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Mayor Timothy M. Keller

# CITY OF ALBUQUERQUE

Albuquerque, New Mexico

## Planning Department

### INTER-OFFICE MEMORANDUM

March 5, 2021

**TO:** Cynthia Borrego, President, City Council

**FROM:** Brennon Williams, Planning Director *BWilliams*

**SUBJECT:** AC-21-3, Project-2020-004806, SI-2020-01405, VA-2021-00024  
VA-2021-00008: Will Gleason, Dekker/Perich/Sabatini, agent for Walter Grodahl, DBG Properties appeals the Landmarks Commission decision to Deny a Certificate of Appropriateness for Demolition of a Non-Contributing building, at 611 Coal Ave. SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite.

### OVERVIEW

Applicant filed a request for demolition of a building over 50 years old outside and HPO and within a demolition review area, CPO-3 Downtown Neighborhood Area and was scheduled and heard at the January 13, 2021 public hearing.

The Landmarks Commission found that the applicant had not satisfied IDO Section 14-16-6-6(B)(3)(a)

1. The structure's historic, architectural, engineering, or cultural significance.
2. The structure's potential to enhance the city's heritage and historical identity.
3. The structures potential to contribute to the city's economic development or tourism industry.
4. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.  
It is a rare example of solid brick, Victorian residential architecture. Few of these buildings remain in Albuquerque.

5. The structure's condition.

The structure is indeed substandard as there are no utilities to the building. The structure itself is very solid. All the windows are original, the flooring is original and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition.

IDO Section 14-16-6-6(B)(3)(b) of the Integrated Development Ordinance specifies that to invoke the 120-day review period, the LC must find that, in considering the public

interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.

While within the LC's authority to issue a 120-day review period, the applicant requested a decision rather than a 120-day review period. The LC denied the demolition.

## **BASIS FOR APPEAL AND STAFF RESPONSE**

Section 14-16-6-4(V)(4) outlines the applicable criteria for the appeal in determining whether the Landmarks Commission erred in their decision:

### **6-4(V)(4) Criteria for Decision**

The criteria for review of an appeal shall be whether the decision-making body or the prior appeal body made 1 of the following mistakes:

6-4(V)(4)(a) The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.

6-4(V)(4)(b) The decision being appealed is not supported by substantial evidence.

6-4(V)(4)(c) The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

The reasons for the appeal, excerpted from appellant's letter, are listed below, with a bulleted, italicized response from the Planner for the Landmarks Commission. Please see the Appellant's letter and submittal packet for further details.

**The house is one of a number brick/wood framed houses of that era in the neighborhood. Some have had the first-floor exterior brick covered in stucco but most retain their wood framed and wood clad upper levels.**

- *In finding 5. 1. the Landmarks Commission states that the building is a rare brick building in Albuquerque, representing an early period of expansion due to the rail yards. Were it to be restored, it has some architectural qualities not often seen [in Albuquerque].*

**The major modifications that have been made to the 611 Coal House have eliminated most of the important elements that once contributed to its representation as an early 20th century Victorian house in Albuquerque.**

- *In finding 5.3. the LC states, the house, originally designed as a Queen Anne/ Italianate (Folk Victorian) dwelling, and later used as a boarding house, is an example of a period in the city's history when people came to work at the railyards or elsewhere in the city and stayed in these boarding houses. It marks a period in the city's history when there was great change.*

**The interior of the house has been subject to much abuse, having been occupied by trespassers for many years and has lost some of its original detailing, including staircase newel finials, kitchen and bathroom casework, porch details and bathroom fixtures.**

- *In finding 5. 5. the Landmarks Commission states that all the windows are original, the flooring is original and solid, the staircase is intact. The basement has stone walls and is dry.*

**Although much of the structure of the house is sound, there are serious concerns in several locations especially at the north side of the building. There is some cracking and deterioration at the stone foundations around the house especially on the north side.**

- *In finding 5.5. the LC states, the structure is indeed substandard as there are no utilities to the building. The interior is full of debris, mostly old clothes and household item. The structure itself very solid. All the windows are original, the flooring is original and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition.*

**It is unlikely that an economically feasible use for the 611 Coal House can be found. Its layout, construction, and placement on the lot make it incompatible with the future plans for the property. Any future use for the structure would require a very expensive relocation to another property.**

- *The cost of restoration of the house on-site is not beyond reason; however, the proposed reuse of the lot does not include the house. Attempts to relocate the building have proved to be too costly.*
- *The Landmarks Commission would like to see some effort at incorporating the building into the design of the proposed facility for the site.*

/ Leslie Naji /  
Leslie Naji, Senior Planner  
Landmarks Commission  
City of Albuquerque Planning Department







# AC-22-3 Memo 611 Coal Appeal

Final Audit Report

2021-03-05

Created:	2021-03-05
By:	Lucinda Montoya (lucindamontoya@cabq.gov) Signed
Status:	CBJCHBCAABAAZcAuXHemSuUxZjOpZml39HThOW_ttRgM
Transaction ID:	

## "AC-22-3 Memo 611 Coal Appeal" History

-  Document created by Lucinda Montoya (lucindamontoya@cabq.gov)  
2021-03-05 - 10:37:38 PM GMT- IP address: 73.98.36.191
-  Document emailed to BN Williams (bnwilliams@cabq.gov) for signature  
2021-03-05 - 10:37:57 PM GMT
-  Document e-signed by BN Williams (bnwilliams@cabq.gov)  
E-signature obtained using URL retrieved through the Adobe Sign API  
Signature Date: 2021-03-05 - 10:44:46 PM GMT - Time Source: server- IP address: 143.120.133.65
-  Agreement completed.  
2021-03-05 - 10:44:46 PM GMT



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

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

### APPLICATION INFORMATION

Applicant: Mr. Walter O. Grodahl III DBG Properties		Phone:
Address: 2164 W.W. Park Place		Email:
City: Portland	State: Oregon	Zip: 97205-1125
Professional/Agent (if any): Will Gleason, Dekker/Perich/ Sabatini		Phone: (505)761-9700
Address: 7601 Jefferson St NE Suite 100		Email: willg@dpsdesign.org
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

### BRIEF DESCRIPTION OF REQUEST


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

Lot or Tract No.: LT 16A PLAT OF TRS C,D & LT 16A BLK 41 NMTOWNSITE COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE NM CON 0.123A	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K-14	Existing Zoning: MX-UD-FB	Proposed Zoning: MX-UD-FB
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): .409

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 415 6TH ST/611 COAL AVE	Between: 6TH STREET	and: COAL AVENUE
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 02/01/2021
Printed Name: Will Gleason	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:			Date: Project #		

## FORM A: Appeals

**Complete applications for appeals will only be accepted within 15 consecutive days, excluding holidays, after the decision being appealed was made.**

- ☒ **APPEAL OF A DECISION OF CITY PLANNING STAFF (HISTORIC PRESERVATION PLANNER) ON A HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR TO THE LANDMARKS COMMISSION (LC)**
- ☐ **APPEAL OF A DECISION OF CITY PLANNING STAFF ON AN IMPACT FEE ASSESSMENT TO THE ENVIRONMENTAL PLANNING COMMISSION (EPC)**
- ☒ **APPEAL TO CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER (LUHO)**

NA Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

X A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form A at the front followed by the remaining documents *in the order provided on this form*.

X Project number of the case being appealed, if applicable: Project 2020-004806 SI-2020-01405

NA Application number of the case being appealed, if applicable: \_\_\_\_\_

X Type of decision being appealed: Approval of Demolition Outside an HPO

X Letter of authorization from the appellant if appeal is submitted by an agent

X Appellant's basis of standing in accordance with IDO Section 14-16-6-4(V)(2)

X Reason for the appeal identifying the section of the IDO, other City regulation, or condition attached to a decision that has not been interpreted or applied correctly, and further addressing the criteria in IDO Section 14-16-6-4(V)(4)

X Copy of the Official Notice of Decision regarding the matter being appealed

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

Signature: [Signature]

Date: 2/1/2021

Printed Name: William Gleason

☐ Applicant or ☒ Agent

### FOR OFFICIAL USE ONLY

Case Numbers:

Project Number:

Staff Signature:

Date:



February 1, 2021

Will Gleason

Dekker/Perich/Sabatini  
7601 Jefferson NE; Suite  
100 Albuquerque, NM  
87109

Subject: 611 Coal Ave SE  
Albuquerque, NM 87102

Will,

I hereby give permission to Dekker/Perich/Sabatini to act as agent on behalf of GSL Properties, Inc.,  
GSL Partners, and DBG Properties LLC in submitting plans to the City of Albuquerque to appeal the  
decision to deny a Demolition Permit for the 6<sup>th</sup> and Coal Ave Project located at 611 Coal Ave SE,  
Albuquerque, NM 87102.

Sincerely,



Walter Grodahl  
CEO of GSL Properties Inc.  
Member of GSL Partners  
Managing Member of DBG Properties LLC

February 1, 2021

City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**RE: Appeal of Landmarks Commission Decision**

**Project 2020-004806 SI-2020-01405**

**Approval of Demolition Outside an HPO**

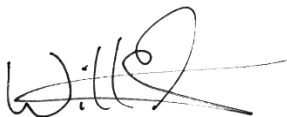
Subject Property - 611 Coal Ave SE Albuquerque, NM 87102  
Project 2020-004806 SI-2020-01405

**APPELLANT'S BASIS OF STANDING IN ACCORDANCE WITH IDO SECTION 14-16-6-4(V)(2)**

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To Whom this May Concern

As the applicant for the owner of the subject property we have standing to appeal the decision rendered by the Landmarks Commission to deny the request for a demolition Permit, on January 13, 2021.



Will Gleason  
2/1/2021

February 1, 2021

City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**RE: Appeal of Landmarks Commission Decision**

**Project 2020-004806 SI-2020-01405**

**Approval of Demolition Outside an HPO**

Subject Property - 611 Coal Ave SE Albuquerque, NM 87102  
Project 2020-004806 SI-2020-01405

To Whom this May Concern,

We respectfully submit this letter to appeal the decision made by the Landmarks Commission on January 15, 2021. Our justification is outlined below following the format by which the denial of the Demolition Permit was justified. In addition to the responses below, a report is attached that outlines in more detail the applicant's reasoning.

**6-6(B) DEMOLITION OUTSIDE OF AN HPO**

**6-6(B)(3) Review and Decision Criteria**

**6-6(B)(3)(a)** The Historic Preservation Planner shall review the demolition permit application based on the following criteria:

1. **IDO CRITERIA** The structure's historic, architectural, engineering, or cultural significance.

**NOTICE OF DECISION (NOD LANGUAGE)** The building is a rare brick building in Albuquerque, representing an early period of expansion due to the rail yards. Were it to be restored, it has some architectural qualities not often seen here.

**APPEAL RESPONSE**

*The building is not a registered building. Given the structure's condition and the fact that it is not economically feasible, the building's significance is diminished. There are other examples of this type of house style in downtown Albuquerque that retain their defining features and more clearly tell the story of the influence of "back-east" design approaches and construction materials than the house at 611 Coal. Unfortunately, the exterior of this house could never be economically restored to its former, historically relevant appearance.*

**2. IDO CRITERIA The structure's potential to contribute to the city's economic development or tourism industry.**

NOD LANGUAGE The building does not have the potential for contributing to tourism but could provide good solid housing should relocation be affordable.

**APPEAL RESPONSE**

*The applicant has explored these options with the City for several months and has determined that it is not physically feasible or economically viable to move the structure. There are no house movers in the state with the ability to move this structure. The prospect of dismantling this house and re-creating it on another site would be prohibitively expensive and, given the compromised condition of the home, not feasible.*

**3. IDO CRITERIA The structure's potential to enhance the city's heritage and historical identity.**

NOD LANGUAGE The house, originally designed as a Queen Anne/ Italianate (Folk Victorian) dwelling, and later used as a boarding house, is an example of a period in the city's history when people came to work at the railyards or elsewhere in the city and stayed in these boarding houses. It marks a period in the city's history when there was great change.

**APPEAL RESPONSE**

*The major modifications that have been made to the 611 Coal House have eliminated most of the important elements that once contributed to its representation as an early 20<sup>th</sup> century Victorian house in Albuquerque. The wood cladding on the upper story has been lost behind the cement stucco covering the entire house. (Note: this stucco application on the facade occurred sometime before the current owner acquired the property.). The first-floor brickwork and its details are similarly covered, along with the detailing at the front entry. The enclosure of the porches on the house, front and rear first floor and second level rear, have taken away much of the character and the programmatic elements that help define the turn of the century Victorian house type. Enclosing the porches and covering the entire building in a coating of monochromatic cement stucco has turned the building, especially viewed from the east elevation, into an odd shaped form that detracts from any detailing left on the structure.*

**4. IDO CRITERIA Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.**

NOD LANGUAGE It is a rare example of solid brick, Victorian residential architecture. Few of these buildings remain in Albuquerque.

**APPEAL RESPONSE**

*It is inaccurate to characterize this building as a solid brick, Victorian. Our inspection of the property indicates that the second floor is a more typical wood frame exterior construction. The house is one of a number of brick/wood framed houses in the neighborhood of similar vintage including the 400 and 600 blocks of Coal SW and the*

*areas around Second Street and Iron SW. Many of these houses retain their brick base and wood framed upper levels with decorative cladding of wood shingles and horizontal siding. The Huning Highlands neighborhood to the east, with many houses built in the same era as the 611 Coal House, provides well preserved examples of the Railroad Victorian style. Exterior materials and details, porches, and decorative wood cladding have been maintained on numerous houses in the neighborhood and serve to inform us of the high level of design and craftsmanship performed in this era. See attached historic preservation analysis*

5. **IDO CRITERIA The structure's condition.**

NOD LANGUAGE The structure is indeed substandard as there are no utilities to the building. The structure itself is very solid. All the windows are original, the flooring is original and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition

**APPEAL RESPONSE**

*Although the basic structure of the house is sound, there are serious structural concerns in several locations especially at the north side of the building. There is some cracking and deterioration at the stone foundations around the house especially on the north side. The floor structure of the rear porch is badly rotted directly under one of the support columns, which supports both the first and second level porches. The wood ceilings above these enclosed porches are badly damage by water infiltration from a leaking roof. The damage has migrated to the porch walls as well. There is also evidence of asbestos.*

6. NOD LANGUAGE Section 14-16-6-6(B)(3)(b) of the Integrated Development Ordinance specifies that to invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.

**APPEAL RESPONSE**

*For the past several months, Historic Preservation staff have been working with the property owner to find a means to relocate the building. The cost to relocate the structure which has 18" brick bearing walls has been cost prohibitive (\$150-\$200,000 plus site preparation) due to the lack of local structural movers with the capability. An attempt is still being made to find a cheaper mover but that has not yet come to fruition. Without a reasonable cost to move the structure, invoking the 120 day review period would not be an effective option.*

*The property is incapable of producing a reasonable economic return. Further, the City of Albuquerque's code enforcement division has stated in the substandard building violation notice that if not resolution is found, the city will demolish the structure. Despite the property owner's efforts to keep the house boarded up and secured with daily upkeep, the house is continuously being broken into, causing danger to police, the neighbors and first responders. As noted by Historic Preservationist, "it is important to note that, even with registered properties, if there is not an economically feasible reuse*



*of the property it can be demolished. See attached document summarizing cost considerations for restoration.*

*We respectfully submit this Appeal and look forward to a resolution of this matter.*

*Respectfully,*



*Will Gleason, AICP,  
Principal, Dekker/Perich/Sabatini*



City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: January 15, 2021

## **OFFICIAL NOTIFICATION OF DECISION**

**Project 2020-004806**  
**SI-2020-01405**  
**Approval of Demolition Outside an**  
**HPO**

**Dekkar/Perrick/ Sabatini, agent for DBG**  
**Properties, Inc.,** requests approval of Demolition of  
a Building over 50 years old outside an HPO,  
described as Lot 16A, Plat of tracts C, D & Lot 1,  
Block 41, Company's Original Townsite, located at  
611 Coal Ave. SW. (K-17)

On January 13, 2021 the Landmarks Commission voted to **DENY Project 2020-004806, SI-2020-01405** based on the following Findings.

### **FINDINGS**

1. The application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, zoned MX-UD-FB.
2. The subject site is approximately 0.12 acres.
3. The application is for demolition of a 2400 sq. ft. two-story, pitch roofed building, located in the Downtown Area just north of Barelas. It is not a registered historic property, nor is it in a Historic District.
4. Removal of the structure is requested to make way for future development of the site.
5. Section 14-16-6-6(B)(3)(a) of the Integrated Development Ordinance specifies that the Historic Preservation Planner shall review the demolition permit application based on the following criteria:
  1. The structure's historic, architectural, engineering, or cultural significance.

The building is a rare brick building in Albuquerque, representing an early period of expansion due to the rail yards. Were it to be restored, it has some architectural qualities not often seen here.

2. The structure's potential to contribute to the city's economic development or tourism industry.

The building does not have the potential for contributing to tourism but could provide good solid housing should relocation be affordable.

3. The structure's potential to enhance the city's heritage and historical identity.

The house, originally designed as a Queen Anne/ Italianate (Folk Victorian) dwelling, and later used as a boarding house, is an example of a period in the city's history when people came to work at the railyards or elsewhere in the city and stayed in these boarding houses. It marks a period in the city's history when there was great change.

4. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.

It is a rare example of solid brick, Victorian residential architecture. Few of these buildings remain in Albuquerque.

5. The structure's condition.

The structure is indeed substandard as there are no utilities to the building. The structure itself is very solid. All the windows are original, the flooring is original and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition

6. Section 14-16-6-6(B)(3)(b) of the Integrated Development Ordinance specifies that to invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.

7. The applicant has requested a decision rather than a 120-day review period.

8. The application does not meet the criteria for approval as set forth in IDO Section 14-16-6-6(B)(3)(a).

## RECOMMENDATION

Case SI-2020-01405 / Project # PR-2020-004806, January 13, 2021

DENIAL of Case SI-2020-01405 / Project # PR-2020-004806, an application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, based on the above ten (10) findings and subject to the following conditions.

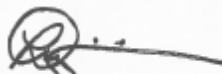
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APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

Sincerely,



Leslie Naji  
Planner, Landmarks Commission

# **Attachment**

*Historic Preservation Analysis*

611 COAL AVENUE SW ALBUQUERQUE, NM



611 Coal SW South Elevation



611 Coal SW East Elevation

## Description

The house at 611 Coal Avenue SW in Downtown Albuquerque was built sometime around the turn of the twentieth century and is considered a variation of the Victorian style, known by sloped roofs, wrap-around porches, large decorative windows, and intricate detailing at siding, eaves, and entries. Interiors typically had tall ceilings and highly detailed staircases and fireplaces. The 611 Coal house is considered one of the east coast-influenced building types that arrived with the railroad which brought new design ideas and building materials to Albuquerque.

The house has been in place since at least 1913. The Sanborn Insurance map of that date shows the house listed as 607 Coal. Previous Sanborn maps found for 1902 and 1908 do not include that city block so it is unknown if the house existed before being shown on the 1913 map.

The two-story house is built on a stone basement foundation with a first story of common, red brick. The second story is wood frame with some type of wood cladding, no longer visible. We know this by comparing the window placements between the first and second floors where the first floor windows are set back about four inches from the exterior face of wall and the second story windows are flush with the wall and include an applied trim. A distinct flare in the stucco is located between the first and second floors where wood cladding would typically be flared out above the masonry below.



Stucco flair between stories and differing window installation at first and second floors indicate wood frame above brick.





