominantly single-family residential in this area, not protected. Why do they have a better transition for their areas of residential?

Chair, Renn Halstead: We have your question. Thank you, thank you. We've got your question. Ms. Bansal, do you, do you want to take that, or again, this may be more appropriate for the Planning staff, but if you want to try to respond.

Deepa Bansal – Council Services: Mr. Chair, I'm trying to pull up the definition that defines Major Transit Corridors, and… it's defined in the Comprehensive Plan. I'm trying to put up that. It's a big document, it's loading, but as per my knowledge, Major Transit Corridors are not defined by the number of roads or number of lanes that a street has. Whereas more defined by what sort of public transport or transit facilities are supported on those corridors. And… And Matthew Cox has raised his hand, and he can clarify more by the time I'm pulling up the definition.

Chair, Renn Halstead: Thank you. Mr. Cox?

Matthew Cox - Council Services: Yeah, thank you, Chair and Commission. So, Deepa is right, is that transit is more focused on the public transit aspect, rather than the volume of traffic that we are looking for a frequency level, when it comes to our bus network. When it comes to Paseo, Paseo del Norte transitions heavily between what kind of zone districts are along it, similar to this, since they're to Broadway. Paseo also goes to an Urban Center that has even more intense zone

districts, such as NR-C and MX-H, that allow it to go all the way up to 70-plus feet, and even more with entitlements. And so, I think it really, to the point of how we use MX zones Paseo are more similar, and they change based on the zoning front over. And I see Ms. Lopez shaking her head, but I would ask to just go look at Paseo and Unser intersection, as well as the Paseo east of there, too. That we can… we can find targets all day within the city that… that differ, but this is the policy that we are focusing on at the level of density. I think it's also important to not just focus on the intersection, as Ms. Bansal pointed out earlier, but rather the development and investment and policy surrounding the intersection. Whether that is the Downtown Center, the MRA plan policy, really the Major Transit Corridor-type policy that is within the Comprehensive Plan, not just for intersections, but corridor as a whole. And the fact that this area is an Area of Change, not just on the property, but everything surrounding it. It is not an island of change, it is quite a sea of it. Thank you.

Loretta Naranjo Lopez: Are there other…

Chair, Renn Halstead: One second.

Loretta Naranjo Lopez: Sorry, I have another question.

Chair, Renn Halstead: Okay, hold on. I heard multiple people talking, so once again, I wanted to make sure, was anyone on City staff trying to talk? Okay. Mr. Naranjo Lopez, do you… go ahead and ask your follow-up question?

Loretta Naranjo Lopez: Does the CPO-7 override the Major Transit Corridor requirements? That's what I would like to know.

Chair, Renn Halstead: Thank you. Ms. Renz-Whitmore?

Mikaela Renz-Whitmore - UD&D Manager: Sure, I'll take this one again. So, this goes back to the appeal. So, CPO-7 doesn't apply unless the appeal is successful.

Chair, Renn Halstead: If… if the appeal is successful…

Mikaela Renz-Whitmore - UD&D Manager: Then CPO-7 would override those buildings.

Loretta Naranjo Lopez: I just… I need to clarify, Mikaela, is that the surrounding property north of Lomas, from I-25 to the railroad to Menaul and between Menaul and Lomas, does the CPO-7

along the Lomas corridor north of, of, Lomas, does it override the Major Transit Corridor? Does it override it?

Mikaela Renz-Whitmore - UD&D Manager: So, the CPO-7 boundary, any property within the CPO-7 boundary has height limits limited by CPO-7. This property is currently not under CPO-7 until and unless the appeal is granted.

Loretta Naranjo Lopez: And we, we respectfully disagree. The MRA…

Chair, Renn Halstead: Ms. Naranjo Lopez.

Loretta Naranjo Lopez: …Town, and the CPU.

Chair, Renn Halstead: Ms. Naranjo Lopez.

Loretta Naranjo Lopez: That property.

Chair, Renn Halstead: That… this is not commentary. I've been patient with you, but you're starting to be abusive of your time. Do you have a question? Otherwise, I think we've gotten some really good clarifications from your questions and the responses that we've gotten. So, I'm going to give you an opportunity for one more question. Unless you've asked your questions.

Loretta Naranjo Lopez: At this time, that's all I wanted to ask.

Chair, Renn Halstead: Okay, thank you very much. I appreciate the questions. I think that brings some good clarification to this Commission, and to the public. I saw earlier there was someone else with their hand raised, but maybe that’s gone away? Looks like it. Just one last offering, anyone wanting to… oh, there, Ms. Smith popped back up. If you want to ask a question, let's do one at a time, please.

Carrie Lee Smith: I just wanted to ask if there's any way that online we could access the little chart that she showed, or the big chart, the Excel chart that she showed, that compared the three MX areas.

Chair, Renn Halstead: Sure.

Carrie Lee Smith: Allowed uses, yeah. Is there a place?

Chair, Renn Halstead: Yeah, thank you for that question. Ms. Renz-Whitmore, is that something that's available to the public?

Mikaela Renz-Whitmore - UD&D Manager: That Excel… sorry, Mr. Chair, Commissioners, that Excel, the… let me say this a different way. The Integrated Development Ordinance website has a downloadable Excel chart, so you, too, could filter and just show those zone districts, so I will put that in the chat, and... Actually, chats don't go to the public. We will, in the… when we send out notice of decision, we can include that.

Chair, Renn Halstead: That, I think, would be sufficient. Thank you.

Mikaela Renz-Whitmore - UD&D Manager: And if I can find it quickly enough, I'll ask you to let me show my screen to show the link to people.

Chair, Renn Halstead: Absolutely, yeah. Thank you. That would be great. Thank you. Ms. Smith, do you have a follow-up question?

Carrie Lee Smith: No, that was it. I hope to see that. I hope to be able to see that. Thank you.

Chair, Renn Halstead: Absolutely, thank you for your question. I think that's a powerful tool for folks to be able to get a quick understanding of comparison, so that's great that that's publicly available. Anyone else, that, would like to cross-examine. Don't see any other hands.

Commissioner Eric W. Nelius: Mr. Chair, can I ask a question for clarification?

Chair, Renn Halstead: Go ahead, Commissioner.

Commissioner Eric W. Nelius: So, I wanted to ask Ms. Renz-Whitmore, and I know she's currently occupied pulling up the chart, we're gonna overload her with tasks, but is the subject area, or maybe this is a question for, Ms. Bansal, is the subject area adjacent to properties also solely contained within an Area of Change? So, let me rephrase that question. Are all adjacent properties also within an Area of Change?

Chair, Renn Halstead: Thank you, Commissioner.

Mikaela Renz-Whitmore - UD&D Manager: Deepa, I'll share screen if you want to answer the question.

Deepa Bansal – Council Services: I have it pulled up on my screen.

Mikaela Renz-Whitmore - UD&D Manager: Okay, perfect.

Deepa Bansal – Council Services: I can share that.

Chair, Renn Halstead: Please.

Deepa Bansal – Council Services: So, Mr. Chair, Ms., Mr. Commissioner, the property that we are talking about is this one, and it is solely around all properties that are in an Area of change.

Commissioner Eric W. Nelius: Fantastic. Thank you, Ms. Bansal.

Chair, Renn Halstead: Thank you for that. All right, let's move along to, I think… We've got the cross-examination done. Let's move to staff closing.

William Steele-CABQ Planner: Hello Commissioners, and Chair. Ms. Jones will, do the staff closing for, for us today.

Megan Jones - EPC Principal Planner: Thank you, Mr. Steele, Chair and Commissioners. Just in summary, Mr. Steele and I want to add that the subject site is currently zoned NR-LM. The requested zone change to MX-M would be a downzone permitting lower intensity uses than what is currently allowed on the site. The request has been justified, pursuant to IDO review and decision criteria for a Zoning Map Amendment and does not create a spot zone. Although the comments suggested zone change to the MX-T zone district, MX-T would create a spot zone surrounded by higher intensity zone districts. Pursuant to the IDO, the purpose of the MX-M zone district is to provide for a wide array of moderate intensity retail, commercial, institutional, and moderate-density residential uses with taller multi-storied buildings encouraged in Centers and Corridors. The subject site is along the Major Transit Corridor. Staff recommends approval of the zone change to MX-M based on Findings 1 through 24 in the staff report, and I invite Mr. Steele or other planning staff to add to these statements now, if necessary.

Chair, Renn Halstead: Please, Mr. Steele.

William Steele-CABQ Planner: And if the Commission approves, with revised Finding number 4. That's what I want to add as well. Thanks.

Chair, Renn Halstead: Thank you. Any questions from the Commission? Okay. Thank you very much. Let's move to the applicant's closing.

Deepa Bansal – Council Services: Mr. Chair, we just urge your support.

Chair, Renn Halstead: Short and **s**weet. Thank you very much. Any questions for the applicant? All right, let's go ahead and close the floor. I appreciate all the discussion that we've had so far. I think we've made it very clear, some of the distinctions between the MX-M, MX-T, and MX-L zones, as well as the NR-LM. I'm inclined to see this location, given the cross streets, given its proximity to public transit, to me is a… is a real major item that I want to emphasize, because, I think part of the issues that the Neighborhood Association cited in their letter is traffic. And while you know, there's… there's always… With housing, there's, some vehicular traffic that's gonna be included with that. This location in an employment center, I think, really provides a big opportunity for folks to live and work in the location, use multi-modal transit that doesn't necessarily put more cars on the street. So, I would, say that this designation goes a long way to helping alleviate some of that traffic in the long run. I also think that the fact that it is separated from the single-family residential areas, by the, the drainage pond and other uses, I think, goes a long way to alleviate any worries that I would have about transition. There's similar-scale buildings across the street. So, I think it's transitioning into the denser and taller portion of downtown, and so in my mind the designation of MX-M is completely appropriate, both for its location along Lomas, its proximity to other MX-M, and the characteristics of the site itself. So that's my piece. I'd love to hear some conversation by the Commissioners as to what your opinions are on this.

Commissioner Eric W. Nelius: Mr. Chair, I'll offer up mine.

Chair, Renn Halstead: Sure, please.

Commissioner Eric W. Nelius: So, I'll echo your own sentiment, and seeing as Ms. Bansal also showed us that all adjacent properties are also within Area of Change. I think it's perfectly appropriate to change the zoning of this lot to fit the needs of the City and the community as a whole. Regarding traffic concerns as well, I think this being mixed-use rather than solely residential provides us an opportunity to provide walkable services. So, to the residents of the overlay zone, there's, from my understanding, not a lot of grocery stores within walking distance. Perhaps this could be used, it being multi… or, excuse me, mixed use. The bottom floor could be used for grocery retail. And then the last thing, too. I'm sort of echoing the sentiment of making this MX-L or MX-T; it certainly would create a spot zone. I'd make the argument, too, you could almost, an MX-H would actually be even more of a gradual transition to the mixed-use form base downtown. That being said, I trust the judgment of Ms. Jones and Mr. Steele, so I'm in support of converting this to MX-M.

Chair, Renn Halstead: Thank you, Commissioner. Vice Chair?

Vice-Chair, Adrian N. Carver: Yeah, thank you, Mr. Chair. You know, land in Albuquerque has never been vacant. We, we live in, at a crossroads of the river and the pathway through the canyon, and it's important to understand that history and to… and I really appreciate when community members come forward and advocate for their neighborhoods and that history, and especially when they come from historic neighborhoods. For this parcel, I think, you know, there's an opportunity to activate this parcel in a way that benefits the community. In fact, I heard community members agreeing with the permissive uses in the MX zones. The difference between a MX-M and an MX-L zone, I heard from testimony here, is about a 10-foot difference in building height. I'm not an architect, Mr. Chair, like you, but that, that doesn't seem like a whole lot of space for, for, more you know, not a lot of space for more density in those 10 feet. I think that the applicant has made a case that, that MX-M is appropriate here, that MX-T would be inappropriate, because it is not adjacent to single-family homes, or single-family zones. And yeah, you know, I think that this is a part of town, the district that I represent, that, that could use some more, some of these, the community amenities, the neighborhood scale amenities that this zone change will help facilitate. And so, I do support this application, and would love to hear from other commissioners, but could be ready to make a motion if, when, when that's, when it's time.

Chair, Renn Halstead: Thank you, Vice Chair. Commissioner Tanko, I saw you come off mute.

Commissioner Abdul Ganiu Tanko: Yeah, thank you, Chair. Yes, I'll also say that I do appreciate the concerns raised by the, the neighborhood regarding the density. You know, the height, the traffic, their compatibility, and all that, of this, you know, future development. I also recognize that, from the records, that there appears to be agreement, you know, that's moving the property away from its current, NR, NR-LM to, you know industrial zoning is appropriate. For the decision for us today, you know, we are considering, the zone map change amendment to MX-M. You know, it's not… on… specifically on development proposal, just as I mentioned earlier. But I'll say that based on staff report, you know, the application review criteria and, you know, the meeting report, the evidence presented today, I believe that, you know, the MX-M is, is appropriate, for this location, and it's also consistent with the, with the City's objective. With that being said, I also want to add that, I also believe that the concerns raised by the Neighborhood Association are important, and should be… and should continue, you know, be addressed as the specific development proposals of this particular project moves forward. Particularly if this can be done through meaningful community involvement and for the, during this development process. So, based on the evidence, in the record and application review, I support the approval, and I'm gonna vote for it, yeah. Thank you.

Chair, Renn Halstead: Thank you, Commissioner. Any other commissioners wish to voice their thoughts on the matter, or it sounds like we… Commissioner Carver can make a motion. And I

did want to call out before we wrap this case up that Ms. Renz-Whitmore did find the Excel table. Ms. Renz-Whitmore, did you want to… do you have that so we could show it on the screen briefly?

Mikaela Renz-Whitmore - UD&D Manager: I do. Thank you, Chair. So, I am showing the Integrated Development Ordinance web page. And if I can get my Zoom controls out of the way. So, if you go to ABQ-zone.com. You'll get this, this… it'll land you here at the homepage. If you go to Resources. I'm still in my way. If you go to Resources, IDO FAQs, because this is about uses, I'm gonna zip down to Allowable Uses, Part 4. And, very importantly, the question, how does the allowable use table work? Gives you lots of explanation, and then at the bottom, it gives you a link to the Excel version of the table.

Chair, Renn Halstead: Fantastic.

Mikaela Renz-Whitmore - UD&D Manager: Thank you.

Chair, Renn Halstead: Thank you for showing that. That's an awesome resource for the community, I think.

Vice-Chair, Adrian N. Carver: Mr. Chair, this is Carver.

Chair, Renn Halstead: Please, Vice Chair.

Vice-Chair, Adrian N. Carver: Yes, I move approval of case number ZMA-2026-00011, based on Findings 1 through 24, revised Finding number 4.

Commissioner Abdul Ganiu Tanko: I second.

Commissioner Matthew Archuleta: Archuleta second. Oh, go ahead.

Chair, Renn Halstead: Tanko beat ya. Commissioner, you seconded? Alright. Got a second. Go to a roll call. Commissioner Archuleta?

Commissioner Matthew Archuleta: Archuleta, aye.

Chair, Renn Halstead: Commissioner Tanko?

Commissioner Abdul Ganiu Tanko: Tanko, aye.

Chair, Renn Halstead: Commissioner Likar?

Commissioner Jarrod Likar: Likar aye.

Chair, Renn Halstead: Commissioner Nelius?

Commissioner Eric W. Nelius: Nelius, aye.

Chair, Renn Halstead: Commissioner Aragon?

Commissioner Dan Aragon: Aragon, aye.

Chair, Renn Halstead: Commission, or Vice Chair Carver?

Vice-Chair, Adrian N. Carver: Carver, aye.

Chair, Renn Halstead: And the Chair's and aye. Passes 7-0. Thank you, everyone, for your time.