Typical frame over brick construction and flair between stories at 112 Edith NE

The 611 Coal House has seen many modifications, the most prominent being the complete covering of the house in cement stucco, which has hidden the second story wood cladding, and the enclosure of all of its porches. Quarry tile has been added to the entry stairs and porch floor. The house does retain some of its decorative exterior woodwork in the eave trim and cornice corbels, wood columns at the rear porch, and the first floor decorative windows.

The interior of the house has been subject to much abuse, having been occupied by trespassers for many years and has lost some of its original detailing, including staircase newel finials, kitchen and bathroom casework, porch details and bathroom fixtures.

### Context

The house is one of a number brick/wood framed houses of that era in the neighborhood. Some have had the first floor exterior brick covered in stucco but most retain their wood framed and wood clad upper levels. The upper framed portions typically show cladding of decorative wood shingles and horizontal wood siding.





Neighboring house at 616 Coal SW



Neighboring house at 420 Coal SW



Neighboring house at 601 Iron SW



Neighboring house at 209 Hazeldine SW



### Structural Condition

Although much of the structure of the house is sound, there are serious concerns in several locations especially at the north side of the building. There is some cracking and deterioration at the stone foundations around the house especially on the north side. The floor structure of the rear porch is badly rotted directly under one of the support columns, which supports both the first and second level porches. The wood ceilings above these enclosed porches are badly damaged by water from the leaking roof which likely has damaged the roof structure as well. Porch walls and floors show signs of rot as well.

The interior of the house has been badly damaged by unauthorized occupants over the last several years. Trash, clothes, and rotting food cover most floor areas. Cabinets, appliances, and plumbing fixtures have been ripped from the walls and scattered about. Asbestos insulation has been torn from piping in the basement. Finishes are worn and wood details are missing in several areas.



Rear floor structure and column damage.



Second level porch and roof damage.



First level porch damage.

### Historic Significance

The house is one of a number of brick/wood framed houses in the neighborhood of similar vintage including the 400 and 600 blocks of Coal SW and the areas around Second Street and Iron SW. Many of these houses retain their brick base and wood framed upper levels with decorative cladding of wood shingles and horizontal siding. The Huning Highlands neighborhood to the east, with many houses built in the same era as the 611 Coal House, provides well preserved examples of the Railroad Victorian style. Exterior materials and details, porches, and decorative wood cladding have been maintained on numerous houses in the neighborhood and serve to inform us of the high level of design and craftsmanship from this era.

The major modifications that have been made to the 611 Coal House have eliminated most of the important elements that once contributed to its representation as an early 20<sup>th</sup> century Victorian house in Albuquerque. The wood cladding on the upper story has been lost behind the cement stucco covering the entire house. The first floor brickwork and its details are similarly covered along with the detailing at the front entry. The enclosure of the porches on the house, front and rear first floor and second level rear, has taken away much of the character and the programmatic elements that help define the turn of the century Victorian house type. Enclosing the porches and covering the entire building in a coating of monochromatic cement stucco has turned the building, especially viewed from the east elevation, into an odd shaped form that detracts from any detailing left on the structure.

There are other examples of this type of house style in downtown Albuquerque that retain their defining features and more clearly tell the story of the influence of railroad-era design approaches and construction materials than the house at 611 Coal. Unfortunately, the exterior of this house could never be economically restored to its former, historically relevant appearance.

### Cost Considerations

It is unlikely that an economically feasible use for the 611 Coal House can be found. Its layout, construction, and placement on the lot make it incompatible with the future plans for the property. Any future use for the structure would require a very expensive relocation to another property. Extensive repairs would be required, including clean-up, asbestos abatement, foundation and floor structure reconstruction, plumbing, heating, and electrical replacements, and ceiling and wall reconstruction at the rear of the house. These repairs would be in the \$150,000 to \$200,000 range. Kitchen and bathroom upgrades would be at least \$40,000 to \$60,000. Restoring the original porches would add another \$30,000 to \$40,000. The cost for moving the house is estimated to be \$150,000 to \$200,000 and the cost of a new lot, foundations and site improvements would add another \$60,000 to 80,000. This puts the cost to move and rehabilitate the house at \$430,000 to \$580,000. This does not include the cost of the house itself. At the end of this work, the house would still lack the expression of its original exterior materials and the majority of its style-defining character.



City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: January 15, 2021

## **OFFICIAL NOTIFICATION OF DECISION**

**Project 2020-004806**  
**SI-2020-01405**  
**Approval of Demolition Outside an**  
**HPO**

**Dekkar/Perrick/ Sabatini, agent for DBG**  
**Properties, Inc.,** requests approval of Demolition of  
a Building over 50 years old outside an HPO,  
described as Lot 16A, Plat of tracts C, D & Lot 1,  
Block 41, Company's Original Townsite, located at  
611 Coal Ave. SW. (K-17)

On January 13, 2021 the Landmarks Commission voted to **DENY Project 2020-004806, SI-2020-01405** based on the following Findings.

### **FINDINGS**

1. The application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, zoned MX-UD-FB.
2. The subject site is approximately 0.12 acres.
3. The application is for demolition of a 2400 sq. ft. two-story, pitch roofed building, located in the Downtown Area just north of Barelás. It is not a registered historic property, nor is it in a Historic District.
4. Removal of the structure is requested to make way for future development of the site.
5. Section 14-16-6-6(B)(3)(a) of the Integrated Development Ordinance specifies that the Historic Preservation Planner shall review the demolition permit application based on the following criteria:
  1. The structure's historic, architectural, engineering, or cultural significance.

The building is a rare brick building in Albuquerque, representing an early period of expansion due to the rail yards. Were it to be restored, it has some architectural qualities not often seen here.

2. The structure's potential to contribute to the city's economic development or tourism industry.

The building does not have the potential for contributing to tourism but could provide good solid housing should relocation be affordable.

3. The structure's potential to enhance the city's heritage and historical identity.

The house, originally designed as a Queen Anne/ Italianate (Folk Victorian) dwelling, and later used as a boarding house, is an example of a period in the city's history when people came to work at the railyards or elsewhere in the city and stayed in these boarding houses. It marks a period in the city's history when there was great change.

4. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.

It is a rare example of solid brick, Victorian residential architecture. Few of these buildings remain in Albuquerque.

5. The structure's condition.

The structure is indeed substandard as there are no utilities to the building. The structure itself is very solid. All the windows are original, the flooring is original and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition

6. Section 14-16-6-6(B)(3)(b) of the Integrated Development Ordinance specifies that to invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.

7. The applicant has requested a decision rather than a 120-day review period.

8. The application does not meet the criteria for approval as set forth in IDO Section 14-16-6-6(B)(3)(a).



## RECOMMENDATION

Case SI-2020-01405 / Project # PR-2020-004806, January 13, 2021

DENIAL of Case SI-2020-01405 / Project # PR-2020-004806, an application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, based on the above ten (10) findings and subject to the following conditions.

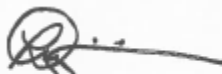
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APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

Sincerely,



Leslie Naji  
Planner, Landmarks Commission



Agenda Item: 5  
Case # SI-2020-01405  
Project # PR-2020-004806  
January 13, 2021

## Staff Report

<b>Agent</b>	Jessica Lawlis Dekkar/Perrick/ Sabatini
<b>Applicant</b>	DBG Properties, Inc.
<b>Request</b>	Demolition of a Building over 50 years old outside an HPO
<b>Legal Description</b>	Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite
<b>Address/Location</b>	611 Coal Ave. SW
<b>Size</b>	0.12 Acres
<b>Zoning</b>	MX-UD-FB
<b>Historic Location</b>	Downtown Area

### *Staff Recommendation*

***APPROVAL of Case # SI-2020-01405, Project # PR-2020-004806, a request for Demolition of a Building over 50 years old outside an HPO, based on the Findings 1-9 beginning on page 9 and subject to the conditions on page 11.***

Leslie Naji  
Historic Preservation Planner

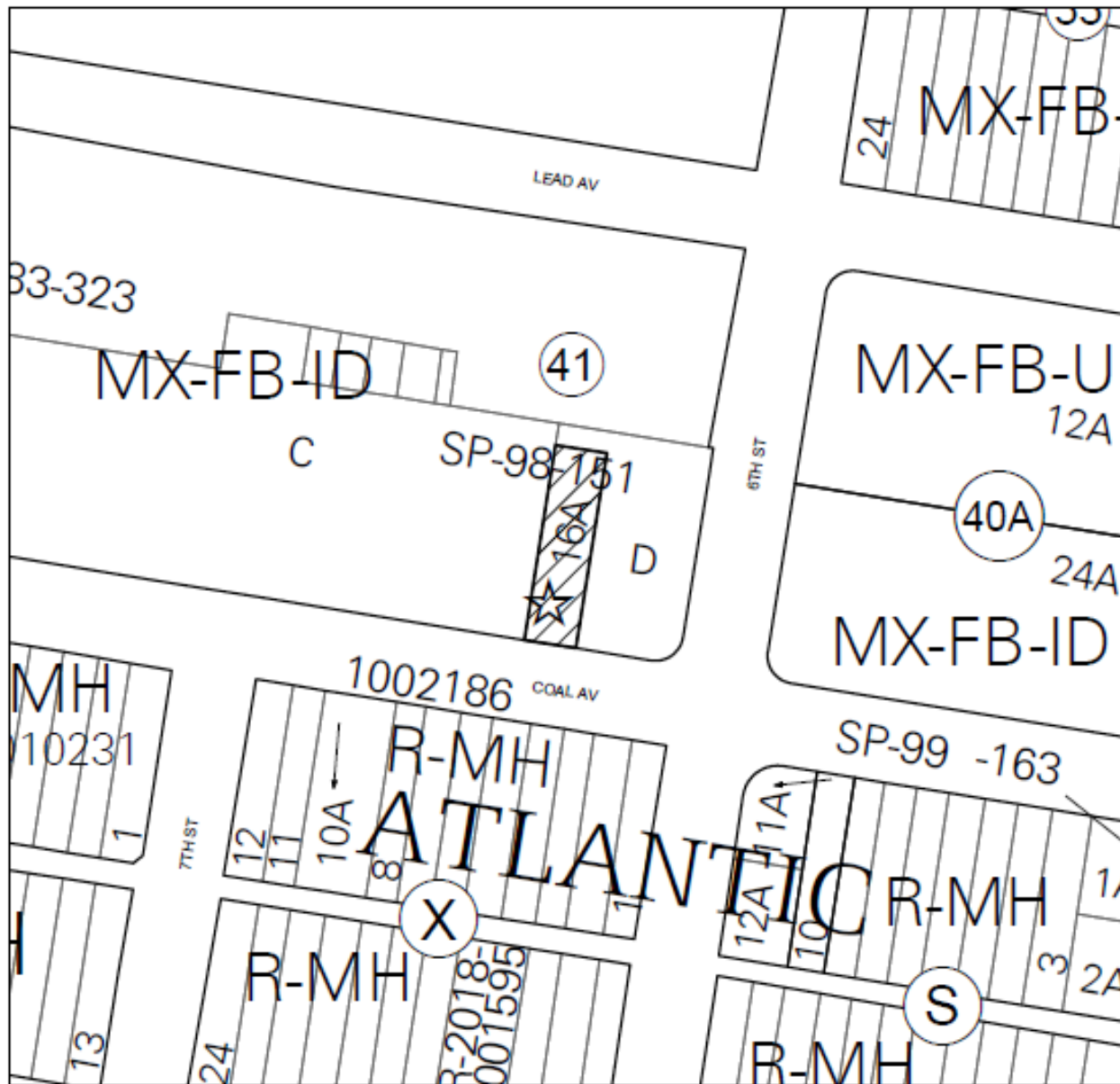
### Summary of Analysis

The application for Demolition Outside an HPO of a building over 50 years old in the Downtown Area. Buildings within this area come under review when demolition is requested. The house is a brick masonry bearing wall construction with stucco exterior. It is a house in very good condition with original windows and detailing.

The demolition is requested to clear the site for a special residential development. The plans were created without any consideration of incorporating the existing building into the design. Effort has been made to relocate the building; however, due to the size of the structure and its 18" bearing brick walls, the cost has proved to be prohibitive.

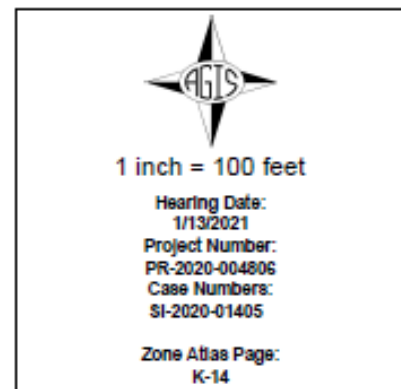
This request was reviewed against the criteria for approval of a Certificate of Appropriateness for demolition.

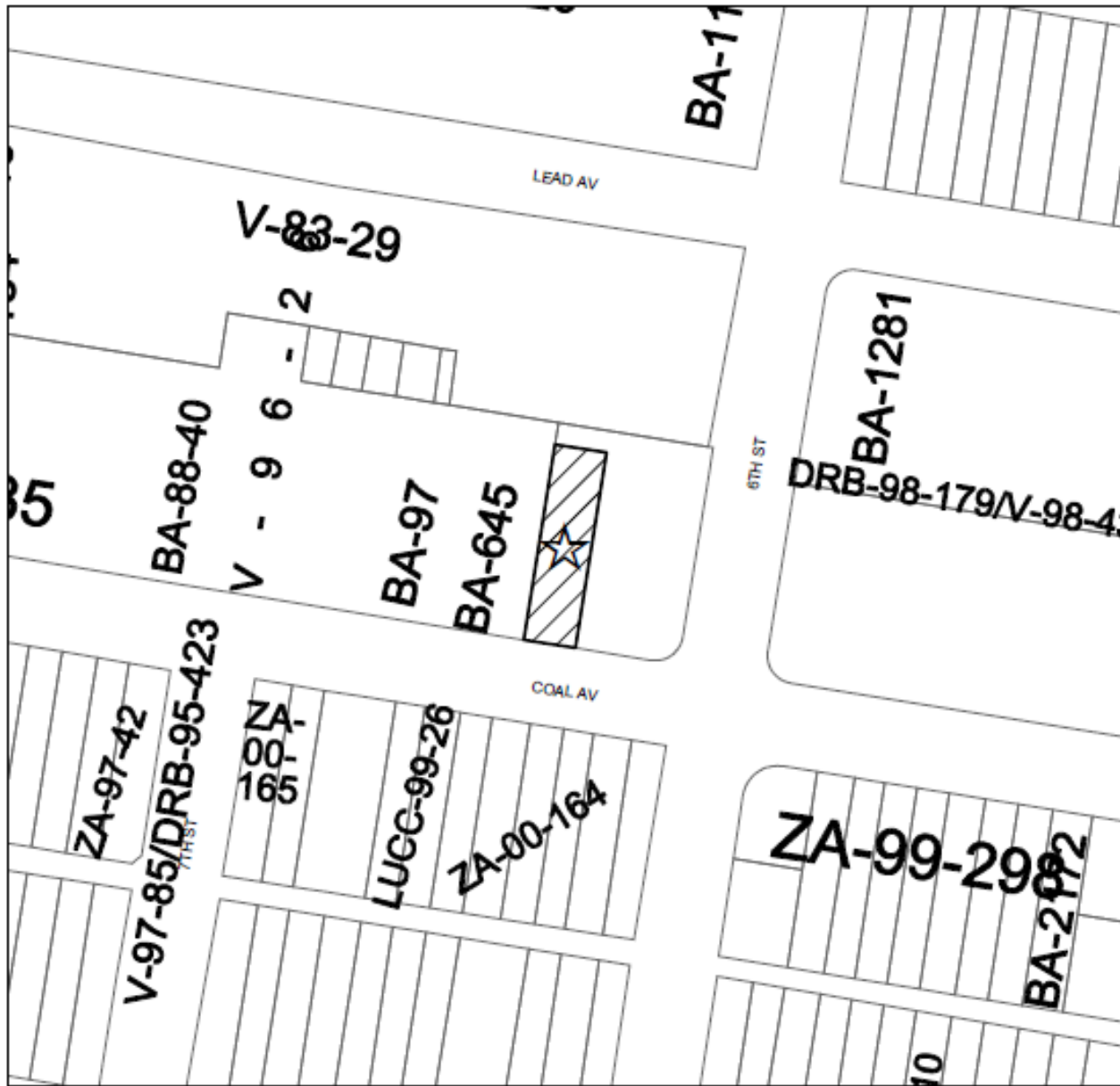
PRIMARY REFERENCES: This request was reviewed against the criteria for Demolition outside an HPO in the Integrated Development Ordinance.



### IDO ZONING MAP

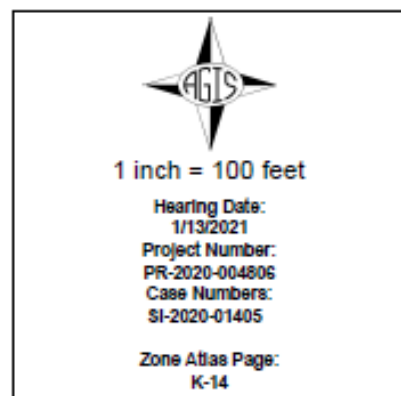
Note: Gray shading  
indicates County.





### HISTORY MAP

Note: Gray shading  
Indicates County.





## LAND USE MAP

Note: Gray shading  
Indicates County.

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



1 inch = 100 feet

Hearing Date:  
1/13/2021  
Project Number:  
PR-2020-004806  
Case Numbers:  
SI-2020-01405

Zone Atlas Page:  
K-14

**SUMMARY OF REQUEST**

<b>Request</b>	<i>Demolition of a Building over 50 years old outside an HPO</i>
<b>Historic Location</b>	<i>Downtown Area CPO-3</i>

**I AREA HISTORY AND CHARACTER**

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

	<b># of Stories</b>	<b>Roof Configuration, Architectural Style and Approximate Age of Construction</b>	<b>Historic Classification &amp; Land Use</b>
<b>General Area</b>	1-2	Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Contemporary	Contributing; Neutral; residential
<b>Site to the North</b>	3	Contemporary apartments	Non-Contributing
<b>Site to the South</b>	1	Pueblo Modern Apartments	Non-Contributing
<b>Sites to the East</b>	-/3	Vacant/ Contemporary Apartments	Non-Contributing
<b>Site to the West</b>	3	Contemporary Apartments	Non-Contributing

**II INTRODUCTION**

***Proposal and History***

The application for Demolition Outside an HPO is for demolition of a 2400 sq. ft. two-story, house located at 611 Coal Ave, SW, in the Downtown/Barelas neighbourhoods. The structure is in relatively good condition structurally but has not been occupied for approximately 20 years and shows the wear such abandonment entails. It is located at the southern edge of the downtown area and north of the Barelas neighbourhood.

The property contains a single-family house or a boarding house as there are sinks in each of the four bedrooms. It was constructed in 1915 on a stone foundation with full height basement. The walls are 18" solid brick bearing on the perimeter with another bearing wall down the center going front to rear. The exterior remains largely intact with a rear back porch having been enclosed at some time. The porch's Doric columns remain, though in poor conditions.

The exterior has been covered with stucco but not certain when. The house has original windows with diamond detailing across the top sash, front bay window, some original bath fittings, original iron radiators, fireplace, and intact staircase.

The intention of the property owner is to clear the site for sale to Bernalillo County for the construction of a new Veteran's facility in conjunction with the vacant lot to the east. Design of the proposed facility has been developed but does not include incorporation of the existing building on the site.

### ***Context***

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick, wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad.