City of Albuquerque

Environmental Planning Commission (EPC)

Hearing Date: August 20, 2026

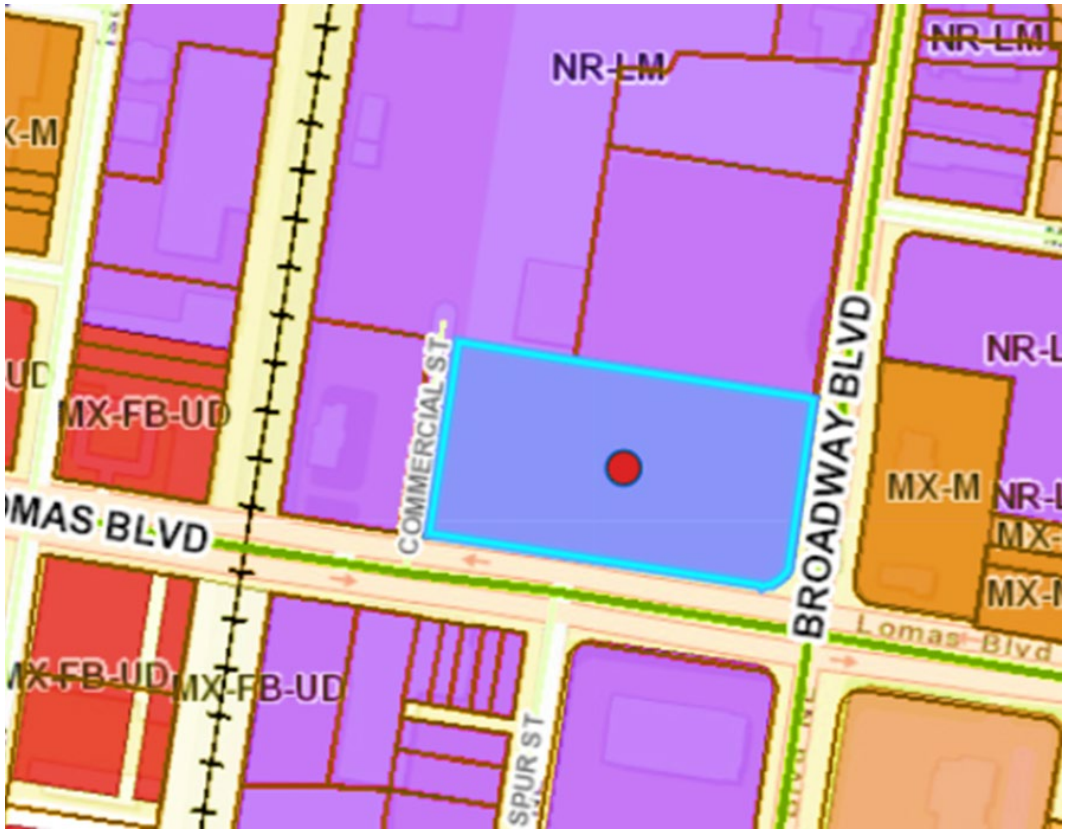
Agenda Item #5:

Zoning Map Amendment– EPC

Plan #ZMA-2026-00011

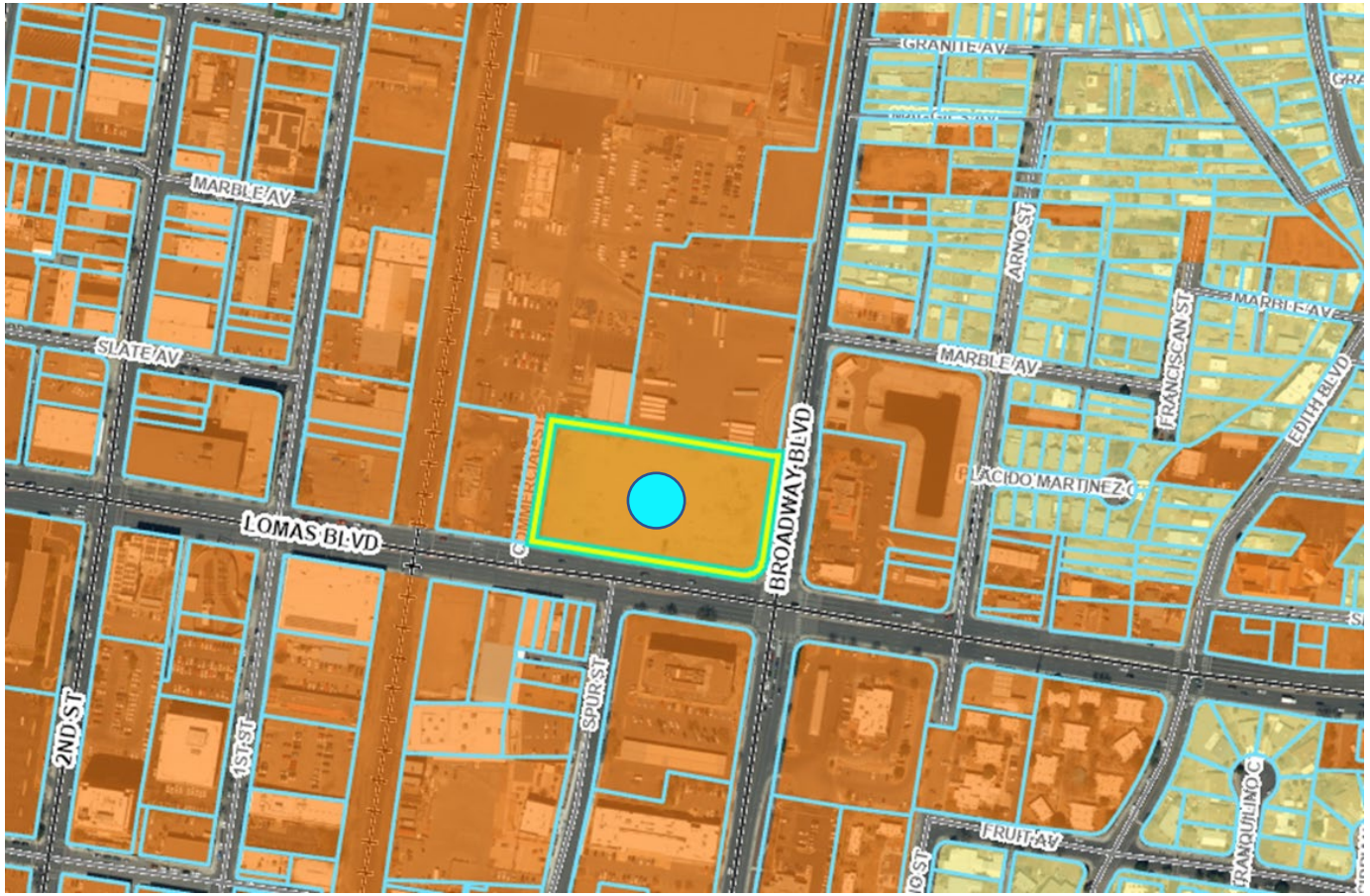
229 Lomas Blvd

Project Snapshot



Plan #	**ZMA-2026-00011**
Applicant	City of ABQ Council Services Department
Request	Zoning Map Amendment – EPC
Location	229 Lomas Blvd. NE, Between Broadway Blvd. & Commercial St.
Size	Approximately 3 acres
Existing Zoning	**NR-LM**
Existing Zoning	**MX-M**

City Development Areas



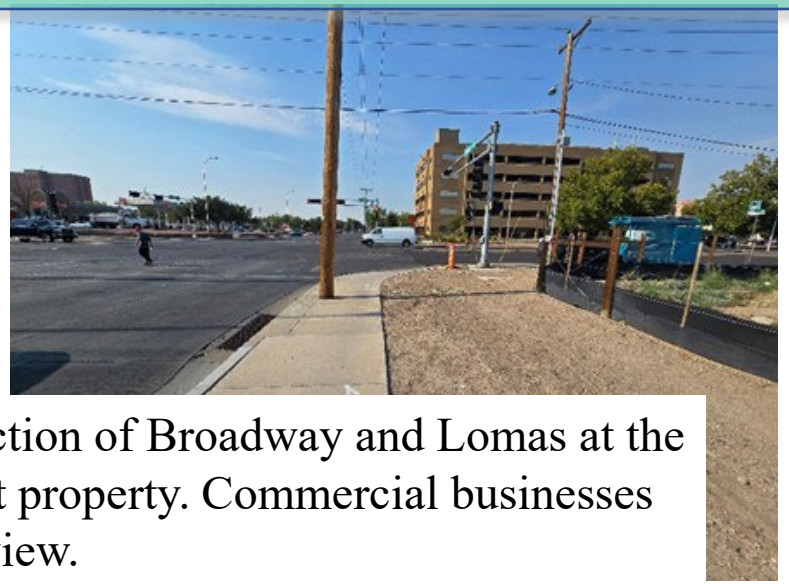
N

City Development Areas

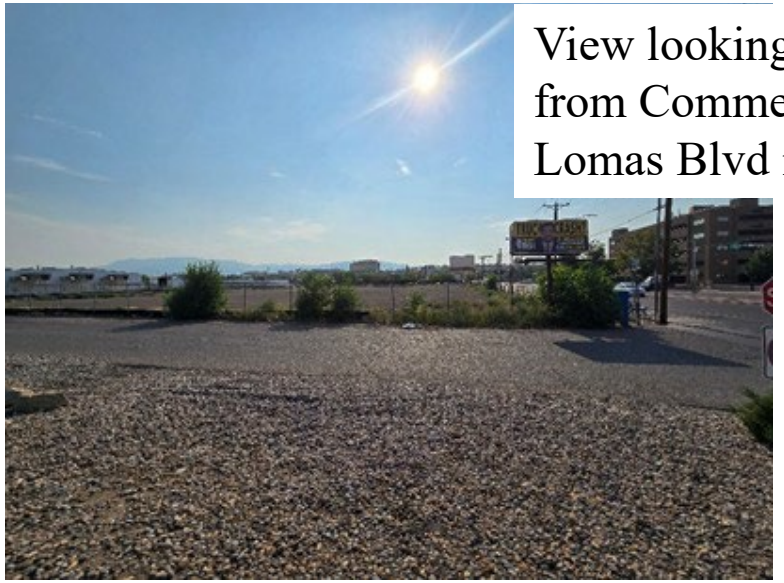
- Change
- Consistency
- Subject Site

Site Photos

Looking west across Broadway Blvd at the subject site.