The area directly west of the rail yards is the historic barrio of Barelás. One of the oldest communities in Albuquerque, Barelás was successively a colonial settlement in the seventeenth century, an agricultural village in the eighteenth century, a working-class neighborhood transformed by the railroad in the nineteenth century, and a thriving commercial strip associated with the automobile in the twentieth century. More recently recognized as a center of Hispanic culture, Barelás's identity has gone through multiple phases and is as complex as the economic changes that have shaped its history.

The arrival of the AT&SF in Albuquerque in 1880 turned Barelás from an agricultural village into the working-class neighborhood of a modern industrial city. New Town Albuquerque was developed immediately to the north of Barelás, while the AT&SF built its sprawling complex of locomotive repair shops to the east, alongside the railroad tracks and First Street. The residents of Barelás went to work for the railroad, first laying tracks and then repairing locomotives. By 1891, the neighborhood had been absorbed into New Town Albuquerque. By 1900, its population had grown to 1,200 as workers migrated from Tomé, Valencia, Chihuahua, Mora, Juárez, Zacatecas and other places in Mexico, forming a diverse Hispanic community that shared a common identity as "Bareleños."

The community's agricultural lands to the east, now partly cut off from Barelás and the Acequia Madre by the railroad tracks, were sold for residential subdivisions. Many of the flat-roofed adobe houses built along Barelás Road in the nineteenth century were either altered by the addition of gable roofs or replaced by Queen Anne and Bungalow style houses built of wood or brick, with pitched roofs. Examples like the Garcia-Lopez House were working class counterparts to the middle-class houses going up at the same time in the Huning Highlands Addition west of the railroad tracks, and they similarly were products of the new building materials and patterns being brought by the railroad from the eastern United States.

In the twentieth century, the automobile joined the railroad as an engine of economic development for Barelás. In 1912, New Mexico began planning and grading two highways that bisected the state north to south and east to west. Crossing Albuquerque along Central Avenue and Fourth Street, these were integrated into a national system of highways in 1926, when they became Route 85

between Denver and El Paso and Route 66 between Chicago and Los Angeles; until Route 66 was completed through New Mexico in 1937, it joined Route 85 from Santa Fe to Albuquerque. As a result, both national highways initially ran right through Barelás along Fourth Street, from which Route 66 then headed west again across the Rio Grande over the Barelás Bridge, Albuquerque's only permanent, steel bridge (built in 1910). By 1928, some 3,500 automobiles were crossing the Barelás Bridge every day.

As Fourth Street became one of Albuquerque's main commercial thoroughfares, shops, restaurants, cafes, service stations, car dealerships, and a tourist court were built in variously Mission, Streamlined Moderne, and International Style idioms. Extant examples include the Magnolia Service Station, the Durand Motor Company, and Mikes' Food Store. At its height from the 1930s to the 1950s, the economic opportunities offered by the traffic on Route 85 also led some residents to build commercial additions in front of their houses, as can be seen with both the Red Ball Café and the Martin Peña Barbershop.

Barelás thrived until 1956, when its fortunes began to change in two ways. First, the AT&SF switched from steam-powered locomotives to diesel engines, which required much less maintenance and justified cutting the local workforce from over 1,000 to fewer than 100 employees. Second, Congress passed the Interstate Highway Act that same year, creating a new freeway system that would replace Routes 85 and 66 and consequently bypass Fourth Street and Barelás. Yet the Tasty Freeze Drive-In, built in the late 1950s, indicates that the economic effects on Barelás were gradual rather than immediate as local businesses continued to prosper.

### ***III ANALYSIS APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES***

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

#### ***Integrated Development Ordinance (IDO)***

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned MX-FB-ID (Mixed-Use – Form-Based Infill Development Zone District).

The property is located within the Downtown Area that has demolition review. The Integrated Development Ordinance Part 14-16- 6-6(B)(1) applies to demolition of structures that are at least 50 years old located within the following small areas, regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this Subsection 14-16-6-6(B).

#### **6-6(B)(3) Review and Decision Criteria**

An application for Demolition Outside an HPO shall be approved if it complies with all of the following criteria:



6-6(B)(3)(a) The Historic Preservation Planner shall review the demolition permit application based on the following criteria:

1. The structure's historic, architectural, engineering, or cultural significance.

*In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District).*

*Although the building is not a registered building, it is a rare brick building in Albuquerque, representing an early period of expansion due to the rail yards. Were it to be restored, it has some architectural qualities not often seen here.*

2. The structure's potential to contribute to the city's economic development or tourism industry.

*The building does not have the potential for contributing to tourism but could provide good solid housing should relocation be affordable.*

3. The structure's potential to enhance the city's heritage and historical identity.

*The house, which was used as a boarding house, is an example of a period in the city's history when people came to work at the railyards or elsewhere in the city and stayed in these boarding houses. It marks a period in the city's history when there was great change.*

4. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.

*While the structure is not particularly unique, it is a rare example of solid brick, Victorian residential architecture. Few of these buildings remain in Albuquerque.*

5. The structure's condition.

*The City of Albuquerque's Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. The code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore requesting a Demolition Permit to demolish the existing structure.*

*The structure is indeed substandard as there are no utilities to the building. The interior is full of debris, mostly old clothes and household item. The structure itself very solid. All the windows are original, the flooring is original*

---

*and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition.*

- 6-6(B)(3)(b) To invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.

*For the past two months, staff has been working with the property to find a means to relocate the building. As of this writing cost to relocate the structure, which has 18" solid brick bearing walls, has been cost prohibitive (\$150-200,000 plus site preparation) due to the lack of local structural movers. An attempt is still being made to find a cheaper mover but that has not yet come to fruition. Without a reasonable cost to move the structure, invoking a 120-day review period seems pointless.*

- 6-6(B)(3)(c) In determining whether the structure should be designated as a landmark, the LC shall apply the criteria Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

*See below*

- 6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

*Although this criterion is not directly applied to this case, it is important to note that, even with registered properties, if there is not an economically feasible reuse of the property it can be demolished.*

*In their letter to the neighborhood associations, the applicant stated:*

*The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.*

---

*With this safeguard from unnecessary demolition, it seems efficient to allow for future demolition if a cost effective moving plan is not found AND there is a definite plan to move forward with the Veteran's Housing project.*

6-7(C)(3)(c) Designation of a Landmark Site or Structure

An application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:

1. It is the site of a significant historic event.

*The site is not a place of any significant historic event.*

2. It is identified with a person who significantly contributed to the history of the city, State, or nation.

*The property is not identified with anyone of historic significance.*

3. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

*The architecture does not portray an era of a specific group of people; however, it does show the characteristics of the boarding house. As we no longer have boarding houses, it does show that era with its sinks in each bedroom.*

4. It embodies the distinctive characteristics of a type, period, or method of construction.

*The building embodies a distinctive type of construction and materials for the Albuquerque area. While adobe is common, solid brick construction is not. The building also has nice detailing with windows, doors (many functioning pocket doors) and wood columns.*

5. It possesses high architectural value.

*The house does still possess high architectural value as a Victorian styles building.*

6. It represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city.

*The architect or builder of the house is unknown.*

7. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

*While the building has nice architectural details, it is not indicative of great innovation.*

8. Its preservation is critical because of its relationship to already-designated landmarks or other real property which is simultaneously proposed as a landmark.

NA

9. It has yielded or is very likely to yield information important in history or prehistory.

NA

10. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

NA

#### **IV NEIGHBORHOOD CONCERNS/COMMENTS**

As of the writing of this report, there have been no comments concerning this request. There was a community meeting held, but no opposition was made to the removal of the building. Issues were more around the facility proposed for the site.

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***FINDINGS for APPROVAL of a request for Demolition Outside an HPO- Case SI-2020-01405 / Project # PR-2020-004806 (January 13, 2021)***

1. The application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, zoned MX-UD-FB.
2. The subject site is approximately 0.12 acres.
3. The application is for demolition of a 2400 sq. ft. two-story, pitch roofed building, located in the Downtown Area just north of Barelás. It is not a registered historic property, nor is it in a Historic District.
4. Removal of the structure is requested to make way for future development of the site.
5. Section 14-16-6-6(B)(3)(a) of the Integrated Development Ordinance specifies that the Historic Preservation Planner shall review the demolition permit application based on the following criteria:
  - a. The structure's historic, architectural, engineering, or cultural significance.
    - A. The building is a rare brick building in Albuquerque, representing an early period of expansion due to the rail yards. Were it to be restored, it has some architectural qualities not often seen here.
  - b. The structure's potential to contribute to the city's economic development or tourism industry.
    - A. The building does not have the potential for contributing to tourism but could provide good solid housing should relocation be affordable.
  - c. The structure's potential to enhance the city's heritage and historical identity.
    - A. The house, which was used as a boarding house, is an example of a period in the city's history when people came to work at the rail yards or elsewhere in the city and stayed in these boarding houses. It marks a period in the city's history when there was great change.
  - d. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.
    - A. While the structure is not particularly unique, it is a rare example of solid brick, Victorian residential architecture. Few of these buildings remain in Albuquerque.
  - e. The structure's condition.
    - A. The structure is indeed substandard as there are no utilities to the building. The interior is full of debris, mostly old clothes and household item. The structure itself very solid. All the windows are original, the flooring is original and solid, the staircase is intact. The basement has stone walls and is dry. Only the rear porch, which is wood, is in poor condition.

6. Section 14-16-6-6(B)(3)(b) of the Integrated Development Ordinance specifies that to invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and Subsection 14-16-6-7(C)(Adoption or Amendment of Historic Designation) in its evaluation.
7. For over two months, staff has been working with the property owner and other agencies to find a viable alternative to demolition. As good faith effort has been made to find a reasonable price for the relocation of the structure, the 120-day review period should not be invoked.
8. Should a reasonable price be found for relocating the structure prior to necessary clearing of the site, this demolition approval shall be terminated.
9. Section 14-16-6-7(C)(3)(c) Designation of a Landmark Site or Structure states an application for designation of a landmark site or structure shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:
  - a. It is the site of a significant historic event.  
The site is not a place of any significant historic event.
  - b. It is identified with a person who significantly contributed to the history of the city, State, or nation.  
The property is not identified with anyone of historic significance.
  - c. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.  
The architecture does not portray an era of a specific group of people; however, it does show the characteristics of the boarding house. As we no longer have boarding houses, it does show that era with its sinks in each bedroom.
  - d. It embodies the distinctive characteristics of a type, period, or method of construction.  
The building embodies a distinctive type of construction and materials for the Albuquerque area. While adobe is common, solid brick construction is not. The building also has nice detailing with windows, doors (many functioning pocket doors) and wood columns.
  - e. It possesses high architectural value.  
The house does still possess high architectural value as a Victorian style building.
  - f. It represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city.  
The architect or builder of the house is unknown.

- g. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.  
While the building has nice architectural details, it is not indicative of great innovation.
- h. Its preservation is critical because of its relationship to already-designated landmarks or other real property which is simultaneously proposed as a landmark.  
NA
- i. It has yielded or is very likely to yield information important in history or prehistory.  
NA
- j. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.  
NA

10. The clearing of the site without immediate redevelopment will not diminish the historic character of Huning Highland as the property is on the eastern edge of the HPO.

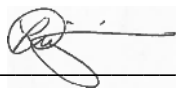
### **RECOMMENDATION**

**Case SI-2020-01405 / Project # PR-2020-004806, January 13, 2021**

**APPROVAL** of Case SI-2020-01405 / Project # PR-2020-004806, an application for Demolition Outside an HPO of a building over 50 years old in an area with demolition review. located at 611 Coal Ave SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite, based on the above ten (10) findings and subject to the following conditions.

### **Recommended Conditions of Approval**

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Should a financially feasible structural moving alternative be made, the site will not be demolished.
3. Prior to demolition, assurances will be made that the proposed project for which the house is being demolished will in fact be built.



Leslie Naji, Historic Preservation Planner  
Urban Design and Development Division



South Elevation



East Elevation

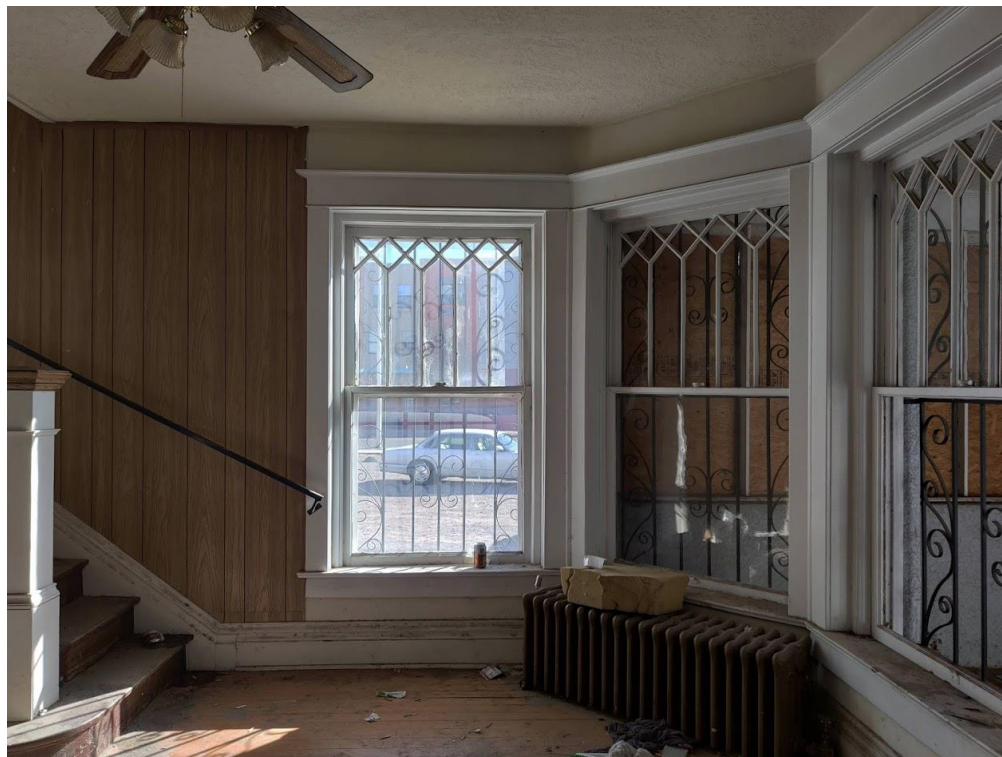
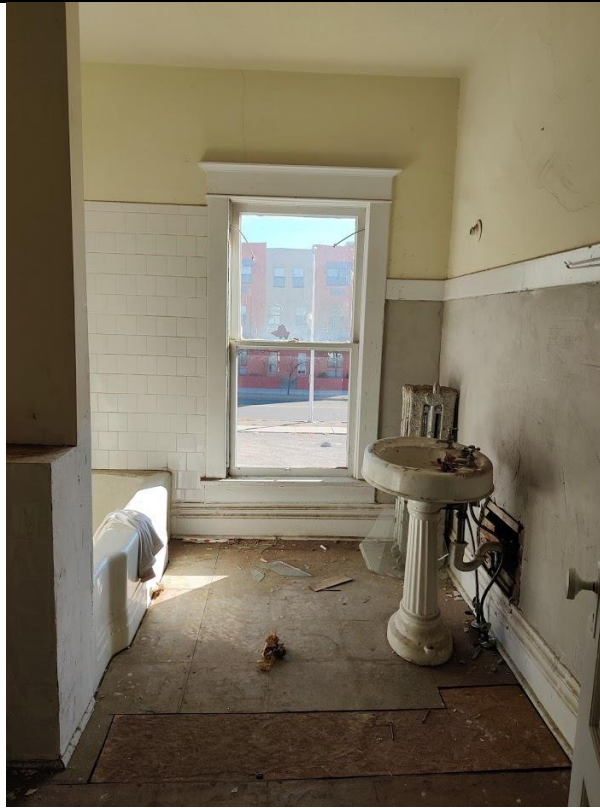




**North Elevation**



**Bedroom Detailing**



**Interior Detailing**

# 01 APPLICATION



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input checked="" type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Mr. Walter O. Grodahl III DBG Properties, Inc.		Phone:
Address: 2164 W. W. Park Place		Email:
City: Portland, OR 97205-1125	State: OR	Zip: 97205-1125
Professional/Agent (if any): Jessica Lawlis, Dekker / Perrich/ Sabatini		Phone: (505) 761-9700
Address: 7601 Jefferson St NE Suite 100,		Email: jessicalawlis@gmail.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:		List all owners:

### BRIEF DESCRIPTION OF REQUEST

Demolition Permit for an existing substandard building on site.

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

Lot or Tract No.: LT 16A PLAT OF TRS C, D & LT 16A BLK 41 NMTOWNSITE COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE NM CONT 0.123 AC	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K-14	Existing Zoning: MX-UD-FB	Proposed Zoning: MX-UD-FB
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 415 6TH ST/ 611 COAL AVE	Between: 6th St	and: Coal
---	-----------------	-----------

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

Signature:	Date: 12/8/2020
Printed Name: Jessica Lawlis	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #



## Form L: Historic Preservation and Landmarks Commission (LC)

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

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

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input checked="" type="checkbox"/> Downtown Area
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
<b>Number and Classification of Structures on Property</b>		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures:		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures:		Residential Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

☐ **HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**

- \_\_\_ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- \_\_\_ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
- \_\_\_ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ Sign Posting Agreement

☒ **INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**

- \_\_\_ Interpreter Needed for Hearing? **No** if yes, indicate language: \_\_\_\_\_
- 02** Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- 03** Zone Atlas map with the entire site clearly outlined and labeled
- 04** Letter of authorization from the property owner if application is submitted by an agent
- 05** Required notices with content per IDO Section 14-16-6-4(K)(6)
  - A** Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - B** Proof of emailed notice to affected Neighborhood Association representatives
  - C** Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- 06** Sign Posting Agreement

☒ **DEMOLITION OUTSIDE OF HPO Requires Public Hearing**

- 07** Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- 08** Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

☐ **HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing**

- \_\_\_ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- \_\_\_ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

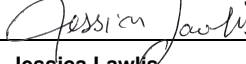
☐ **HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**

- \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- \_\_\_ Proposed Design Standards and Guidelines
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)


☐ **ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**

- \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

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

Signature: 	Date: 12.8.20
Printed Name: Jessica Lawlis	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

## **02 PROOF OF PRE-APPLICATION MEETING**

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-161 Date: 9/18/20 Time: N/A (sent via email to [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org))

Address: 415 6TH ST SW

### AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Linda Rumpf ([lrumpf@cabq.gov](mailto:lrumpf@cabq.gov))

Zoning/Code Enforcement: Marcelo Ibarra ([marceloibarra@cabq.gov](mailto:marceloibarra@cabq.gov))

Fire Marshall: Bob Nevárez ([rnevarez@cabq.gov](mailto:rnevarez@cabq.gov)) or call 505-924-3611 (if needed)

Transportation: Nilo Salgado ([nsalgado-fernandez@cabq.gov](mailto:nsalgado-fernandez@cabq.gov))

#### **PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

*THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.*

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

**REQUEST:** Construction of a new 3-4 story veteran facility comprised of 45 housing units.

### SITE INFORMATION:

Zone: MX-FB-ID

Size: 0.41

Use: Commercial Services

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: x

Comp Plan Center: Downtown

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: Downtown

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Table 0-1: Allowable and Prohibited Uses in the MX-FB Sub-zones

Dimensional Standards: Table 2-4-11 Dimensional Standards

\*Neighborhood Organization/s: Raynolds Addition NA

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

### PROCESS:

Type of Action: 6-5(G) Site Plan-Administrative

Review and Approval Body: staff Is this a PRT requirement? No

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-161 Date: 9/18/20 Time: N/A (sent via email)

Address: 415 6TH ST SW

### NOTES:

See the **Integrated Development Ordinance**

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

### Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)

### Development Services Comments

Please contact Jay Rodenbeck for information on how to submit files electronically. He can be reached at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov).