Viewing the intersection of Broadway and Lomas at the corner of the subject property. Commercial businesses can be seen in this view.



View looking east across the subject site from Commercial St.
Lomas Blvd is on the right.

Looking Northwest across the subject site on the corner of Broadway and Lomas.

Site Photos

Viewing the subject site looking east.

Viewing the west side of the subject site and the corner of Commercial St. and Lomas Blvd. A restaurant with a drive through can be seen in this view.

Comp Plan Goals and Policies

(Findings # 14 - 17)

CHAPTER 5: LAND USE

- POLICY 5.1.1 DESIRED GROWTH
- POLICY 5.1.10 MAJOR TRANSIT CORRIDORS
- GOAL 5.2 COMPLETE COMMUNITIES
- POLICY 5.4.1 HOUSING NEAR JOBS
- GOAL 5.6 CITY DEVELOPMENT AREAS
- POLICY 5.6.2 AREAS OF CHANGE

CHAPTER 8: ECONOMIC DEVELOPMENT

- GOAL 8.1 PLACEMAKING

CHAPTER 9: HOUSING

- GOAL 9.3 HOUSING DENSITY
- POLICY 9.3.1 CENTERS AND CORRIDORS
- POLICY 9.2.1 COMPATIBILITY
- POLICY 9.3.2 OTHER AREAS

CHAPTER 13: RESILIENCE AND SUSTAINABILITY

- POLICY 13.5.1 LAND USE IMPACTS

Site Plan – EPC Review & Decision Criteria [6-7(G)]

Decision Criteria - IDO §14-16-6-7(G)(3)

Finding # 18

(a) Furthers Comp Plan goals/policies: consistent with health, safety, and general welfare

(b) Area of Consistency – does not apply

(c) Area of Change – a different zone district is more advantageous to the community

(d) Proposed zoning does not include permissive uses that would be harmful. Although Cannabis Retail is a permissive use in the MX-M zone district, IDO § 14-16-4-3(D)(36) establishes use-specific standards to mitigate potential impacts, including compliance with State licensing requirements. Currently such an establishment is not allowed at the site due to minimum separation requirements.

(e) Infrastructure is sufficient but more will be required for any development of the site.

(f) Justification is not completely based on location.

(g) Justification is not completely or predominantly based on economic considerations.

(h) Not a spot zone.

ONE ALBUQUERQUE

Notification and Facilitated Meeting

Notification:

- The application was referred by staff to City departments and outside agencies for review. No adverse comments were received.
- Property owners within 100-feet and Neighborhood Associations within 600-feet were notified as required.
- Sign posting requirements were met.

Post Submittal Facilitated Meeting – July 27, 2026

- Facilitated Meeting: SBMTNA meeting held July 27, 2026; neighborhood representatives generally supported the downzoning from NR-LM to MX-M.
- Concerns: CPO-7 litigation, building height/density, traffic, environmental impacts, housing affordability, historic character, and continued neighborhood involvement in future development.

Public Comment

- On August 4, 2026, the Martineztown/ Santa Barbara Neighborhood Association (SBMTNA) submitted a letter to City of ABQ Council Services Department opposing the requested MX-M zone district, recommending MX-T or MX-L to protect and preserve the single-family residential neighborhood surrounding the site. (see letter in the Staff Report)
- Concerns with MX-M are related to building intensity, scale, and traffic generated.

Recommendation

Agenda Item #5 – Environmental Planning Commission August 20, 2026

APPROVAL of Case # **ZMA-2026-00011**, a request for a Zone Map Amendment – EPC based on Findings # 1-24.

Zone Map Amendment

Rezone from NR-LM to MX-M

Property at 229 Broadway Blvd

City Council Services

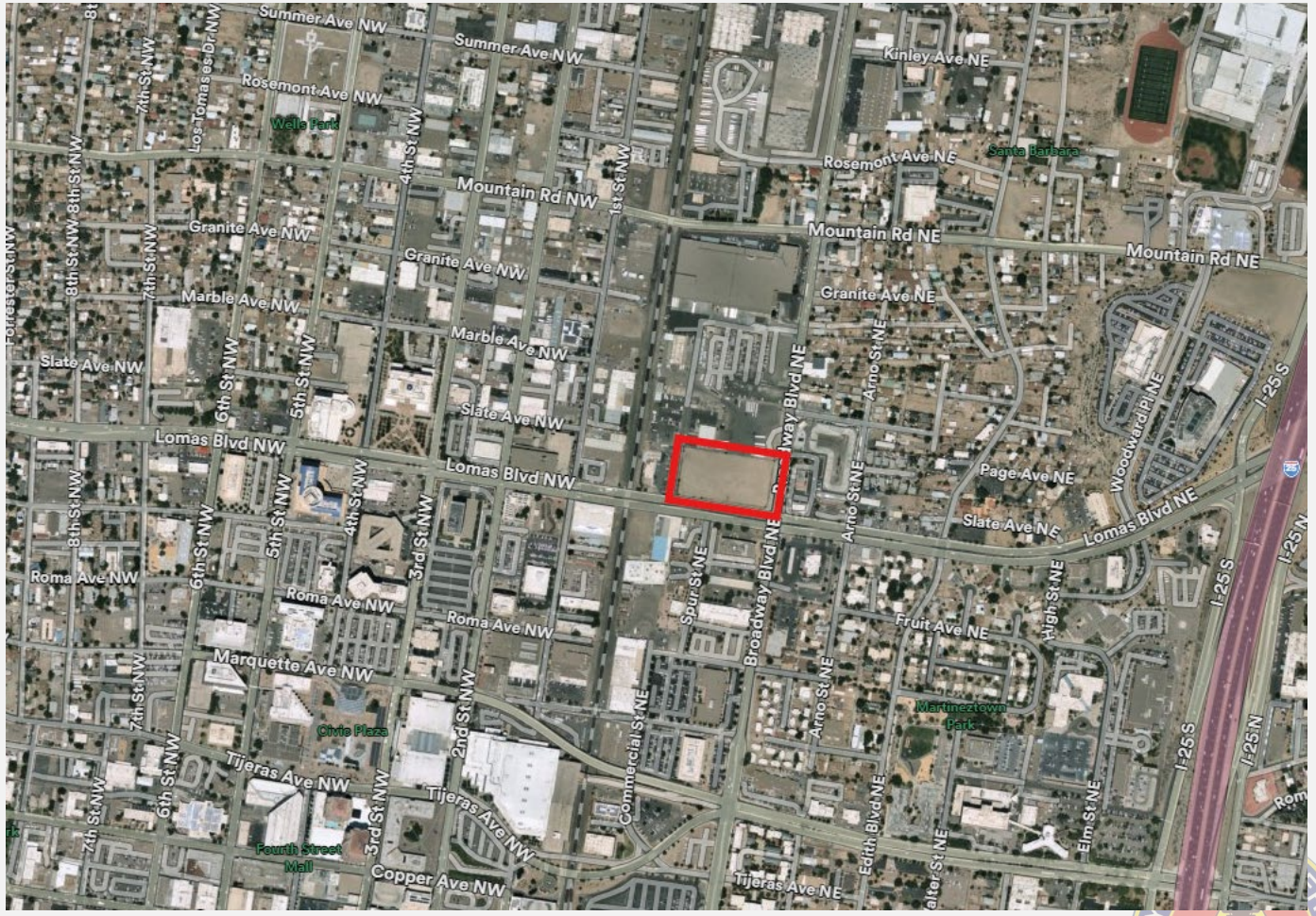
Deepa Bansal - Council Planner

dbansal@cabq.gov

August 20, 2026

Subject Site

- Intersection of Broadway and Lomas
- 2.77-acre vacant land
- Former AMAFCA Detention Pond