### Current Planning Comments

- Site Plan- Admin- yes
- Comply with MX-FD-ID standards in IDO 2-4(E) including Table 2-4-11 Dimensional Standards and all other design standards within 2-4(E).
- The Site Plan can be submitted to our One Stop Shop, which starts at Building Safety. The # to call is 924-3963.

### Zoning Comments

Location: 415 6th St SW

Lots: D, Block: 0000, Subdivision: New Mexico Town Companys Original Townsite

Project – Construction of NEW 3-4 stories Veteran Facility – 45 Units

Current Zoning – MX-FB-ID

Area of Change

Previous Zoning – SU-3

Would need to comply with 2-4(E) Mixed-Use – Form-Based Zone District (MX-FB)

Façade Design 2-4(E)(3)(f)

Parking 2-4(E)(3)(g) Parking Table 2-4-13 (Bicycle)

Table 2-4-10 for uses



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-161 Date: 9/18/20 Time: N/A (sent via email)

Address: 415 6TH ST SW

Table 2-4-11 for Building Height

Deviation to Building Height Table 6-4-2 under General Procedures 6-4(O)

Can request Application at the zoning Counter

### Process:

Site Plan Administrative – 6-5(G)

*As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 505-924-3857 option 1.*

### Transportation Development comments

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

### Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

### Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

### Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-161 Date: 9/18/20 Time: N/A (sent via email)

Address: 415 6TH ST SW

### Traffic Studies

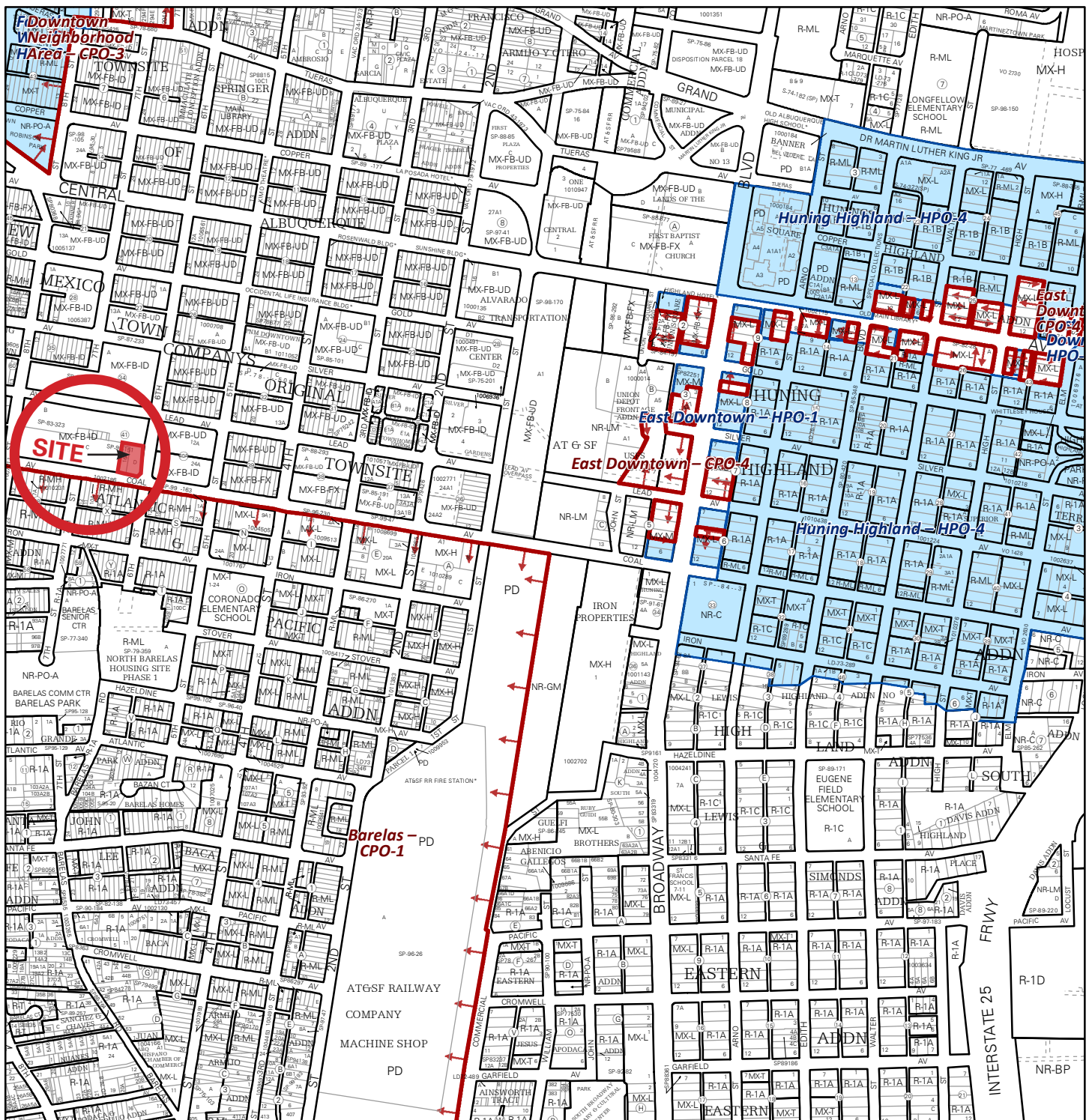
1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum of 100 vehicles entering or exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

### Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
6. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
7. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

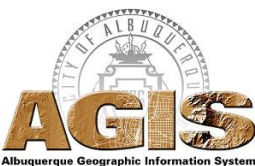
*If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)*

## **03 ZONE ATLAS MAP**

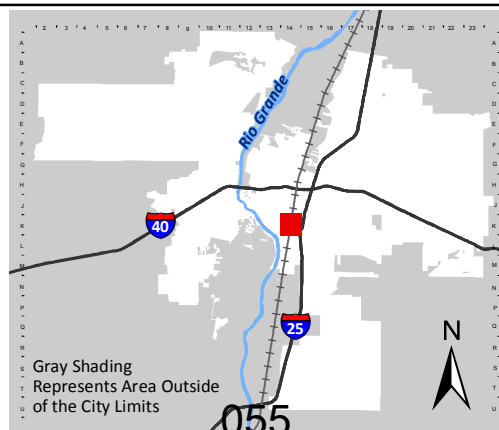


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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:  
**K-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

0 250 500 1,000 Feet

## **04** LETTER OF AUTHORIZATION

December 9, 2020

Jennifer Facio Maddox  
Dekker/Perich/Sabatini  
7601 Jefferson NE; Suite 100  
Albuquerque, NM 87109

Subject: 611 Coal Ave SE  
Albuquerque, NM 87102

Jennifer,

I hereby give permission to Dekker/Perich/Sabatini to act as agent on behalf of GSL Properties, Inc., GSL Partners, and DBG Properties LLC in submitting plans to the City of Albuquerque for the Demolition Permit for the 6<sup>th</sup> and Coal Ave Project located at 611 Coal Ave SE, Albuquerque, NM 87102.

Sincerely,



Walter Grodahl  
CEO of GSL Properties Inc.  
Member of GSL Partners  
Managing Member of DBG Properties LLC

## **05 PROOF OF REQUIRED NOTICES**

- A. Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing**
- B. Proof of emailed notice to affected Neighborhood Associations**
- C. Buffer map and list of property owners within 100 feet, notifying letter, and proof of first class mailing**



## **05 PROOF OF REQUIRED NOTICES**

- A. Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing**

**From:** Carmona, Dalaina L.  
**To:** Jessica Lewis  
**Subject:** 611 COAL AVE SW Public Notice Inquiry  
**Date:** Thursday, November 12, 2020 4:16:55 PM  
**Attachments:** image001.png  
 image002.png  
 image003.png  
 image004.png  
 image007.png  
 415 6th St SW IDOZoneAtlasPage K-14-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Barelas NA	Alicia	Chavez	alicia_chavez77@yahoo.com	808 Santa Fe Avenue SW		Albuquerque	NM	87102	5054900854	
Barelas NA	Dorothy	Chavez	ba3221@hotmail.com	612 10th Street SW		Albuquerque	NM	87102	5059181611	
Citizens Information Committee of Martineztown	Frank	Martinez		501 Edith Boulevard NE		Albuquerque	NM	87102		5052435267
Citizens Information Committee of Martineztown	Kristi	Houde	kris042898@live.com	617 Edith Boulevard NE	#8	Albuquerque	NM	87102		5053661439
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdn.com	408 11th Street NW		Albuquerque	NM	87102		
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdn.com	516 11th Street NW		Albuquerque	NM	87102		
EDo NA Incorporated	John	Freisinger	john@innovateabq.com	101 Broadway Boulevard NE		Albuquerque	NM	87102	5053011113	5053011113
EDo NA Incorporated	David	Tanner	david@contextabq.com	124 Edith Boulevard SE		Albuquerque	NM	87102		5052059229
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE		Albuquerque	NM	87102		5052428848
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE		Albuquerque	NM	87102		5052421143
Martineztown Work Group	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE		Albuquerque	NM	87102		5052707716
Martineztown Work Group	Rosalie	Martinez	rosalimartinez06@gmail.com	507 Rosemont NE		Albuquerque	NM	87102	5054174004	
Raynolds Addition NA	Margaret	Lopez	raynoldsneighborhood@gmail.com	1315 Gold Avenue SW		Albuquerque	NM	87102		5052421478
Raynolds Addition NA	Stephanie	Elliot	okieot@gmail.com	324 14th Street SW		Albuquerque	NM	87102	4053067362	
Santa Barbara Martineztown NA	Ian	Colburn	colburn.ian@gmail.com	1002 Arno NE		Albuquerque	NM	87102	5055804953	
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE		Albuquerque	NM	87102		5052707716
Silver Platinum Downtown NA	Ronald	Casias	rc@silverplatinumdowntown.org	205 Silver Avenue SW	#428	Albuquerque	NM	87102	5053190958	
Silver Platinum Downtown NA	Leon	Garcia	leon@silverplatinumdowntown.org	205 Silver Avenue SW	#419	Albuquerque	NM	87102		5057029335
South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE		Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	Tiffany	Broadous	tiffany.hb10@gmail.com	215 Trumbull SE		Albuquerque	NM	87102		5055074250
The Lofts @ 610 Central SW Owners Association Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW		Albuquerque	NM	87114		5058884479
The Lofts @ 610 Central SW Owners Association Incorporated	Terri	Krantz	teravintage@hotmail.com	610 Central Avenue SW	Unit 3B	Albuquerque	NM	87102	3605102961	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

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

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

**If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.**

Thanks,



**Dalaina L. Carmona**  
 Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102

505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Thursday, November 12, 2020 3:06 PM  
**To:** Office of Neighborhood Coordination <JESSICAL@DPSDESIGN.ORG>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:  
Landmarks Commission

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

Contact Name

JESSICA LAWLIS

Telephone Number

505-659-2674

Email Address

[JESSICAL@DPSDESIGN.ORG](mailto:JESSICAL@DPSDESIGN.ORG)

Company Name

DPS

Company Address

7601 Jefferson St

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

LT 16A PLAT OF TRS C, D & LT 16A BLK 41 NMTOWNSITE COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE NM CONT 0.123 AC

Physical address of subject site:

611 COAL AVE SW ALBUQUERQUE NM 87102

Subject site cross streets:

6th and Coal

Other subject site identifiers:

611 COAL AVE SW ALBUQUERQUE NM 87102

This site is located on the following zone atlas page:

K-14

=====

This message has been analyzed by Deep Discovery Email Inspector.

**November 18<sup>th</sup>**

**Alicia Chavez  
808 Santa Fe Avenue SW  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

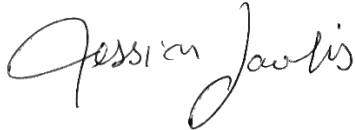
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

**are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**Dorothy Chavez  
612 10th Street SW  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

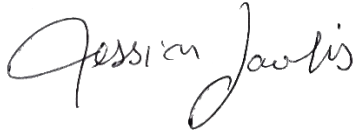
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***



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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Barelas NA

Name of NA Representative\*: Alicia Chavez, Dorothy Chavez

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 808 Santa Fe Avenue SW, 612 10th Street SW

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting jessical@dpsdesign.org

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
- c. Overlay Zone(s) [if applicable] \_\_\_\_\_
- d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**November 18<sup>th</sup>**

**Frank Martinez  
501 Edith Boulevard NE  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

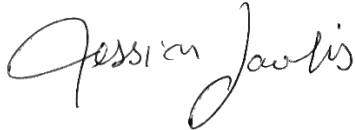
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- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

**are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**Kristi Houde  
617 Edith Boulevard NE  
#8  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

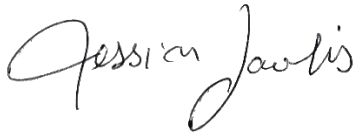
The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

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- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***



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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Citizens Information Committee of Martineztown

Name of NA Representative\*: Frank Martinez, Kristi Houde

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 501 Edith Boulevard NE, 617 Edith Boulevard NE #8

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting jessical@dpsdesign.org

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
- c. Overlay Zone(s) [if applicable] \_\_\_\_\_
- d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

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<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**November 18<sup>th</sup>**

**Holly Siebert  
408 11th Street NW  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

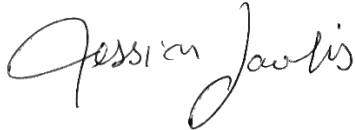
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images***  
***Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**Jim Clark  
516 11th Street NW  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

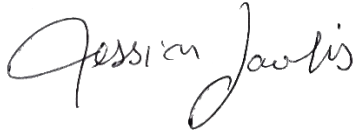
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

**are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***



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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Downtown Neighborhoods Association

Name of NA Representative\*: Holly Siebert, Jim Clark

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 408 11th Street NW, 516 11th Street NW

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting jessical@dpsdesign.org

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
- c. Overlay Zone(s) [if applicable] \_\_\_\_\_
- d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**November 18<sup>th</sup>**

**John Freisinger  
101 Broadway Boulevard NE  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

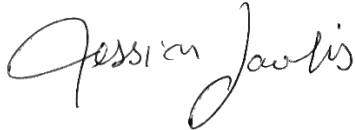
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

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Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**David Tanner**  
**124 Edith Boulevard SE**  
**Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness**  
**Veterans Facility**  
**611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

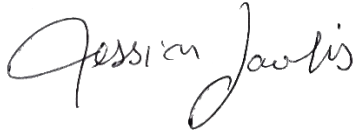
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- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

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Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***



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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: EDo NA Incorporated

Name of NA Representative\*: John Freisinger, David Tanner

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 101 Broadway Boulevard NE, 124 Edith Boulevard SE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting jessical@dpsdesign.org

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
- c. Overlay Zone(s) [if applicable] \_\_\_\_\_
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2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**November 18<sup>th</sup>**

**Bonnie Anderson  
321 High St. SE  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

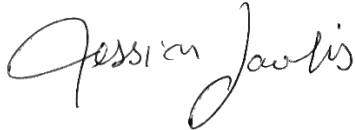
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Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images***  
***Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**Ann Carson  
416 Walter SE  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

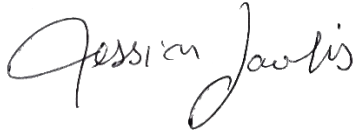
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***



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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Huning Highland Historic District Association

Name of NA Representative\*: Bonnie Anderson, Ann Carson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 321 High St. SE, 416 Walter SE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting jessical@dpsdesign.org

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
- c. Overlay Zone(s) [if applicable] \_\_\_\_\_
- d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**November 18<sup>th</sup>**

**Loretta Naranjo Lopez**  
**1127 Walter NE**  
**Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness**  
**Veterans Facility**  
**611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

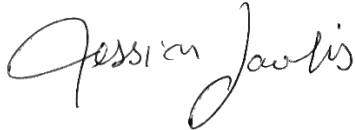
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Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**Rosalie Martinez  
507 Rosemont NE  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

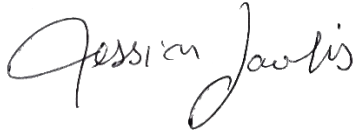
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

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Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***



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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Martineztown Work Group

Name of NA Representative\*: Loretta Naranjo Lopez, Rosalie Martinez

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting jessical@dpsdesign.org

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
- c. Overlay Zone(s) [if applicable] \_\_\_\_\_
- d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**November 18<sup>th</sup>**

**Margaret Lopez**  
**1315 Gold Avenue SW**  
**Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness**  
**Veterans Facility**  
**611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

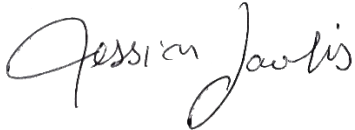
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

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Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**Stephanie Elliot  
324 14th Street SW  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

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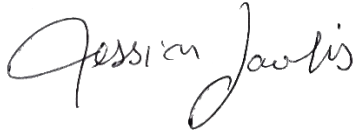
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Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Raynolds Addition NA

Name of NA Representative\*: Margaret Lopez, Stephanie Elliot

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 1315 Gold Avenue SW, 324 14th Street SW

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.



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

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
- c. Overlay Zone(s) [if applicable] \_\_\_\_\_
- d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**November 18<sup>th</sup>**

**Ian Colburn  
1002 Arno NE  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

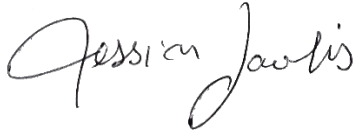
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**Loretta Naranjo Lopez**  
**1127 Walter NE**  
**Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness**  
**Veterans Facility**  
**611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

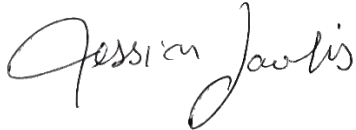
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Santa Barbara Martineztown NA

Name of NA Representative\*: Ian Colburn, Loretta Naranjo Lopez

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 1002 Arno NE, 1127 Walter NE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

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- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
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  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
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2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

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**IDO Interactive Map**

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Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
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Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**November 18<sup>th</sup>**

**Ronald Casias  
205 Silver Avenue SW  
#428  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

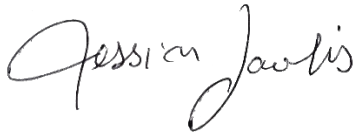
The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**Leon Garcia  
205 Silver Avenue SW  
#419  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

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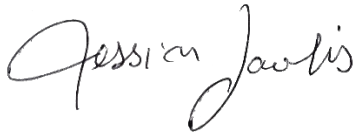
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Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Silver Platinum Downtown NA

Name of NA Representative\*: Ronald Casias, Leon Garcia

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 205 Silver Avenue SW #428, 205 Silver Avenue SW # 419

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
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3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
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[Note: Items with an asterisk (\*) are required.]

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- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
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6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting jessical@dpsdesign.org

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

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- ☐ a. Location of proposed buildings and landscape areas.\*
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- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
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  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
- c. Overlay Zone(s) [if applicable] \_\_\_\_\_
- d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>



**November 18<sup>th</sup>**

**Frances Armijo  
915 William SE  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

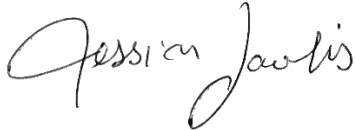
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**Tiffany Broadous  
215 Trumbull SE  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

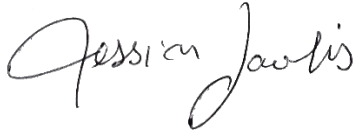
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further the City's code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.
- **A Certificate of Appropriateness** to construct a new veterans' facility on the site. The proposed facility will be three to four stories in height and accommodate 45 new housing units with associated behavioral health services for U.S. Veterans.