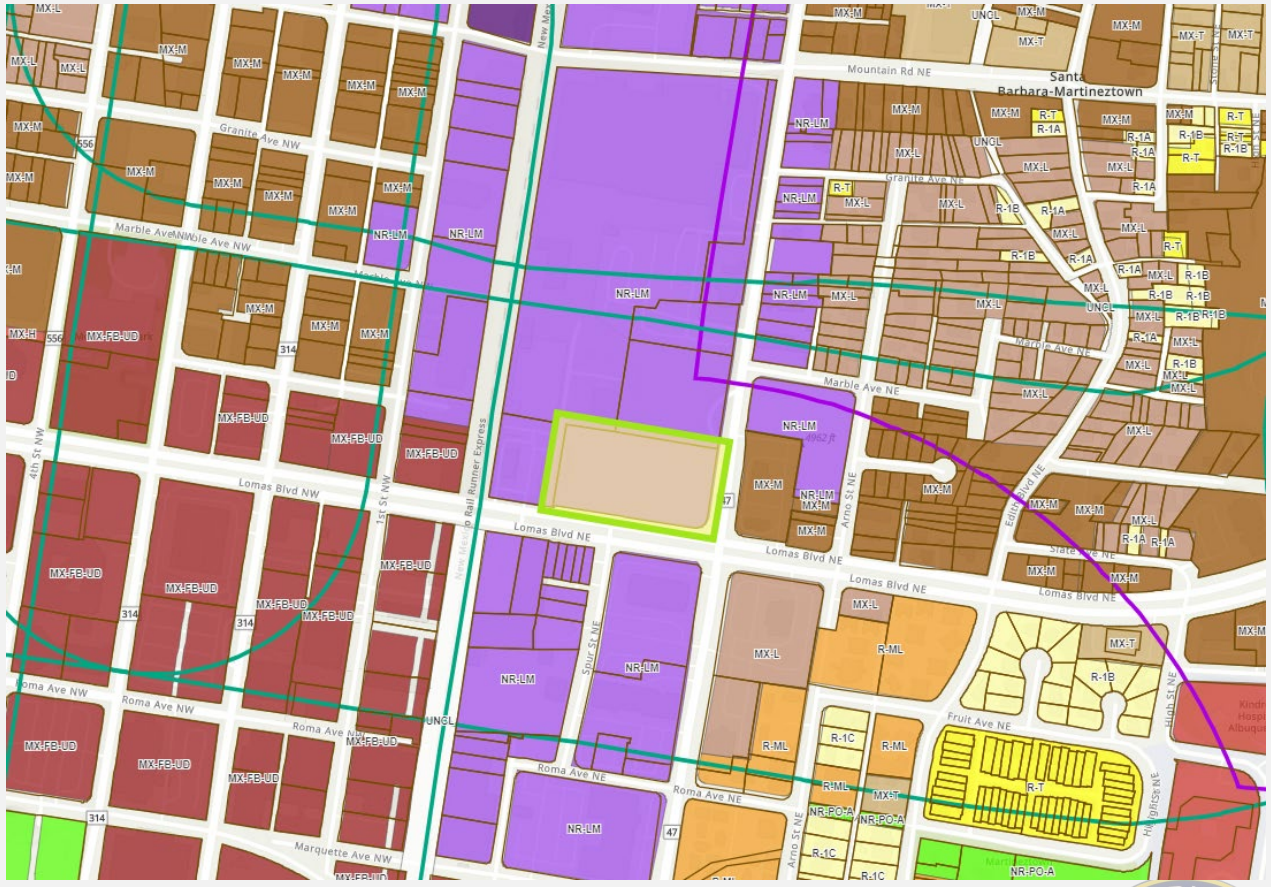
Proposed Amendment

From NR-LM (Non-Residential – Light Manufacturing)

- No residential
- Moderate-intensity commercial
- Light assembly
- Fabrication and manufacturing uses

To MX-M (Mixed-Use-Medium Intensity)

- Medium-density residential
- Moderate-intensity commercial
- Institutional
- Encouraged in Center & Corridors



Allowable Uses

NR-LM

- Adult Entertainment & Retail
- Heavy Vehicle- sales, retail, fueling & repair
- Outdoor vehicle storage
- Construction contractor facility or yard
- Self-Storage (C in MX-M)
- Railroad yard
- Light Manufacturing – machine shops, filming, fabrication, processing goods and materials, assembly
- Compost facility – large
- Warehousing
- Wholesale & distribution center

MX-M

- Townhouse, Live-work & Multifamily Dwelling
- All group living, community residential facilities & homes
- Residential community amenities (indoor & outdoor)
- General retail medium (C in NR-LM) -

Dimension Standards – Building Height

NR-LM

Maximum Building Height – 65 ft with No maximum for portions of building >100 ft. from front lot line

MX-M

Maximum Building Height – 60 ft
No maximum for multifamily residential dwellings and for portions of building >100 ft. from the front lot line

Additional height bonuses for workforce housing and structured parking

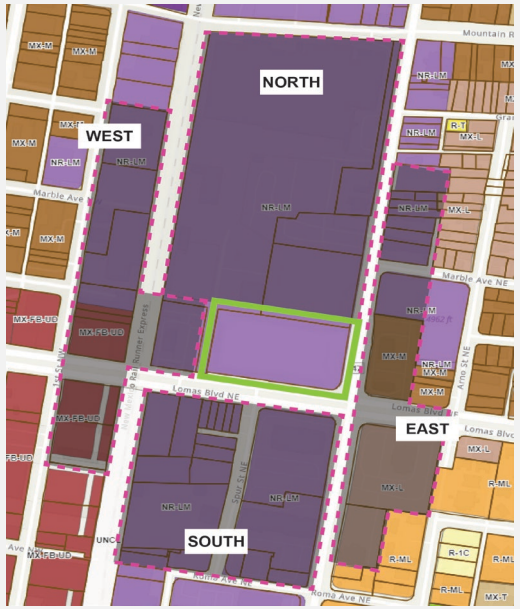
Surrounding Area

Small retail and neighborhood-serving businesses

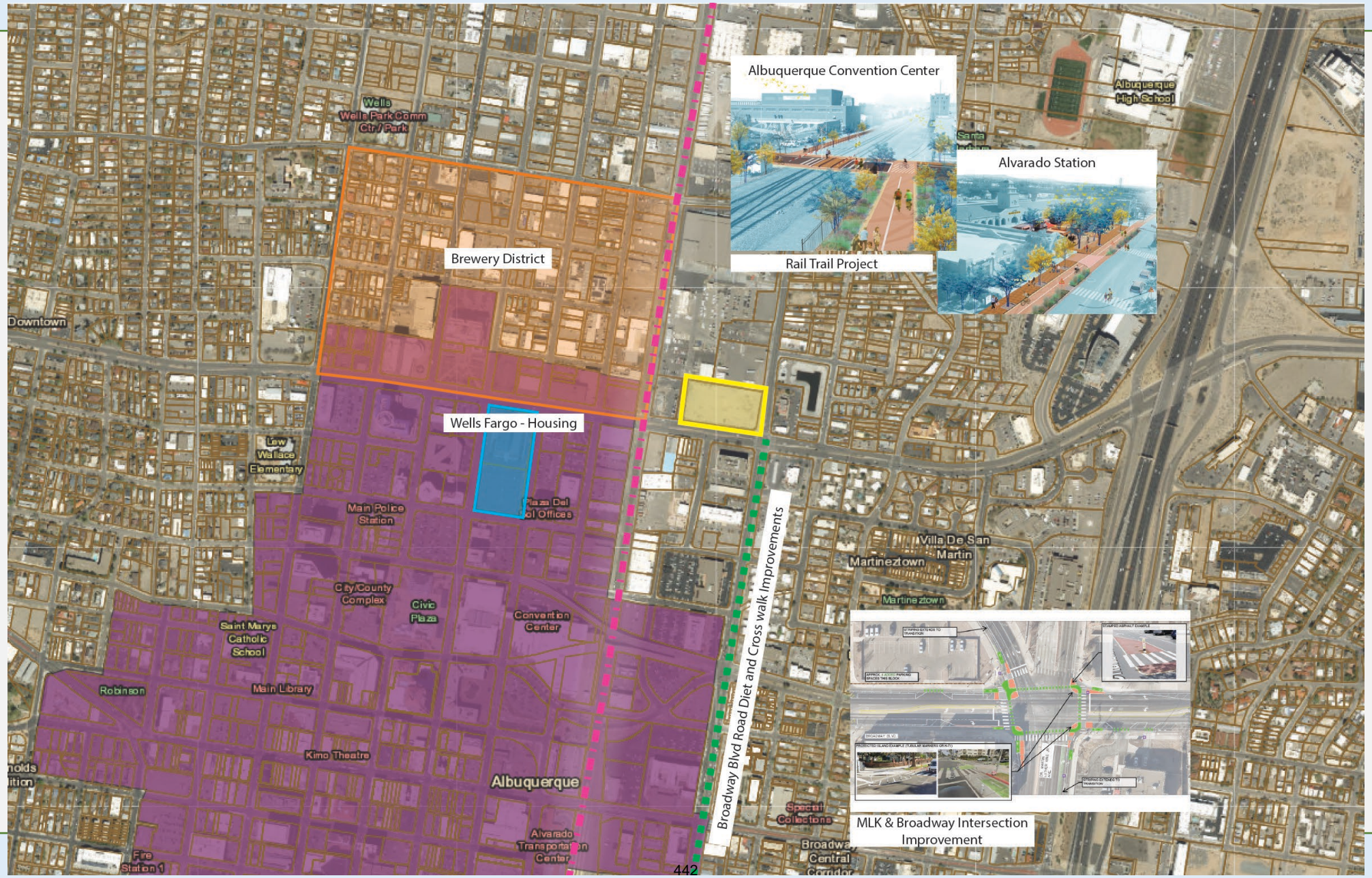
Walkable amenities

Supporting a mixed-use development including housing

Just outside of the boundary shown, a large portion of the properties are MX-M.



Direction	Property Address	Adjacent Street	Current Zoning	Curent Land Use
East	912 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Office
	906 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Cannabis Store
	904 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Cannabis Store
	830 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Flood Pump Station
	800 BROADWAY BLVD NE	Broadway Blvd	MX-M	Café and Fast Food Restaurant
	300 LOMAS BLVD NE	Broadway Blvd & Lomas Blvd	MX-L	Gas Station
	610 BROADWAY BLVD NE	Broadway Blvd	MX-L	Medical Facility
West	101 LOMAS BLVD NE	Lomas Blvd	NR-LM	Fast Food Restaurant
	900 1ST ST NW	1st Street	NR-LM	Community Church
	820 1ST ST NW	2nd Street	NR-LM	Recreational Space
	822 1ST ST NW	3rd Street	MX-FB-UD	Paint Store
	814 8 1ST ST NW	4th Street	MX-FB-UD	Paint Store
	720 1ST ST NW	5th Street	MX-FB-UD	Self Storage - Event Space
	700 7 1ST ST NW	6th Street	MX-FB-UD	Restaurant
North	1135 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Post Office
	915 LOMAS BLVD NE	Broadway Blvd	NR-LM	Post Office Parking
	229 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Post Office - Drop Box
South	102 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	112 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	116 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	120 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	122 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	126 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	JOHN ST NE	Spur St NE	NR-LM	Car Rental
	701 JOHN ST NE	Spur St NE	NR-LM	Office
	601 COMMERCIAL ST NE	Spur St NE	NR-LM	Restaurant & Brewing Company
	707 BROADWAY BLVD NE	Lomas Blvd & Broadway Blvd	NR-LM	Corporate Office Building
	609 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Office - WESST Studios
	205 ROMA AVE NE	Roma Ave	NR-LM	Parking
	ROMA AVE NE	Roma Ave	NR-LM	Parking


Albuquerque Convention Center
Alvarado Station
Rail Trail Project
Brewery District
Wells Fargo - Housing
Downtown
Albuquerque High School
Wells Park Comm Ctr / Park
Low Wallace Elementary
Main Police Station
Plaza Del Sol Offices
City/County Complex
Civic Plaza
Convention Center
Saint Marys Catholic School
Robinson
Main Library
Kimo Theatre
Albuquerque
Alvarado Transportation Center
Fire Station 1
Special Collections
Broadway Central Corridor
Villa De San Martin
Martineztown
Broadway Blvd Road Diet and Cross walk Improvements
MLK & Broadway Intersection Improvement

Comp Plan Policy Direction

Rezone largely supported by Land Use, Economic Development, Housing, and Resilience & Sustainability Goals and Policies

- Infill growth and development concentrated in Centers and Corridors
- Increased housing density
- Create a balance of diverse places
- Support housing near jobs and economic hubs

- Lastly, preventing any environmental impacts from certain land uses

POLICY 5.1.1

Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

POLICY 5.1.3

Downtown: Strengthen Downtown's identity as a regional hub for the highest-intensity development, with concentrated job and commercial activity supported by the highest-density housing. [A]

POLICY 5.1.10

Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development. [ABC]

POLICY 5.2.1

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

POLICY 5.4.1

Housing near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment. [ABC]

POLICY 8.1.1

Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities. [ABC]

POLICY 9.3.1

Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas. [ABC]

POLICY 13.5.1

Land Use Impacts: Prevent environmental hazards related to land uses. [ABC]

Overview

Downzoning the property and changing a strictly industrial zone to a mixed-use zone district will open up the possibilities for development of a mix of housing, medium-intensity commercial, jobs, and better neighborhood-serving amenities

The overall goal of this amendment is to avoid land uses that come with an industrial zone and which might have an environmental impact on the surrounding neighborhoods

BUT, to support a zone district that would enhance the neighborhoods with a walkable, vibrant, community-focused active land use, possibly filling the gaps in the demand for housing, and stand as a thriving gateway entry to Downtown.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office (505) 924-3860

ENVIRONMENTAL PLANNING COMMISSION
NOTICE OF DECISION

Case Number:	**ZMA-2026-00011**, Zoning Map Amendment (Zone Change)
Hearing Date:	08-21-2026
Applicant:	City of Albuquerque Council Services Department
Subject Property:	229 Lomas Blvd. NE
Case Description:	The City of Albuquerque Council Services Department, request a Zoning Map Amendment from the NR-LM (Non-residential Light Manufacturing) zone district to MX-M (Mixed-use Medium Intensity) for all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A), located at 229 Lomas Blvd. NE, between Broadway Blvd. and Commercial St., approximately 3 acres.
Staff Planners:	William Steele and Megan Jones

DECISION

On August 20, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Case # **ZMA-2026-00011**, a Zoning Map Amendment (Zone Change), based on the following Findings.

FINDINGS

1. This request is for a Zoning Map Amendment from the NR-LM (Non-residential Light Manufacturing) zone district to the MX-M (Mixed-use Medium Intensity) zone district for an approximately 3-acre parcel legally described as all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. and Commercial St.

2. The purpose of the zone change is to allow residential and mixed-use development along the Lomas Major Transit corridor in an area of the City that lacks housing near jobs.
3. The Council Services department does not have plans for specific development of the site, as this will be determined through future negotiations with the Metropolitan Redevelopment Association (MRA) and their current Request for Proposal (RFP) for the site. Council Services believes that rezoning the property to MX-M ensures that a more sensitive development will occur, versus keeping the current zoning of NR-LM.
4. The EPC is the final decision-making body because the subject site is within an Area of Change and is less than 20 acres [IDO §14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter. As a City project, this case is not appealable to City Council [IDO § 14-16-1-4(C)].
5. The subject site is owned by the City of Albuquerque and AMAFCA. AMAFCA was using the site as a detention pond, which is no longer in operation. The parcel remains undeveloped.
6. The Long Range Roadway System (2040 LRRS) map, designates Lomas Blvd. and Broadway Blvd. as Existing Regional Principal Arterials. Commercial St. NE is a local street.
7. The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates Lomas Blvd. as a Primary Freight Corridor.
8. The Long Range Bikeway System (LRBS) map, shows a proposed buffered bike lane on Broadway Blvd. that runs adjacent to the subject site and a proposed paved trail along Lomas Blvd. NW that ends at the railroad tracks west of the subject site.
9. On October 28, 2025 the EPC recommended approval to the City Council for a Small Area Text Amendment to the IDO to remove the subject site from the CPO-7 boundary, which City Council approved. The Martineztown/Santa Barbara Neighborhood Association (SBMTNA) appealed this decision to District Court, which is still in process [TA-2025-00001, D-202-CV-202601904]. As of this writing, there has not been a stay or injunction pending appeal. The proposed zone change would not be affected by the outcome of this appeal. Any future project would be subject to CPO-7 if the appeal is successful.