**Per the IDO, you have 15 days from the date this letter is mailed, November 18th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you**

are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by December 3rd, 2020) at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images***  
***Preliminary Site Plan & Elevations for Proposed Facility***

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: South Broadway NA

Name of NA Representative\*: Frances Armijo, Tiffany Broadous

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 915 William SE, 215 Trumbull SE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting jessical@dpsdesign.org

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
- c. Overlay Zone(s) [if applicable] \_\_\_\_\_
- d. Center or Corridor Area [if applicable] Downtown Center, Area of Change

2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

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Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
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Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**November 18<sup>th</sup>**

**Gary Illingworth  
8700A Education Place NW  
Albuquerque, NM 87114**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

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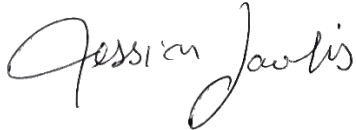
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Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

**November 18<sup>th</sup>**

**Terri Krantz  
610 Central Avenue SW  
Unit 3B  
Albuquerque, NM 87102**

**RE: Request for Demolition Permit and Certificate of Appropriateness  
Veterans Facility  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for both the current property owner (DBG Properties LLC) and the entity contemplating purchase of the property (Bernalillo County), is seeking a Demolition Permit and a Certificate of Appropriateness in order to construct a new Veterans' facility on site. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with an opportunity to discuss the application.**

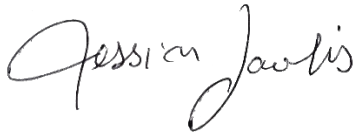
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Before submitting our application to the Landmarks Commission, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the LUCC Hearing date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC and Bernalillo County

***Attachments: Existing Site Images  
Preliminary Site Plan & Elevations for Proposed Facility***

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 11-18-2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: The Lofts @ 610 Central SW Owners Association Incorporated

Name of NA Representative\*: Gary Illingworth, Terri Krantz

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 8700A Education Place NW, 610 Central Avenue SW Unit 3b

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Must be request by December 3rd @ 5pm

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
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[Note: Items with an asterisk (\*) are required.]

- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment

☒ Other: **Certificate of Appropriateness** \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Demolition of the existing structure, which has been condemned by the City, and the construction of a new 3-4 story veteran facility comprised of 45 housing units.

5. This type of application will be decided by<sup>\*</sup>: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Enclosed within this mailing or by contacting jessical@dpsdesign.org

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>: ☒ Yes ☐ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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- ☐ a. Location of proposed buildings and landscape areas.\*
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- ☐ 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.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.409 acres
- b. IDO Zone District Form-based Infill Development (MX-FB-ID)
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2. Current Land Use(s) [vacant, if none] Vacant, substandard building

**Useful Links**

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**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas NA [Other Neighborhood Associations, if any]  
Citizens Information Committee of Martineztown  
Downtown Neighborhoods Association  
EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>







SITE PLAN



PROPERTY INFORMATION  
415 6TH ST SW ALBUQUERQUE NM 87102 3136, 611 COAL AVE SW ALBUQUERQUE NM 87102w

UPC - 101405707030820707, 101405706630920705

ZONING - MX-FB-ID

ACRES - 0.286, 0.123

PARKING AND OPEN SPACE REQUIREMENTS

Parking Downtown Area is exempt from requirements in Subsections 14-16-5-5(C) (Off-street Vehicle Parking) and 14-16-5-5(D) (Motorcycle Parking), except those required to satisfy the Americans with Disabilities Act. [5-5(B)(2)(a) Off-Street Parking Exemption]

Usable Open Space Minimum of 15%  
(Measured as percentage of gross floor area of multi-family residential units.)

SETBACK REQUIREMENTS

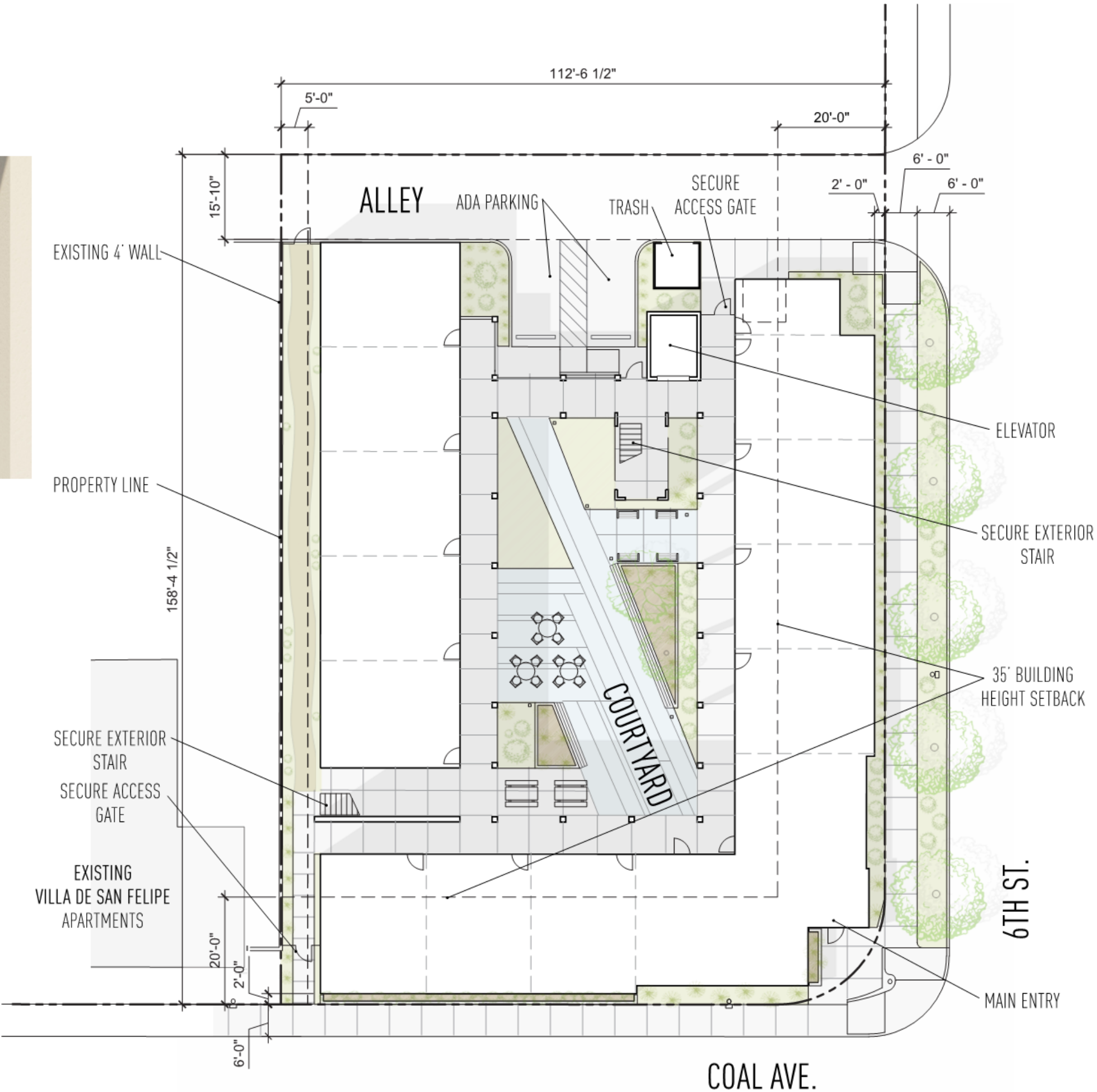
Front - 0ft. Min, 15ft. Max  
Side - 0ft. Min, 15ft. Max  
Rear - 15ft.

BUILDING HEIGHT REQUIREMENTS

Ground floor height 12ft. min.  
< 20ft. from front property lines: 35 ft.  
> 20ft. from property line 55 ft.

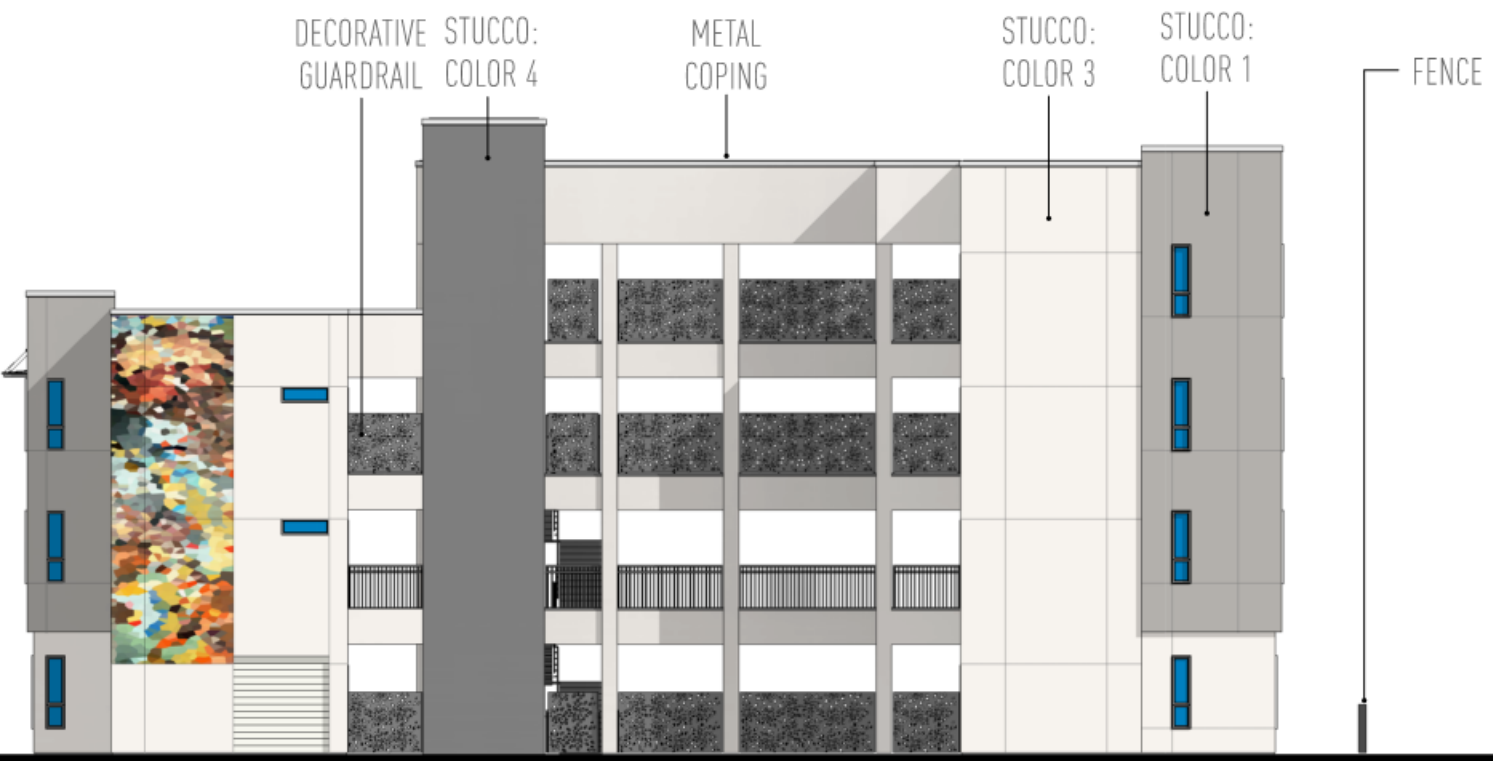
OPEN SPACE

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL SF
GSF	7703 SF	7738 SF	7738 SF	2547 SF	25726 SF
REQUIRED OPEN SPACE					3,858 SF
PROVIDED OPEN SPACE					8,023 SF

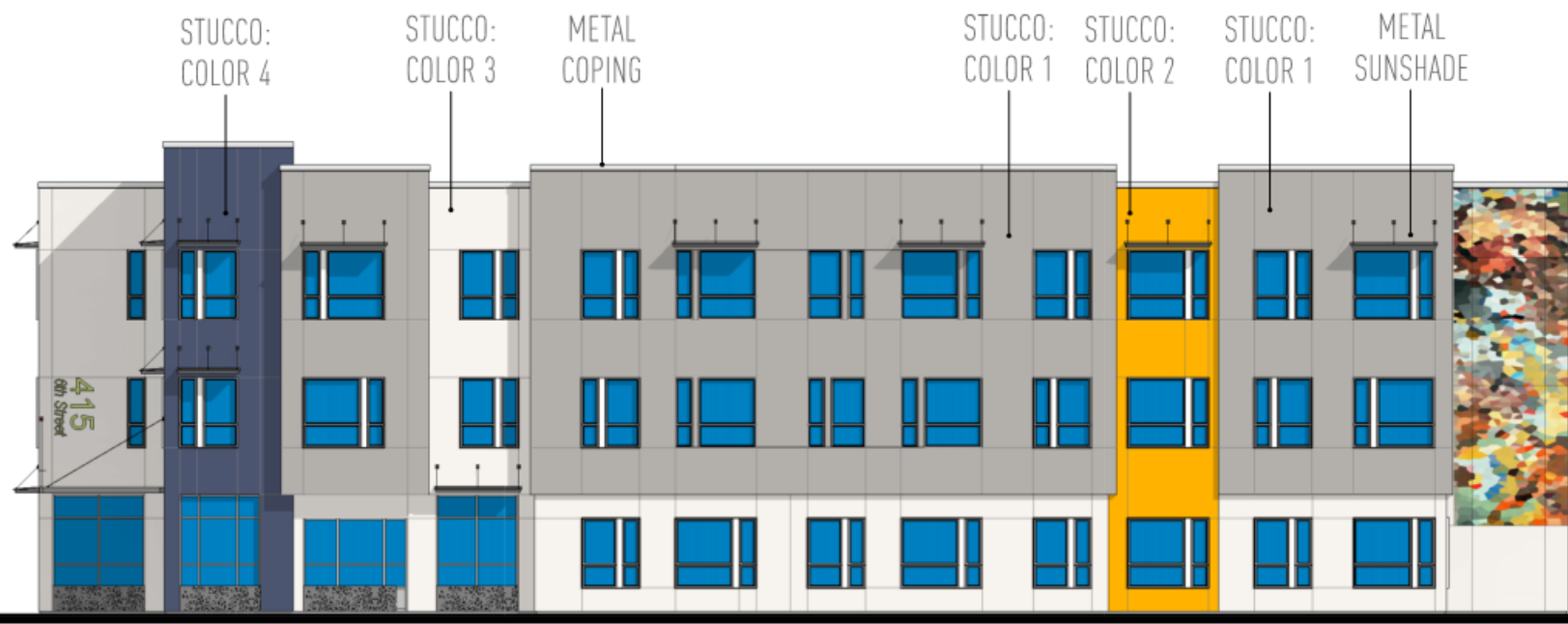




ELEVATIONS

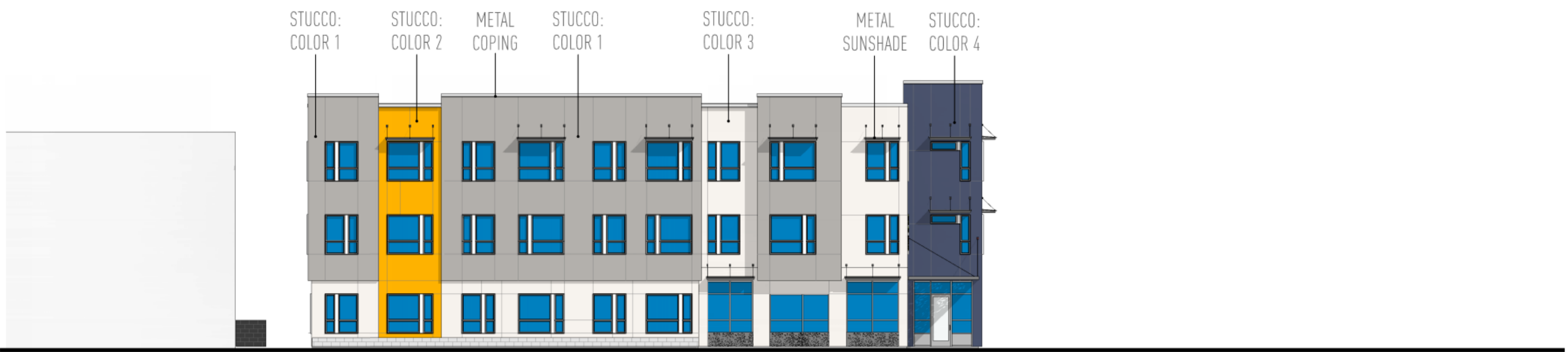


NORTH ELEVATION

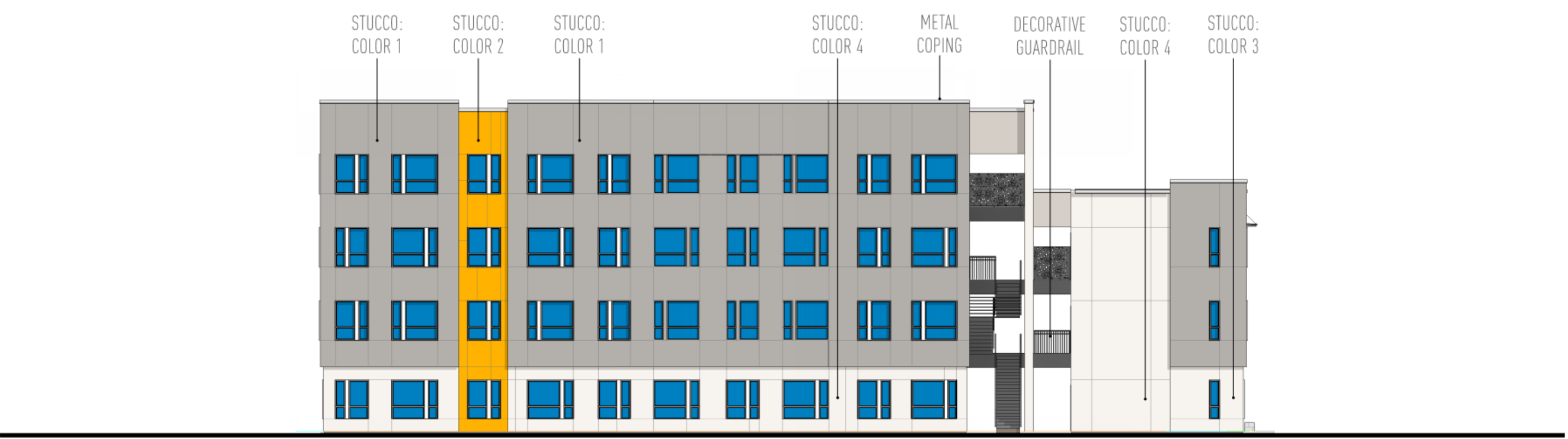


EAST ELEVATION

# ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION











## **05 PROOF OF REQUIRED NOTICES**

### **B. Proof of emailed notice to affected Neighborhood Associations**

## Jessica Lawlis

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**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:53 AM  
**To:** gillingworth@hoamco.com; teravintage@hotmail.com  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-The Lofts @ 610 Central SW Owners Association Incorporated.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.

If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties

**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.



**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



**Jessica Lawlis**  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: The Lofts @ 610 Central SW Owners Association Incorporated

Name of NA Representative\*: Gary Illingworth, Terri Krantz

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 8700A Education Place NW, 610 Central Avenue SW

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of Sixth and Cole
2. Property Owner\* DGB Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

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

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time\*: \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14  
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above  
3. The following exceptions to IDO standards have been requested for this project\*:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas, NA  
Citizen Information Committee of Martineztown  
Martineztown Work Group [Other Neighborhood Associations, if any]

EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

## Jessica Lawlis

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**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:52 AM  
**To:** fparmijo@gmail.com; tiffany.hb10@gmail.com  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-South Broadway NA.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.

**If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties

**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: South Broadway NA

Name of NA Representative\*: Frances Armijo, Tiffany Broadous

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 915 William SE, 215 Trumbull SE

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of Sixth and Cole
2. Property Owner\* DGB Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

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

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time\*: \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14  
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above  
3. The following exceptions to IDO standards have been requested for this project\*:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas, NA  
Citizen Information Committee of Martineztown  
Martineztown Work Group [Other Neighborhood Associations, if any]

EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

## Jessica Lawlis

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**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:51 AM  
**To:** rc@silverplatinumdowntown.org; leon@silverplatinumdowntown.org  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-Silver Platinum Downtown NA.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

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As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.

**If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Silver Platinum Downtown NA

Name of NA Representative\*: Ronald Casias, Leon Garcia

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 205 Silver Avenue SW, 205 Silver Avenue SW

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of Sixth and Cole
2. Property Owner\* DGB Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

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

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time\*: \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14  
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above  
3. The following exceptions to IDO standards have been requested for this project\*:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
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- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
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**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
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- Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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Cc: Barelas, NA  
Citizen Information Committee of Martineztown  
Martineztown Work Group [Other Neighborhood Associations, if any]

EDo NA Incorporated  
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Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

## Jessica Lawlis

---

**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:50 AM  
**To:** colburn.ian@gmail.com; Injalopez@msn.com  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-Santa Barbara Martineztown NA.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.

**If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini



**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Santa Barbara Martineztown NA

Name of NA Representative\*: Ian Colburn, Loretta Naranjo Lopez

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 1002 Arno NE, 1127 Walter NE

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of Sixth and Cole
2. Property Owner\* DGB Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

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

☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time\*: January 13th at 3pm

Location\*<sup>3</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Reynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas, NA  
Citizen Information Committee of Martineztown  
Martineztown Work Group [Other Neighborhood Associations, if any]

EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>



## Jessica Lawlis

---

**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:49 AM  
**To:** raynoldsneighborhood@gmail.com; okieot@gmail.com  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-Raynolds Addition NA.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.

**If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties

**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
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[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Raynolds Addition NA

Name of NA Representative\*: Margaret Lopez, Stephanie Elliot

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 1315 Gold Avenue SW, 324 14th Street SW

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of Sixth and Cole
2. Property Owner\* DGB Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

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

☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time\*: January 13th at 3pm

Location\*<sup>3</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

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Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

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1. Zone Atlas Page(s)\*<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Reynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
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- ☐ 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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Cc: Barelas, NA  
Citizen Information Committee of Martineztown  
Martineztown Work Group [Other Neighborhood Associations, if any]

EDo NA Incorporated  
Huning Highland Historic District Association  
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Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

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## Jessica Lawlis

---

**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:48 AM  
**To:** 'Injalopez@msn.com'; 'rosalimartinez06@gmail.com'  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-Martineztown Work Group.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

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**If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Sincerely,







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Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

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## Jessica Lawlis

---

**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:46 AM  
**To:** andersonbonnie505@gmail.com; a.louisa.carson@gmail.com  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-Huning Highland Historic District Association.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

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**If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Lawlis". The script is cursive and fluid.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties



**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Huning Highland Historic District Association

Name of NA Representative\*: Bonnie Anderson, Ann Carson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 321 High St. SE, 416 Walter SE

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of Sixth and Cole
2. Property Owner\* DGB Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

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

☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time\*: January 13th at 3pm

Location\*<sup>3</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas, NA  
Citizen Information Committee of Martineztown  
Martineztown Work Group [Other Neighborhood Associations, if any]

EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>



## Jessica Lawlis

---

**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:45 AM  
**To:** john@innovateabq.com; david@contextabq.com  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-EDo NA Incorporated.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.

**If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties

**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Huning Highland Historic District Association

Name of NA Representative\*: Bonnie Anderson, Ann Carson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 321 High St. SE, 416 Walter SE

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of Sixth and Cole
2. Property Owner\* DGB Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



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

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

☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time\*: January 13th at 3pm

Location\*<sup>3</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas, NA  
Citizen Information Committee of Martineztown  
Martineztown Work Group [Other Neighborhood Associations, if any]

EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

## Jessica Lawlis

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**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:43 AM  
**To:** chair@abqdna.com; treasurer@abqdna.com  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-Downtown Neighborhoods Association.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.

**If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Lawlis". The script is cursive and fluid.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties



**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Downtown Neighborhoods Association

Name of NA Representative\*: Holly Siebert, Jim Clark

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 408 11th Street NW, 516 11th Street NW

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of Sixth and Cole
2. Property Owner\* DGB Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

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

☐ Zoning Hearing Examiner (ZHE)

☐ Development Review Board (DRB)

☒ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time\*: January 13th at 3pm

Location\*<sup>3</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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Cc: Barelas, NA  
Citizen Information Committee of Martineztown  
Martineztown Work Group [Other Neighborhood Associations, if any]

EDo NA Incorporated  
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Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>



## Jessica Lawlis

---

**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:37 AM  
**To:** kris042898@live.com  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-Citizens Information Committee of Martineztown.pdf

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the current property owner DBG Properties LLC, is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application to the Landmarks Commission for a Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.

**If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).**

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Lawlis". The script is cursive and fluid, with the first name "Jessica" and last name "Lawlis" clearly distinguishable.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties

**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Citizens Information Committee of Martineztown

Name of NA Representative\*: Frank Martinez, Kristi Houde

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 501 Edith Boulevard NE, 501 Edith Boulevard NE

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of Sixth and Cole
2. Property Owner\* DGB Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



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

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

☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time\*: January 13th at 3pm

Location\*<sup>3</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Reynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas, NA  
Citizen Information Committee of Martineztown  
Martineztown Work Group [Other Neighborhood Associations, if any]

EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

## Jessica Lawlis

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**From:** Jessica Lawlis  
**Sent:** Wednesday, December 9, 2020 8:34 AM  
**To:** alicia\_chavez77@yahoo.com; baca3221@hotmail.com  
**Cc:** Jennifer Facio Maddox; Will Gleason  
**Subject:** LUCC Submittal Notification - Request for Demolition Permit Outside of an Historically Protected Overlay zone (HPO) 6th and Coal  
**Attachments:** Emailed-Mailed-Notice-PublicMeetingHearing-Barelas NA.pdf

Dear Neighborhood Association Representative,

As you have been made aware through previous correspondence, Dekker/Perich/Sabatini, agent for the current property owner (DBG Properties LLC), is seeking a Demolition Permit in order to remove a substandard building located at 611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit outside of an Historically Protected Overlay zone (HPO).**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to remove the existing substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the LUCC Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets>.

**If you have any questions, please contact me, Jessica Lawlis, at (505)761-9700 or by email at JessicaL@dpsdesign.org.**

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini

Agent for DBG Properties

**Attachment:** CABQ Planning Dept. Form Emailed/Mailed Public Notice to Neighborhood Associations Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association



Jessica Lawlis  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.



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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 12-08-2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Barelas NA

Name of NA Representative\*: Alicia Chavez, Dorothy Chavez

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 808 Santa Fe Avenue SW, 612 10th Street SW

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 COAL AVE SW /415 6TH ST SW ALBUQUERQUE NM 87102  
Location Description Northwest corner of Sixth and Cole
2. Property Owner\* DGB Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

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

☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☒ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time\*: January 13 at 3pm

Location\*<sup>3</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Barelas, NA  
Citizen Information Committee of Martineztown  
Martineztown Work Group [Other Neighborhood Associations, if any]

EDo NA Incorporated  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara Martineztown NA  
Silver Platinum Downtown NA  
South Broadway NA  
The Lofts @ 610 Central SW Owners Association Incorporated

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

## **05 PROOF OF REQUIRED NOTICES**

- C. Buffer map and list of property owners within 100 feet, notifying letter, and proof of first class mailing**



**From:** [Delgado, Geraldine C.](#)  
**To:** [Jessica Lawlis](#)  
**Subject:** RE: Request for property owners within 100" - 415 6th street  
**Date:** Tuesday, December 8, 2020 3:19:10 PM  
**Attachments:** [415 6th St. SW.docx](#)  
[415 6th St. SW.xlsx](#)  
[415 6th St. SW - 8.5x11 - Scale in Feet.pdf](#)

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Jessica,

See attach for the buffer map you requested.

Thank you,



**Geraldine Delgado**  
File Room Coordinator  
**Office** 505.924.3662  
**Office email** [gdelgado@cabq.gov](mailto:gdelgado@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Jessica Lawlis <JessicaL@dpsdesign.org>  
**Sent:** Tuesday, December 8, 2020 1:34 PM  
**To:** Delgado, Geraldine C. <gdelgado@cabq.gov>  
**Cc:** Swapna Babu <SwapnaB@dpsdesign.org>; Ewell, Diego <dewell@cabq.gov>; Rumpf, Linda <lrumpf@cabq.gov>  
**Subject:** RE: Request for property owners within 100' - 415 6th street  
**Importance:** High

**External**

Hi Geraldine,

I just got an out of office reply from Diego, which stated we should reach out to you for assistance. We were just informed that we need to make a last minute submittal to LUCC and were hoping there is some change that I can get the list of required property owners within 100' of the property located at 415 6<sup>th</sup> street by close of business today so that we can get our required mailings out in time?

I apologize for the inconvenience and appreciate the assistance!

Thanks,  
Jessica

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**From:** Jessica Lawlis  
**Sent:** Tuesday, December 8, 2020 1:20 PM  
**To:** Ewell, Diego <[dewell@cabq.gov](mailto:dewell@cabq.gov)>  
**Cc:** Swapna Babu <[SwapnaB@dpsdesign.org](mailto:SwapnaB@dpsdesign.org)>  
**Subject:** Request for property owners within 100' - 415 6th street  
**Importance:** High

Hi Diego,

We were just informed that we need to make a last minute submittal to LUCC, is there any change that I can get the list of required property owners within 100' of the property located at 415 6<sup>th</sup> street by close of business today so that we can get our required mailings out in time?

I apologize for the inconvenience and appreciate the assistance!

Best,  
Jessica



**Jessica Lawlis**  
Urban Planner  
Dekker/Perich/Sabatini  
505.761.9700 / [dpsdesign.org](http://dpsdesign.org)

We're identifying design solutions and [rethinking design](#) for a changed society.

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

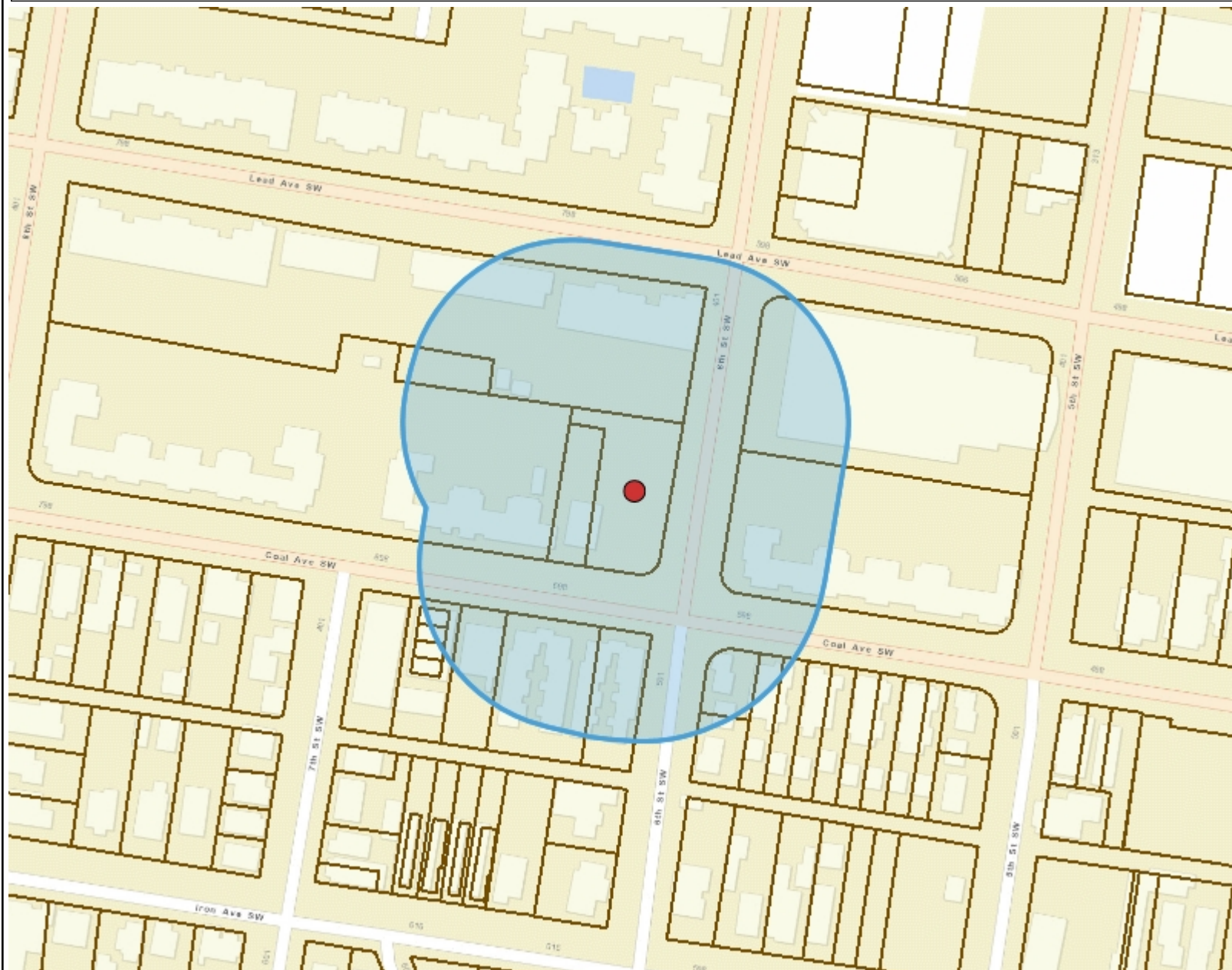


# 415 6th St. SW



## Legend

■ Bernalillo County Parcels



## Notes

Buffer: 169 ft.  
ROW: 6th St. SW - 69 ft.

300 0 150 300 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
12/8/2020 © City of Albuquerque

1: 1,803

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

209

THIS MAP IS NOT TO BE USED FOR NAVIGATION

*December 8, 2020*

**FEJER FRANCES I  
13153 NEON AVE NE  
ALBUQUERQUE NM 87112-4870**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

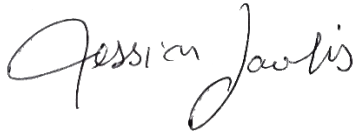
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.



If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is fluid and cursive, with the first name "Jessica" and last name "Lawlis" clearly legible.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Fejer Frances I

Mailing Address\*: 13153 Neon Ave Ne, Albuquerque Nm 87112-4870

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

- ☐ Conditional Use Approval
- ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
- ☐ Site Plan
- ☐ Subdivision \_\_\_\_\_ (Minor or Major)
- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

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

- |   |  |
|---|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE)        | <input type="checkbox"/> Development Review Board (DRB)          |
| <input checked="" type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: January 13th at 3pm  
Location\*<sup>2</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- ☐ 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.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>



*December 8, 2020*

**PUTZ THERESA  
618 COAL AVE SW UNIT A  
ALBUQUERQUE NM 87102-3896**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

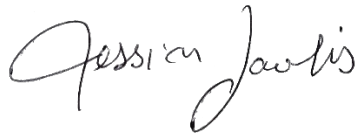
The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.

If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is fluid and cursive, with the first name "Jessica" and last name "Lawlis" clearly legible.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Putz Theresa

Mailing Address\*: 618 Coal Ave Sw Unit A Albuquerque Nm 87102-3896

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☐ Development Review Board (DRB)
  - ☒ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: January 13th at 3pm

Location\*<sup>2</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
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- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



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

- ☐ 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.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building
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**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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December 8, 2020

**HIBERNIAN HOUSE NEW MEXICO CATHOLIC CHARITIES/ ATTN: JUNE Y MARTIN  
2010 BRIDGE BLVD SW  
ALBUQUERQUE NM 87105-3104**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

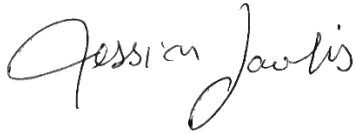
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Jessica Lawlis, Dekker/Perich/Sabatini  
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for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Chc Ptns I Llc C/O Harding & Carbone Inc

Mailing Address\*: 1235 North Lp W 205 Houston Tx 77008-4701

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
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Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

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The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

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December 8, 2020

**HIBERNIAN HOUSE OF NEW MEXICO CATHOLIC CHARITIES ATTN: JUNE Y MARTINEZ  
2010 BRIDGE BLVD SW  
ALBUQUERQUE NM 87105-3104**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

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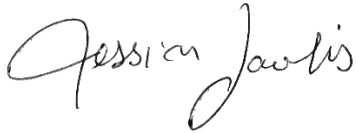
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Agent for DBG Properties LLC



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for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Hibernian House New Mexico Catholic Charities/ Attn: June Y Martin

Mailing Address\*: 2010 Bridge Blvd Sw Albuquerque Nm 87105-3104

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
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Explanation\*:

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*December 8, 2020*

**GSL PARTNERS  
3 CENTERPOINTE DR SUITE 130  
LAKE OSWEGO OR 97035**

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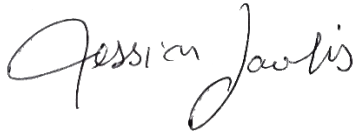
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As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.



If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is fluid and cursive, with the first name "Jessica" and last name "Lawlis" clearly legible.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Gsl Partners

Mailing Address\*: 3 Centerpointe Dr Suite 130 Lake Oswego Or 97035

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☐ Development Review Board (DRB)
  - ☒ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: January 13th at 3pm  
Location\*<sup>2</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission>

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To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.\*

<sup>2</sup> Physical address or Zoom link

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

- ☐ 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.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building
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**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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*December 8, 2020*

**KAISER KENNETH J  
516 COAL AVE SW  
ALBUQUERQUE NM 87102**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

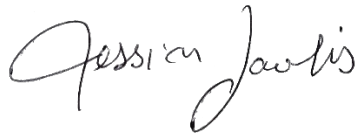
The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

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If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is fluid and cursive, with the first name "Jessica" and last name "Lawlis" clearly legible.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Kaiser Kenneth Js

Mailing Address\*: 516 Coal Ave Sw Albuquerque Nm 87102

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
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Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

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<sup>1</sup> Attach additional information, as needed to explain the project/request.