   The subject site is owned by the City of Albuquerque and AMAFCA. AMAFCA was using the site as a detention pond, which is no longer in operation. The parcel remains undeveloped. The Albuquerque/Bernalillo County Comprehensive Plan, the Downtown Metropolitan Redevelopment Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. The Albuquerque/Bernalillo County Comprehensive Plan, the Southwest Mesa Community Planning Area (CPA) Assessment Report, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The subject site is located in an Area of Change as designated by the Comprehensive Plan.
12. The subject site is within the Central ABQ Community Planning Area (CPA).
13. The subject site borders Lomas Blvd. NE and is within 660 feet of the Lomas Blvd. Major Transit Corridor. Major Transit. The subject site is also within ¼ mile of the 4th Street and Central Ave. Main Street Corridors.

14. The request is consistent with the following Goals and Policies related to CHAPTER: LAND USE.

    A. POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

    The ZMA could direct growth to an established Major Transit Corridor and help shape the built environment into a more sustainable development pattern by concentrating development where existing public infrastructure and multimodal transportation facilities are already available. The subject site is located along the Lomas Blvd. Major Transit Corridor, within ¼ mile of the 4th Street and Central Ave. Main Street Corridors, and is served by existing streets, sidewalks, utilities, bicycle facilities, and public transit. The Central CPA Assessment identifies the Centers and Corridors concept as a fiscally responsible and sustainable development strategy because directing growth to areas where public investment has already occurred makes more efficient use of those investments while supporting places to live and work. The proposed MX-M zone district would allow residential and mixed-use development that better aligns with this framework than the existing NR-LM zone district and would facilitate redevelopment of the vacant site.

    B. POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

    SUB-POLICY 5.1.10(a): Encourage higher-density residential developments within ¼ mile of transit stops or stations.

    The subject site is located along the Lomas Blvd. Major Transit Corridor that supports high-frequency transit service through pedestrian-oriented development and could encourage higher-density residential development withing ¼ mile of transit stops or stations. The subject site is located within one-quarter mile of numerous ABQ RIDE bus stops served by Routes 11 and 16, providing convenient access to Downtown and other areas of the city. The existing NR-LM zone district does not allow residential development, whereas the proposed MX-M zone district permits residential and mixed-use development at an intensity that is more appropriate for a major transit corridor. Allowing residential uses near existing transit service supports increased transit ridership, walkability, and opportunities for people to access employment, services, and amenities without relying solely on automobiles.

    C. GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

    SUB-POLICY 5.2.1(m): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

    The ZMA promotes complete communities through a mix of compatible land uses by encouraging a more productive use of vacant lots and under-utilized lots, that could provide and opportunity for residents to live, work, learn, shop, and recreate in close proximity. The subject site is an approximately 3-acre vacant property located within an Area of Change near Downtown Albuquerque.. Rezoning the property from NR-LM to MX-M would allow a broader mix of residential, commercial, institutional, and civic uses that are

more consistent with the Complete Communities goal than the existing industrial zoning. The proposed zone change would facilitate productive reuse of a long-vacant property while expanding opportunities for housing and neighborhood-serving uses in an area with existing infrastructure and transit service.

D. POLICY 5.4.1 HOUSING NEAR JOBS: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The ZMA request would promote higher-density housing and discouraging single family housing near areas with concentrated employment. The subject site is located near Downtown Albuquerque, major employment centers, commercial services, bicycle facilities, and multiple ABQ RIDE routes along Broadway Boulevard and Lomas Boulevard. The current NR-LM zone district does not permit residential development, limiting opportunities to provide housing in an area with existing infrastructure and transit service. The proposed MX-M zone district would allow a variety of residential housing types integrated with commercial and civic uses that better support the surrounding urban context.

E. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The ZMA request encourages growth to Areas of Change where redevelopment and more intensive development are expected and desired while protecting established neighborhoods. The subject site is located entirely within an Area of Change and is surrounded by properties that are also designated as Areas of Change. The site is currently vacant and occupies a prominent location at the intersection of two Existing Regional Principal Arterial roadways with access to existing public infrastructure and transit service. Rezoning the property to MX-M would support redevelopment of an underutilized infill property in a location identified by the Comprehensive Plan as appropriate for growth.

F. 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.

The policy aligns with the ZMA request because it directs growth and more intense development to Centers, Corridors, industrial and business parks, and other Areas of Change where redevelopment is encouraged. The subject site is located within an Area of Change adjacent to the Lomas Major Transit Corridor and near the Downtown Center. The proposed MX-M zone district would allow residential and mixed-use development at an intensity that is more consistent with the Comprehensive Plan's vision for this area than the existing NR-LM zone district. The request would facilitate redevelopment of a vacant infill property while encouraging housing and neighborhood-serving commercial uses in a location with existing infrastructure and transit access.

15. The request is consistent with the following Goal related to CHAPTER 8: ECONOMIC DEVELOPMENT:

GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The ZMA request would promote the creation of a place where businesses, residents, and visitors can thrive while supporting long-term economic vitality. The subject site occupies a highly visible location at the intersection of Broadway Boulevard and Lomas Boulevard that serves as a gateway into Downtown Albuquerque. The proposed MX-M zone district would allow a broader mix of residential, commercial, institutional, and civic uses that could create a more active streetscape and encourage additional investment in the surrounding area. Redevelopment of this long-vacant property has the potential to improve the visual character of the corridor while supporting neighborhood-serving businesses and expanding housing opportunities. Accordingly, the proposed zone promotes redevelopment that contributes to a more vibrant urban environment.

16. The request is consistent with the following Goal and Policy related to CHAPTER 9: HOUSING

    A. GOAL 9.3 HOUSING DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

    The zone change to MX-M would promote increased housing density in locations with adequate infrastructure, services, and amenities. The subject site is located within an Area of Change adjacent to a Major Transit Corridor and is served by existing streets, sidewalks, utilities, bicycle facilities, and public transit. The MX-M zone district permits moderate-density residential development that is more appropriate for this urban infill location than the existing NR-LM zone district, which does not allow residential uses. Allowing residential development on this vacant property would expand housing opportunities in an area with existing infrastructure while supporting efficient land use patterns.

    B. POLICY 9.3.1 CENTERS AND CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

    The ZMA request supports the policy by encouraging higher-density, multi-unit housing and mixed-use development in Centers and along Major Transit Corridors to accommodate growth while making efficient use of existing infrastructure. The subject site is adjacent to the Lomas Major Transit Corridor and immediately east of the Downtown Center, making it an appropriate location for additional residential and mixed-use development. The proposed MX-M zone district would permit housing and mixed-use development that is not allowed under the existing NR-LM zone district and would better align with the Comprehensive Plan's vision for development along transit corridors. Expanding opportunities for residential development at this location also supports housing choice near employment, transit, and neighborhood services.

17. The request is consistent with the following Policy related to CHAPTER 13: RESILIENCE AND SUSTAINABILITY:

    POLICY 13.5.1 LAND USE IMPACTS: Land Use Impacts: Prevent environmental hazards related to land uses.

This request seeks to prevent environmental hazards and protect public health, safety, and welfare by discouraging incompatible land uses in close proximity. The subject site is surrounded primarily by commercial, office, restaurant, and service uses, with established residential neighborhoods located nearby. Although the surrounding area retains a significant amount of NR-LM zoning, many existing land uses are commercial in nature rather than industrial. Rezoning the property to MX-M would reduce the potential for future light manufacturing uses adjacent to nearby residential and mixed-use areas while encouraging development that is more compatible with the existing urban context.

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

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

    Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. In addition to the above response, the applicant provided policy-based responses adequately demonstrating that the request furthers a preponderance of applicable Goals and Policies regarding Land Use, Economic Development, Housing and Resilience and Sustainability; therefore, the request is consistent with the City's health, safety, morals, and general welfare.

    Applicable citations:

    Policy 5.1.1 Desired Growth; Policy 5.1.10 Major Transit Corridors, Policy 5.1.10(a); Goal 5.2 Complete Communities, Policy 5.2.1(m); Policy 5.4.1 Housing Near Jobs; Goal 5.6 City Development Areas; Policy 5.6.2 Areas Of Change; Goal 8.1 Placemaking; Goal 9.3 Housing Density; Policy 9.3.1 Centers And Corridors; Policy 13.5.1 Land Use Impacts.

    B. 6-7(G)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

        1. There was typographical or clerical error when the existing zone district was applied to the property.

        2. There has been a significant change in neighborhood or community conditions affecting the site.

        3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is not within an area of consistency. It is wholly in an area of change.

C. 6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.

2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The proposed MX-M zone district is more advantageous to the community than the existing NR-LM zone district because it better implements the land use, development, and connectivity objectives of the ABC Comprehensive Plan and the Central Albuquerque Community Planning Area (CPA) Assessment. The subject site is located within an Area of Change, adjacent to the Lomas Major Transit Corridor, and immediately east of the Downtown Center, where the Comprehensive Plan encourages higher-intensity infill and mixed-use development supported by multimodal transportation. The Central CPA Assessment identifies opportunities to redevelop vacant and underutilized properties, expand housing choices, support walkable mixed-use neighborhoods, and reduce land use conflicts associated with industrial uses. Rezoning the property to MX-M would allow residential and mixed-use development that is more consistent with the surrounding urban context, makes better use of existing infrastructure and transit, and more effectively implements the Comprehensive Plan's desired pattern of land use, development intensity, and connectivity.

D. 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The proposed MX-M zone district would allow additional residential, civic, institutional, and neighborhood-serving commercial uses that are not permitted in the existing NR-LM zone district. Although Cannabis Retail is a permissive use in the MX-M zone district, IDO § 14-16-4-3(D)(36) establishes use-specific standards to mitigate potential impacts, including compliance with State licensing requirements, minimum separation distances from other Cannabis Retail establishments and certain sensitive uses, restrictions on drive-through facilities and product display, secure storage requirements, and additional standards for on-site consumption. Under current conditions, an existing Cannabis Retail establishment at 904 Broadway Blvd. NE, approximately 300 feet from the subject site, would prevent a new Cannabis Retail establishment from locating on the property because the required 660-foot separation could not be met unless the existing establishment relocates or ceases operation.

E. 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

Although the applicant provided justification for all four sub-criteria, Staff finds that the request satisfies Criterion (e)(1). The subject site is served by existing public infrastructure, including Lomas Boulevard and Broadway Boulevard, sidewalks, water and sewer utilities, street lighting, and other public facilities. The property is also served by multiple ABQ RIDE routes and existing transit stops along Lomas Boulevard and Broadway Boulevard, providing multimodal access to the site. No development proposal is being considered with this request; however, any future development would be required to comply with all applicable IDO requirements and the Development Process Manual (DPM), including any infrastructure improvements determined necessary through the City's development review process. Based on the existing infrastructure and public improvements serving the site, Staff finds that adequate capacity exists to accommodate the development made possible by the proposed zone change and concludes that the request satisfies Criterion (e)(1).

F. 6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Although the subject site is located on a major transit corridor, it is not the applicant's justification for the zone change. The requested zone change is not based completely on the property's location, but rather, on the appropriate scale and location within the downtown neighborhood to support mixed use or residential development under the MX-M development standards.

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

The applicant's justification is not based completely or predominantly upon the cost of land. The applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant indicates that this request supports economic development goals in the Comp Plan and would allow future development under the MX-M zone district.

H. 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will

clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.

2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.

3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

There are MX-M zoned parcels adjacent to and surrounding the subject site and this request would not create a spot zone.

19. Notification was provided in accordance with IDO § 14-16-6, Table 6-1-1, and IDO § 14-16-6-4(J). Property owners within 100 feet of the subject site and the North Valley Coalition, Santa Barbara Martineztown Neighborhood Association (SBMTNA), and Citizens Information Committee of Martineztown (CICM) were notified as required.

20. SBMTNA requested a post-submittal facilitated meeting, which was held on July 27, 2026. During the meeting, neighborhood representatives generally supported the proposed downzoning from NR-LM to MX-M but expressed concerns regarding the pending CPO-7 litigation, building height, residential density, traffic, environmental impacts, housing affordability, and preservation of the historic character of the Martineztown/Santa Barbara neighborhood. Neighborhood representatives also requested continued involvement in future development discussions.

21. On August 4, 2026, the Santa Barbara Martineztown Neighborhood Association (SBMTNA) submitted a letter opposing the requested MX-M zone district and recommending MX-T or MX-L instead. The association expressed concerns regarding compatibility with the surrounding neighborhood, building intensity, traffic, and preservation of the historic character of the area, and requested that the rezoning be delayed until completion of the City's Request for Proposals (RFP) process.

22. The requested Zoning Map Amendment is evaluated using the review criteria in IDO § 14-16-6-7(G)(3) and establishes the property's zoning designation rather than approving a specific development proposal. Any future development would be subject to applicable IDO requirements and development review processes, and the City's RFP process is separate from the zoning map amendment review.

23. Most reviewing agencies reported no objection to the request. AMAFCA stated that it has no objection to the proposed Zoning Map Amendment but clarified that its comments are limited to the requested zone change and do not constitute approval of any future development. AMAFCA also requested continued coordination with the City regarding future disposition of the jointly owned property, distribution of any proceeds, and the agencies' ongoing responsibilities for flood risk reduction and drainage improvements.

24. The subject site is not located within 660 feet of Major Public Open Space or tribal land. Therefore, a tribal meeting offer was not required in accordance with IDO § 14-16-6-4(B) and Table 6-1-1.

APPEAL

It is not possible to appeal a City Application to City Council. IDO § 14-16-6-4(U) does not apply to City Applications and approvals of City activities or development on properties owned or leased by the City are deemed final for appeal purposes [IDO § 14-16-1-4(C)].

For more information regarding the appeal process, please refer to Section §14-16-6-4(U) of the Integrated Development Ordinance (IDO), Administration and Enforcement.

Sincerely,

Megan Jones

for Alan Varela
Planning Director

AV/MJ/WS

cc: City Council Services Matthew Cox, mcox@cabq.gov City Council Services Deepa Bansal, dbansal@cabq.gov
Citizens Information Committee of Martineztown, Roslyn Kloeppel, cicofmartineztown@proton.me, roslyn_kloeppel@live.com
Citizens Information Committee of Martineztown, Renee Martinez, cicofmartineztown@proton.me, martinez.renee@gmail.com
North Valley Coalition, Peggy Norton, nvcabq@gmail.com, peggynorton@yahoo.com
North Valley Coalition, Eleanor Walther, nvcabq@gmail.com, eawalth@comcast.net
Santa Barbara Martineztown NA, Loretta Naranjo Lopez, sbmartineztown@gmail.com, naranjolopez2010@gmail.com
Santa Barbara Martineztown NA, Tafoyo Leverett, salamdezia@gmail.com
Carrie Lee Smith, carrielee1771@gmail.com
City Legal, acoon@cabq.gov
EPC file

Outlook

Official Notice of Decision for ZMA-2026-00011, 229 Lomas Blvd. NE

From Maher, Nichole <nmaher@cabq.gov>
Date Mon 8/24/2026 4:36 PM
To Cox, Matthew D. <mcox@cabq.gov>; Bansal, Deepa <dbansal@cabq.gov>
Cc Jones, Megan D. <mdjones@cabq.gov>; Soriano, Daniel <dsoriano@cabq.gov>; "Matt Myers" <mmyers@moplaw.com>; Coon, Andrew S. <acoon@cabq.gov>; Steele, William J. <wsteele@cabq.gov>; roslyn_kloeppel@live.com <roslyn_kloeppel@live.com>; cicofmartineztown@proton.me <cicofmartineztown@proton.me>; martinez.renee@gmail.com <martinez.renee@gmail.com>; Peggy Norton <peggynorton@yahoo.com>; nvcabq@gmail.com <nvcabq@gmail.com>; eawalth@comcast.net <eawalth@comcast.net>; 'SBMTNA' <sbmartineztown@gmail.com>; Loretta Naranjo Lopez <naranjolopez2010@gmail.com>; salamdezia@gmail.com <salamdezia@gmail.com>; carrielee1771@gmail.com <carrielee1771@gmail.com>

1 attachment (248 KB)
ZMA-2026-00011_229 Lomas NOD.pdf;

Hello,

Attached is the Notice of Decision for ZMA-2026-00011, 229 Lomas Blvd. NE. It is also available in ABQ-PLAN and on the EPC webpage below.

https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

Thank you,

Nichole Maher
Sr. Administrative Assistant
Current Planning/EPC | UD&D
o (505) 924-3845
e nmaher@cabq.gov
cabq.gov/planning