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Date/Time\*: January 13th at 3pm  
Location\*<sup>2</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission>

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Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

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1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

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  - ☐ Total gross floor area of proposed project.
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**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.409 acres
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December 8, 2020

**PC SAN FELIPE LLC & SAN FELIPE WHITAKER LLC & ETAL  
4956 N 300 WEST SUITE 300  
PROVO UT 84604-6134**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

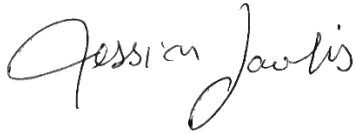
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Jessica Lawlis, Dekker/Perich/Sabatini  
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Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Pc San Felipe Llc & San Felipe Whitaker Llc & Ftal

Mailing Address\*: 4956 N 300 West Suite 300 Provo Ut 84604-6134

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
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2. Property Owner\* DBG Properties LLC
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Summary of project/request<sup>1</sup>\*:

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Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

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December 8, 2020

**FSC ALVARADO APARTMENTS ATTN: MR STANLEY R FIMBERG  
9777 WILSHIRE BLVD SUITE 500  
BEVERLY HILLS CA 90212**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

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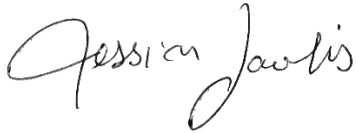
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Jessica Lawlis, Dekker/Perich/Sabatini  
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Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Fsc Alvarado Apartments Attn: Mr Stanley R Fimberg

Mailing Address\*: 9777 Wilshire Blvd Suite 500 Beverly Hills Ca 90212

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☐ Development Review Board (DRB)
  - ☒ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: January 13th at 3pm  
Location\*<sup>2</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- ☐ 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.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<https://ido.abc-zone.com/>

**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

December 8, 2020

**KLAUSMEYER SHAFFER JASON C & SHAFFER MARGARET D**  
**524 COAL AVE SW**  
**ALBUQUERQUE NM 87102-3878**

**RE: Request for Demolition Permit Outside an HPO**  
**611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

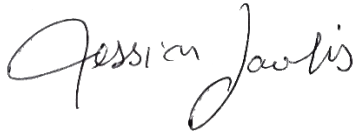
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.



If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is fluid and cursive, with the first name "Jessica" and last name "Lawlis" clearly legible.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Klausmeyer Shaffer Jason C & Shaffer Margaret D

Mailing Address\*: 524 Coal Ave Sw Albuquerque Nm 87102-3878

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
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  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
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Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

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  - ☐ Zoning Hearing Examiner (ZHE)
  - ☐ Development Review Board (DRB)
  - ☒ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: January 13th at 3pm  
Location\*<sup>2</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission>

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To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

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Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

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1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
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<sup>2</sup> Physical address or Zoom link

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  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.409 acres
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- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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*December 8, 2020*

**OSTROWSKI CATHERINE LUJAN  
132 W MEADOWLARK LN  
CORRALES NM 87048-9664**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

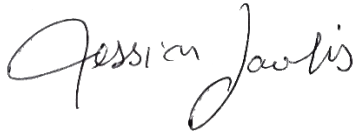
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If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is fluid and cursive, with the first name "Jessica" and last name "Lawlis" clearly legible.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Ostrowski Catherine Lujan

Mailing Address\*: 132 W Meadowlark Ln Corrales Nm 87048-9664

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
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  - ☐ Conditional Use Approval
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Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
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3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

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*December 8, 2020*

**GSL PROPERTIES INC  
3 CENTERPOINTE DR SUITE 130  
LAKE OSWEGO OR 97035-8657**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

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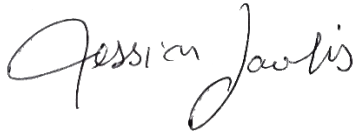
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Sincerely,

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Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Gsl Partners

Mailing Address\*: 3 Centerpointe Dr Suite 130 Lake Oswego Or 97035

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
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[Note: Items with an asterisk (\*) are required.]

Date/Time\*: January 13th at 3pm  
Location\*<sup>2</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.\*

<sup>2</sup> Physical address or Zoom link

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

- ☐ 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.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building
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**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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*December 8, 2020*

**PC SAN FELIPE LLC & SAN FELIPE WHITAKER LLC & ETAL  
4956 N 300 WEST SUITE 300  
PROVO UT 84604-6134**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

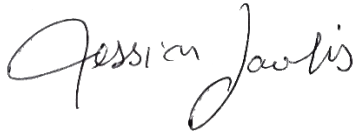
- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.



If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is fluid and cursive, with the first name "Jessica" and last name "Lawlis" clearly legible.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Pc San Felipe Llc & San Felipe Whitaker Llc & Ftal

Mailing Address\*: 4956 N 300 West Suite 300 Provo Ut 84604-6134

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☐ Development Review Board (DRB)
  - ☒ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

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☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

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**Additional Information:**

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*December 8, 2020*

**ROOK WENDY LEE  
508 6TH ST SW  
ALBUQUERQUE NM 87102**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

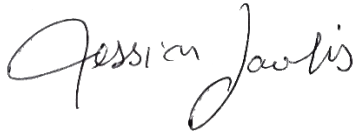
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Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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for Decisions Requiring a Meeting or Hearing  
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Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Rook Wendy Lee

Mailing Address\*: 508 6th St Sw Albuquerque Nm 87102

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
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Explanation\*:

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December 8, 2020

**FSC ALVARADO APARTMENTS ATTN: MR STANLEY R FIMBERG  
9777 WILSHIRE BLVD SUITE 500  
BEVERLY HILLS CA 90212**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

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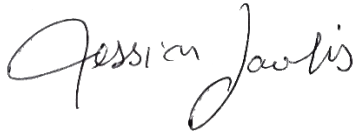
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Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

December 8, 2020

**CHC PTNS I LLC C/O HARDING & CARBONE INC  
1235 NORTH LP W 205  
HOUSTON TX 77008-4701**

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611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

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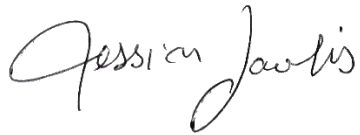
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Date of Notice\*: 12/08/2020

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Property Owner within 100 feet\*: Chc Ptns I Llc C/O Harding & Carbone Inc

Mailing Address\*: 1235 North Lp W 205 Houston Tx 77008-4701

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
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2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision (Minor or Major)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☐ Development Review Board (DRB)
  - ☒ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: January 13th at 3pm

Location\*<sup>2</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



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

- ☐ 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.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

*December 8, 2020*

**PFEIFER JUDITH A & WILLIAM E  
101 N KANSAS AVE APT 305  
TOPEKA KS 66603-3620**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

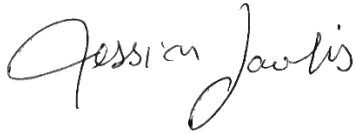
The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

- **A Demolition Permit to demolish the existing, substandard structure.** As stated above, the applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore seeking the City's approval for demolition. Further, the City's Code Enforcement Division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant and the City staff have been seeking an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded.

As required by IDO Table 6-1-1, we are making you aware of the Landmarks Commission Hearing date of **Wednesday, January 13, 2021 at 3:00pm**, at which time the application will be reviewed and decided on by the City of Albuquerque. The LUCC Hearing will be held virtually on a web-based meeting platform because of current COVID-19 restrictions. More information on the LUCC Hearing is provided at the following website: <https://www.cabq.gov/planning/boards-commissions/landmarks-commission>.

If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is fluid and cursive, with the first name "Jessica" and last name "Lawlis" clearly legible.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Pfeifer Judith A & William E

Mailing Address\*: 101 N Kansas Ave Apt 305 Topeka Ks 66603-3620

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☐ Development Review Board (DRB)
  - ☒ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: January 13th at 3pm  
Location\*<sup>2</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission>

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
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- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



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

- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
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  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.409 acres
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  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
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- Current Land Use(s) [vacant, if none] Vacant, sub-standard building
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

December 8, 2020

**ANDREWS KONNIE W & DONALD CRAIG  
618 COAL AVE SW UNIT B  
ALBUQUERQUE NM 87102**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

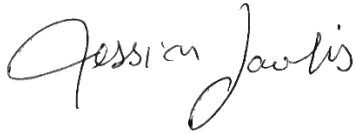
The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District). Due to the building's long vacancy, it is in a state of disrepair and the Code Enforcement Division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. Given the state of the existing structure, the applicant has determined no feasible means of preserving the structure that can produce a reasonable economic return. The applicant is therefore seeking:

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If you have any questions, please contact Jessica Lawlis at (505)761-9700 or by email at [JessicaL@dpsdesign.org](mailto:JessicaL@dpsdesign.org).

Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is fluid and cursive, with the first name "Jessica" and last name "Lawlis" clearly legible.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Andrews Konnie W & Donald Craig

Mailing Address\*: 618 Coal Ave Sw Unit B Albuquerque Nm 87102

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☒ Permit Demolition Permit (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
of a new 3-4 story veteran facility comprised of 45 housing units.

5. This application will be decided at a public meeting or hearing by\*:
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<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: January 13th at 3pm  
Location\*<sup>2</sup>: ZOOM, see Landmarks Commission webpage for the latest Hearing information: <https://www.cabq.gov/planning/boards-commissions/landmarks-Acommission>

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1. Zone Atlas Page(s)\*<sup>4</sup> K-14
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3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

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- ☐ a. Location of proposed buildings and landscape areas.\*
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1. Area of Property [typically in acres] 0.409 acres
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*December 8, 2020*

**BROCCARDO DAVID M  
618 COAL AVE SW  
ALBUQUERQUE NM 87102-3895**

**RE: Request for Demolition Permit Outside an HPO  
611 Coal Avenue SW /415 6th Street SW Albuquerque NM 87102**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner DBG Properties LLC, is seeking a Demolition Permit in order to demolish a substandard building. **In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are notifying you that we are submitting the application for the Demolition Permit Outside an HPO.**

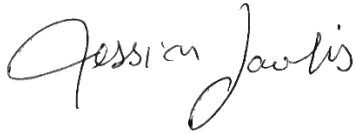
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Sincerely,

A handwritten signature in black ink that reads "Jessica Lawlis". The signature is fluid and cursive, with the first name "Jessica" and last name "Lawlis" clearly legible.

Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

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

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for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 12/08/2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Broccardo David M

Mailing Address\*: 618 Coal Ave Sw Albuquerque Nm 87102-3895

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 611 Coal Avenue SW/ 415 6th Street SW Albuquerque NM 87102  
Location Description Northwest corner of 6th and Coal
2. Property Owner\* DBG Properties LLC
3. Agent/Applicant\* [if applicable] Jessica Lawlis, Dekker / Perich / Sabatini
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
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Summary of project/request<sup>1</sup>\*:

Demolition of the existing structure, which has been condemned by the City, and the construction  
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6. Where more information about the project can be found\*<sup>3</sup>:  
Enclosed within this mailing or by contacting [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

---

---

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Raynolds Addition Neighborhood Association (RANA) was the only group that requested a neighborhood meeting regarding this project. The project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns, including: specifics of the anticipated behavioral health provider and application process (which have not yet been specified), the historic significance of the existing property (which the applicant is still attempting to determine from the Historic Preservation Division) and the anticipated process (LUCC for demo permit, AA for site plan approval) and project timeframe (approximately 3 months for design, plus 12 months for constructions).

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



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

- ☐ 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.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.409 acres
  2. IDO Zone District Form-based Infill Development (MX-FB-ID)
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Downtown center, Area of change
- Current Land Use(s) [vacant, if none] Vacant, sub-standard building
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



## **06 SIGN POSTING AGREEMENT**

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION
- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.

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 are best for attaching signs to a post or backing; the sign tears out less easily.
4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL
- A. The sign is not to be removed before the initial hearing on the request.

B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



Jessica Lawlis

(Applicant or Agent)

12.8.20

(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

PROJECT NUMBER: \_\_\_\_\_

## **07 PROOF OF NEIGHBORHOOD MEETING**

### **B. Neighborhood Meeting Summary**



## Conference Report



Project No.: 20-0146  
Project: **6<sup>th</sup> & Coal: RANA Neighborhood Meeting**  
Date: 12.3.20  
Place: ZOOM

Attending: Jennifer Facio Maddox, Jessica Lawlis –  
Dekker/Perich/Sabatini; Margaret Lopez, Evan Gonzales –  
Bernalillo County; Janet Manry, Robert Tilley, Joan Skokan,  
Bernie Sanchez, B Valdez, Cardinal Rieger, Christopher  
Frechette, Gary Morris, Henckle, Laurie Parkinson, Michelle  
Tregembo, Nancy Kilpatrick, Peter Rice, Zech Keliikuli, Laura  
Trujillo, Witt, Laura Reu – RANA  
By: JL

### Discussion Items:

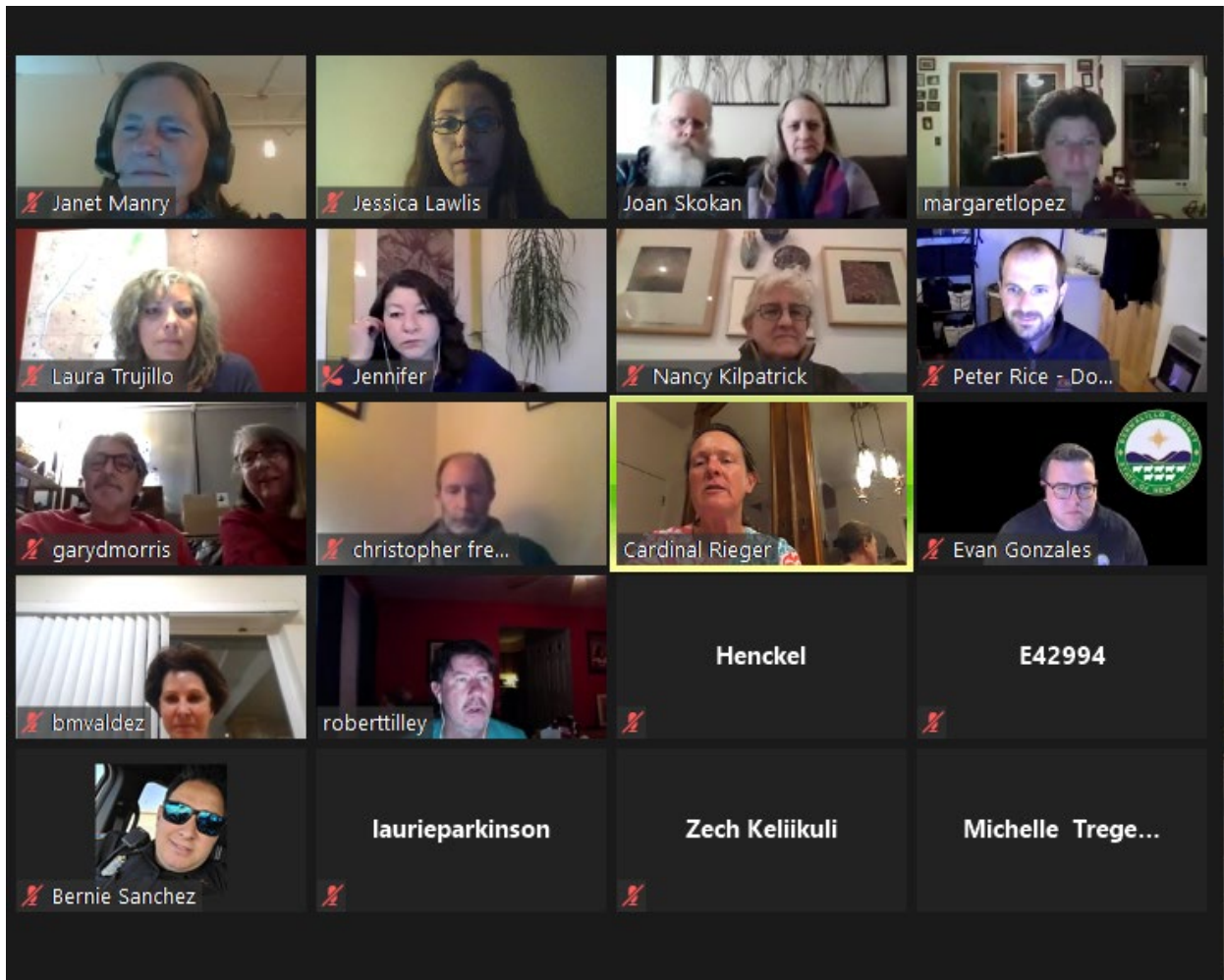
1. Project overview
2. Questions
  - a. What type of training does this 24/7 case manager that will be on site have?
    - i. The behavioral health provider hasn't been identified as of yet as we are still in the initial facility planning phase. The County has a pool of qualified behavioral health providers that they have worked with in the past, from which they will choose for this project. Whichever provider is selected will have an extensive training program for staff. County to keep the neighborhood informed as more on this issue as the project moves forward.
  - b. Estimated completion date?
    - i. 3 months for design
    - ii. 12 months for constructions – but this schedule hinges on the demolition of the house.
  - c. What is the application process?
    - i. Haven't completely identified. The application process and criteria is under the purview of the behavioral health provider that is selected, these items will be identified when the health provider is selected.
  - d. Approval process
    - i. Administrative approval 2-4 weeks internal review for approval after the LUC process.
  - e. What agencies are you courting for case management support?
    - i. The county has an active pool of providers that will get evaluated for selection once the property acquisition has been obtained.
  - f. House is owned by?
    - i. DGB Properties currently owns the property, they also owns and developed the property adjacent – the San Felipe Apartments.
    - ii. The County is working to obtain the property.
  - g. How old is the house? What makes it historically significant?
    - i. We don't currently know, but we are attempting to obtain that information from the City Historic preservation Division.
    - ii. Based on our knowledge of historic designation criteria, we assume that it is either because the building is an exemplary example of a historic architectural style and/or craftsmanship or associated with a historic person or event – likely the former. If that is the case, the substandard condition may impact designation.
    - iii. The renovation and funding source for renovation would be coordinated by the Historic Preservation Division.
  - h. Comments
    - i. Interesting that the house is being evaluated to be moved, that doesn't really happen, but the residents are glad to see it is being considered.
    - ii. Neighborhood is requesting of the project team provide monthly updates about the project to the NA.



















### 3. Next Steps
























- a. Send monthly updates via email to RANA on project progress.






























*This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.*

End of Report



<b>G</b>	garydmorris	 
<b>H</b>	Henckel	 
<b>J</b>	Jennifer	 
<b>L</b>	laurieparkinson	 
<b>MT</b>	Michelle Tregembo	 
<b>NK</b>	Nancy Kilpatrick	 
<b>PR</b>	Peter Rice - Downtown Albuquerque...	 
<b>R</b>	roberttilley	 
<b>ZK</b>	Zech Keliikuli	 

<b>H</b>	Henckel	 
<b>J</b>	Jennifer	 
<b>JS</b>	Joan Skokan	 
<b>LT</b>	Laura Trujillo	 
<b>L</b>	laurieparkinson	 
<b>MT</b>	Michelle Tregembo	 
<b>NK</b>	Nancy Kilpatrick	 
<b>PR</b>	Peter Rice - Downtown Albuquerque...	 
<b>R</b>	roberttilley	 
<b>W</b>	Witt	 
<b>ZK</b>	Zech Keliikuli	 
<b>LR</b>	Laura Reu	

<b>JL</b>	Jessica L... (Me)	Unmute	More >
<b>JM</b>	Janet Manry (Host)		
<b>M</b>	margaretlopez		
<b>R</b>	roberttilley		
<b>JS</b>	Joan Skokan		
	15053775941		
	Bernie Sanchez		
<b>B</b>	bmvaldez		
<b>CR</b>	Cardinal Rieger		
<b>CF</b>	christopher frechette		
<b>E</b>	E42994		
	Evan Gonzales		
<b>G</b>	garydmorris		
			

## **08 JUSTIFICATION LETTER**



*December 8<sup>th</sup>, 2020*

J. Matt Myers, Chair  
Landmarks Commission  
600 2nd NW  
Albuquerque, NM

**RE: Request for Demolition Permit  
611 Coal Avenue SW Albuquerque NM 87102**

Dear Mr. Myers,

This letter is to seek approval of a Demolition Permit to facilitate the demolition of a substandard building located on 611 6<sup>th</sup> Street SW and facilitate the sale of the property. The subject site currently contains an existing building that has long sat vacant. In the City's classification of historic properties, the existing building is designated as a contributing property to a non-designated area (i.e., it is not in a designated Historic District).

Due to the existing building's long vacancy, it is in a state of disrepair. The applicant has determined no feasible means of preserving the structure that would produce a viable economic return. Further, the City of Albuquerque's Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. The code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure.

**Given the state of the existing structure, and the applicant's inability to determine a feasible means of preserving the structure that can produce a reasonable economic return, the applicant is seeking a Demolition Permit to demolish the existing, substandard structure.** The City's Historic Preservation Division has been in conversation with the applicant to seek an alternative solution, such as moving the structure to another location, but the challenges of identifying a new site and property owner willing to make the necessary accommodations for the structure make this option challenging, particularly given the state of disrepair of the structure. The applicant will continue to work with the City to determine potential sites for relocation and if a site is found that is feasible, then this request for a demolition permit will be rescinded. Until then, the applicant is requesting a demolition permit to facilitate the final negotiations towards the sale of the land to Bernalillo County to construct housing specifically targeted towards Veterans.

We respectfully request approval of the Demolition of the existing structure based on the criteria of Section 6-6(B)(3) Review and Criteria as outlined below.

**1. The structure's historic, architectural, engineering, or cultural significance.**

The existing structure is designated a contributing property to a non-designated area due and according to the City's Historic Preservation Division, was designated as such due to its uniqueness relative to Albuquerque, its age and its overall condition. According to the Historic Preservation Division, no supporting document exists for the property that defines its

uniqueness, based upon our general knowledge of the history of residential architectural styles in Albuquerque, the structure appears to be a Victorian style home, likely from the railroad era. .  
*If that is the case, the substandard condition may impact the designation.*

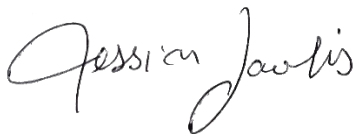
## **2. The structure's condition.**

As mentioned above, the City of Albuquerque's Code Enforcement division has issued a Substandard Building Violation (14-3-5-12) stating it to be substandard under the provision of the Code. The code enforcement division has stated in their substandard building violation that if no resolution is found by January 17, 2021, the City will demolish the structure. The applicant has determined no feasible means of preserving the structure that would produce a viable economic return and is therefore requesting a Demolition Permit to demolish the existing structure.

The project team provided all adjacent Neighborhood Associations an opportunity to meet and discuss the proposed amendment prior to this submittal. At the request of the Raynolds Addition Neighborhood Association, the project team attended the RANA board meeting on 12.3.30 to give a brief project overview and answer any specific questions / concerns. Most of the discussion at the RANA board meeting revolved around the specifics of the historical designation of the existing structure and the plans for a proposed veterans' housing facility that may be constructed on site, assuming the demolition permit is approved or the structure can be relocated. The neighborhood association did not express opposition to the proposal. A detailed report of the neighborhood concerns and responses are included in the application packet.

Based upon the rationale presented in this letter, we respectfully request approval for a demolition permit of the existing substandard building. If you have any questions or need clarification of anything contained herein, please contact me at (505)761-9700 or [jessical@dpsdesign.org](mailto:jessical@dpsdesign.org).

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini  
Agent for DBG Properties LLC

### ***Attachments: Existing Site Images***

#### **Substandard Building Violation (14-3-5-12)**

#### **Exhibit 1: Existing Site Images**



**Exhibit 2: COA Substandard Building Violation (14-3-5-12)**

# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500  
600 2nd Street NW  
Albuquerque, NM 87102  
Tel: (505) 924-3850 Fax: (505) 924-3847



Jan 16, 2020

### NOTICE AND ORDER WITH APPEAL

**GSL PROPERTIES INC  
3 CENTERPOINTE DR  
LAKE OSWEGO, OR 97035**

Dear Property Owner:

The City of Albuquerque Planning Department, Code Enforcement Division, made an inspection of the building or structure owned, occupied, or controlled by you at: 611 COAL AV SW, Albuquerque, NM on Jan 6, 2020

The Property is more particularly described as:

LT 16A PLAT OF TRS C, D & LT 16A BLK 41 NM TOWNSITE COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE  
NM CONT 0.123 AC LOT 16A, BLOCK 41, SUBDIVISION NEW MEXICO TOWN COMPANYS ORIGINAL TOWNSITE

Violations of the Uniform Housing Code, hereafter 'Code', City Council Ordinance Enactment No. 25-2018 and codified at 14-3-1-1 et seq ROA 1994, were found that must be corrected in order to maintain the accepted standards of health and safety provided for in the Code.

#### FINDINGS

The Code Enforcement Section has found the units to be substandard under the provisions of the Code. The findings of the inspection are as listed on the following page.


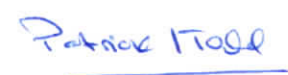
Sincerely,

Adam Andrade  
Code Enforcement Specialist  
(505) 924-3412

File Number: CF-2019-055021

Job Number: 107288457-001

Initial Print Date: Jan 16, 2020

  
Adam Andrade  
  
Patrick Todd



# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500

600 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

Tel: (505) 924-3850 Fax: (505) 924-3847



Description of Violation(s) found on the property located at:

Address: **611 COAL AV SW, Albuquerque, NM**

The above-described premises have been inspected and the following violations of City laws and regulations have been found:

Violation Type	Violation Description	Resolve By Date
14-3-5-12 Substandard Buildings	A Resolution of Condemnation of the structure may be presented to City Council if property is still substandard and boarded after 12 months. If passed, the structures will be demolished and a lien will be placed for the cost associated with this action.	Jan 17, 2021
14-3-3-2 Mechanical Requirements	Confirmed with NM Gas Co. there is no gas service at the address causing the lack of proper heating facilities to the dwelling unit. You must re-activate gas service prior to occupancy.	Feb 17, 2020 ✓
14-3-4-8 Inadequate Weather Protection	Doors and windows must be repaired, which includes re-glazing, to repel the effects of all forms of weather.	Feb 17, 2020 ✓
14-3-4-4 Nuisance	Upon exterior inspection, the entire property has several broken or boarded windows as well as boarded doors. These disrepair's have created a nuisance to the surrounding community by being eyesore.	Feb 27, 2020 ✓

Code Sections	Code Description
14-3-5-12	<p>All buildings or portions thereof which are determined to be substandard as defined in this code are hereby declared to be nuisances and shall be abated by repair, rehabilitation, demolition, removal or securing all accessible openings and entrances to building in accordance with the procedure as provided herein.</p> <p>Any building that has been determined to be substandard and which has been abated by securing all accessible openings and entrances shall be repaired, rehabilitated, demolished or removed within 12 months of being secured. The failure to repair, rehabilitate, demolish or remove such building within 12 months shall be prima facie evidence that the building is a menace to the public comfort, health, peace or safety and should be condemned. At the first City Council meeting following the 12 month period the administration may present the City Council with a Resolution of Condemnation as provided for in Section 3-18-5 NMSA 1978 and</p>

File Number: CF-2019-055021

Job Number: 107288457-001

Initial Print Date: Jan 16, 2020

# CITY OF ALBUQUERQUE

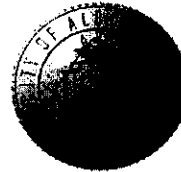
## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500

600 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

Tel: (505) 924-3850 Fax: (505) 924-3847



	proceed with condemnation as provided for under that statute.  ('74 Code, § 7-24-3B) (Ord. 34- 1986; Am. Ord. 2-2007; Am. Ord. 2018-025)
14-3-3-2(A)(1)(a)	Every dwelling unit and guest room shall be provided with heating facilities capable of maintaining a room temperature of 68° F. at a point of 3 feet above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with The City's currently adopted New Mexico Mechanical Code as adopted in the UAC.
14-3-4-8(A)	Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows, doors and basement hatchways.
14-3-4-4(C)	Any property or condition meeting definition of a nuisance as described under § 14-3-1-4 of this code.

File Number: CF-2019-055021

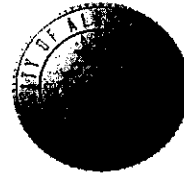
Job Number: 107288457-001

Initial Print Date: Jan 16, 2020

# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102  
Tel: (505) 924-3850 Fax: (505) 924-3847



### NOTICE OF ADMINISTRATIVE REMEDIES

Pursuant to Section 14-3-5-4(A)(1), you or any person having any title or legal interest in the building or structure may dispute the violations and findings listed above by appealing this Notice and Order or any action of the Department to the Office of the City Clerk. In the case of demolition, the appeal procedure shall be as set forth in Section 3-18-5 NMSA 1978. The appeal must be in writing and filed with the City Clerk's office prior to the effective date of this order. The effective date of this order is EIGHT (8) DAYS from Jan 16, 2020.

A form for filing an appeal is available in the City Clerk's Office at 600 2<sup>nd</sup> St. NW, Suite 720. The form is not necessary as long as the required information is included in the appeal. Pursuant to Section 14-3-5-4 ROA 1994, the required information includes: the names of all appellants participating in the appeal; a brief statement in ordinary and concise language of that specific order or action protested along with a copy of the order, notice, or action together with any material facts claimed to support the contentions of the appellant; a brief statement of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside; the signatures of all parties named as appellants and their official mailing addresses; and a verification, by declaration under penalty of perjury, of at least one appellant as to the truth of the matters stated in the appeal.

An appeal of the Notice and Order will stay enforcement of that Notice and Order. Failure to file an appeal, however, shall constitute a waiver of the right to an administrative hearing. Adjudication by the Office of Administrative Hearings shall schedule the hearing to a date and time not to exceed fifteen (15) business days from the date of the filing of the appeal. Written notice of the time and place of the hearing shall be given at least ten (10) business days prior to the date of the hearing to each appellant either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at his address shown on the appeal. Only those matters or issues specifically raised by the appellant shall be considered at the hearing.

The department may impose a civil fine, notice of which shall be appealable under the administrative appeal procedures of this article, of \$200 for a first violation of this article, and \$300 for a second violation of this article and \$500 for a third or subsequent violation of this article. Failure to pay the fine, appeal the fine, or prevail at an administrative hearing challenging the fine shall allow the Department to place a lien upon the subject property or any asset owned by the owner. The Department may also choose to collect on the fine through any other method allowed by law. Pursuant to Albuquerque, N.M., Rev. Ordinances §14-3-5-99.

A re-inspection fee shall be assessed failed inspections after the compliance date on the Notice and Order. This fee shall be \$50 per inspection pursuant to Albuquerque, N.M., Rev. Ordinances §14-3-5-8(B). Failure to pay the fine, appeal the fine, or prevail at an administrative hearing challenging the fine shall allow the Department to place a lien upon the subject property or any asset owned by the owner. The Department may also choose to collect on the fine through any other method allowed by law.

File Number: CF-2019-055021

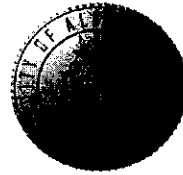
Job Number: 107288457-001

Initial Print Date: Jan 16, 2020

# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102  
Tel: (505) 924-3850 Fax: (505) 924-3847



### ORDER

IF THE VIOLATIONS LISTED ABOVE REMAIN OUTSTANDING BY 5:00 PM ON THE EFFECTIVE DATE OF THIS NOTICE AND ORDER, AND IF NO APPEAL IS FILED PRIOR TO THE EFFECTIVE DATE OF THIS NOTICE AND ORDER, WORK MUST COMMENCE IMMEDIATELY. IN REPAIRING OR DEMOLISHING THE BUILDING OR STRUCTURE, ALL REQUIRED PERMITS SHALL BE OBTAINED. REPAIRS MUST BE COMPLETED BY FEB 16, 2019. A FINAL INSPECTION BY THIS DEPARTMENT IS REQUIRED. A FEE WILL BE ASSESSED FOR THE FINAL INSPECTION.

ADDITIONALLY, A CERTIFICATE OF SUBSTANDARD BUILDING WILL BE FILED AT THE COUNTY CLERKS OFFICE. A LIEN WILL BE PLACED AGAINST THE PROPERTY ASSOCIATED WITH THESE ACTIONS.

If you have any questions concerning this Notice and Order, or the cited violations, please call me at: (505) 924-3828.  
Please reference Notice and Order number CF-2019-055021.

Adam Andrade  
Code Enforcement Specialist  
(505) 924-3412

File Number: CF-2019-055021

Job Number: 107288457-001

Initial Print Date: Jan 16, 2020

CITY OF ALBUQUERQUE  
LANDMARKS COMMISSION

M I N U T E S

Agenda Item 5  
PR-2020-004806, SI-2020-01405

January 13, 2021

**COMMISSION MEMBERS:**

J. Matt Myers, Chairman  
Lauren Austin, Vice Chairwoman  
Joe McKinney  
Damon Maddox  
Daniel Solares  
Robert Bello  
Rosie Dudley

**STAFF PRESENT:**

Leslie Naji, Planner  
Alfredo Salas, Recording Secretary



**Landmarks Commission Minutes, Agenda Item 5**  
**January 13, 2021**

**CHAIRMAN MYERS:** And with that, we will move on the next agenda item, which is Agenda Item Number 5, PR-2020-004806, SI-2020-01405, DBG Properties, Inc.

And would the applicant please state their name and address for the record.

**MS. LAWLESS:** Commissioner Myers, this is Jessica Lawless of Dekker Perich Sabatini. We are the agent on this particular project. Our address is 7601 Jefferson, Suite 100.

**CHAIRMAN MYERS:** Great. Thank you.

You know what? And I -- I jumped to you there, but maybe we should have -- I apologize -- staff go first time and introduce the matter.

**MS. LAWLESS:** Sure.

**CHAIRMAN MYERS:** Ms. Naji.

**MS. NAJI:** Sorry. This case involves a property at 611 Coal Avenue, Southwest, as has involved much of my work this year. I was doing inventories in Barelás and thought, oh, look at that neat house, and I was looking at it, trying to see if anybody was in there, and four days later, I got a demo permit.

Thank you, Jessica.

But -- and so we have this property here. It is -- sorry, I guess I didn't (inaudible) that. So the case -- the applicant is the architect who -- the house is currently on a lot. It is owned by DBG, and they are looking to sell the lot cleared so that it can be combined with the lot to the east on -- which I'm scanning for in this photograph, to be combined for some housing for veterans, is my understanding, with a county project.

For the past two months, at least, we've been working. I've spoken with the property owner who, you know, also hated to see this house demolished, to see what we could do to try and relocate it.

The house is solid -- 18-inch solid brick walls, and one solid 18-inch wall going down the middle. The -- be within an H -- be within the downtown area. It does have a demolition review, and I felt that we really needed to be able to look at an alternative to the demolition rather than just writing off on it.

The situation with this house has been that the cost of moving a solid brick structure like this, especially of this size, has -- thus far we have run into just the cost that didn't make it viable for anybody to take on. They're working with Homewise, to see if they want it. I've been working with another private individual, who was looking to get some numbers on what it would cost to move this quite lovely house.

I mean, inside, it's full of garbage and debris. But, you know, all the windows are true and the walls are straight and the basement is dry. It's a gorgeous house.

But one, there's no structure mover within Albuquerque with the ability or the manpower or the inclination, or maybe all of the above, you know, to be able to move it. Which means we would have to be looking at an out-of-town mover, which means paying to get them to come out, putting them in hotels, bringing their

**Landmarks Commission Minutes, Agenda Item 5**  
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equipment out. You know, initially bringing them out even just to get a final cost, which what I because getting was 150- to \$200,000 to move the house, not including site preparation.

The property owner initially said they would be willing to pay half of the moving cost, but I'm -- as I rightly gathered, they were not expecting a \$200,000,000 moving price tag.

And so I was (inaudible) with somebody else who was going to try and -- and (inaudible), and I asked them to get onto this site -- onto the meeting today, I don't think they have, to which just yesterday I got a letter from them talking about salvage and rebuilding, which -- well, I suppose anybody (inaudible) opportunity to go and salvage, but I'm not sure it's going to work with them.

That being said, I feel like we have really put forth a lot of effort to try to find an alternative to the -- to the site. I think, you know, it's not considered (inaudible). It's -- it's something to be incorporated within the original design at that time. And though I would love to see this house saved, I don't know that it would fall under the ability for -- to make it a viable alternative. We can get a lot for free, but, you know, we're looking at 150- to \$250,000, I think at least, to be -- to get it set up somewhere.

I -- I -- I had included as part of my conditions for this approval that if something does happen, that, you know, somehow there's the financial means to locate the house; that (inaudible) time (inaudible) that. (Inaudible) unless of course after the time the (inaudible) build. And that I would hope that demolition would not take place until it was absolutely (inaudible) project or that's planned for the site (inaudible).

With that, I stand for any questions.

You're muted.

**COMMISSIONER DUDLEY:** I have a question for Ms. Naji.

**MS. NAJI:** Yes.

**COMMISSIONER DUDLEY:** So is it a foregone conclusion that it can't stay there with -- with anything worked around it?

**MS. NAJI:** I will leave that to Ms. Lawless, who is with the architect. I have asked if it was ever considered, and I -- I really cannot answer --

**COMMISSIONER DUDLEY:** Just in terms of the demolition --

**MS. NAJI:** -- (inaudible) design, but --

**COMMISSIONER DUDLEY:** In terms of the demolition permit that you mentioned, does that -- you know, does that tie our hands in any way?

**MS. NAJI:** Well, the demolition permit has not been signed yet because they're having -- that's why they're coming before this body, to -- to be able to move forward with that demolition.

**COMMISSIONER DUDLEY:** Mr. Chairman, you're on mute.

**CHAIRMAN MYERS:** Sorry about that.

Ms. Dudley, Commissioner Dudley, maybe Ms. Lawless can kind of

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address that, as well, that question, when -- when -- when she's up. Does that sound good, or...

**MS. LAWLESS:** Yes, I can definitely do that.

**CHAIRMAN MYERS:** Okay. Are there any other -- any other questions for Ms. Naji, before we get to the applicant?

Okay. So let's now go to Ms. Lawless, who's already introduced herself, and stated her name and address.

So -- so please go ahead and tell us about the project, and -- and hopefully, maybe you'll -- you'll answer Commissioner Dudley's question, as well.

**MS. LAWLESS:** Sure. Can you all see my screen? We have a little PowerPoint for you.

**COMMISSIONER DUDLEY:** Yes, we can.

**UNIDENTIFIED MALE:** Yes.

**CHAIRMAN MYERS:** Okay. So as we've already kind of gone over, the subject site is located on the northwest corner of 6th and Coal. It's two lots that have already been -- or are -- will be subdivided into one. So the eastern portion of the lot is vacant; the western portion has the one that contains the existing structure. So that is what the site looks like.

Now, in that blue Victorian building there is the existing structure that's in question today. So just a little bit of an overview. As far as we've been told from historic preservation, this building is classified as a noncontributing property to a nondesignated area.

There doesn't appear to be any paperwork that actually documents what particularly makes this structure historic. But we believe -- we've been told it's for its uniqueness, which we believe is Folk Victorian style, likely from around the turn off the century.

The building has long sat vacant and is in a pretty bad state of disrepair. The city's code enforcement division actually issued a substandard building violation. And within that initial violation, we were told that if there wasn't a resolution found by January 17th of this year, the city would demolish that structure.

We have just heard back from code enforcement today that there's been some staff changes that have potentially extended that actual date out a few extra months. So that January 7th date is no longer valid. There's a little bit more time to find some resolution.

But with -- speaking with code enforcement, this structure is a daily public safety concern. They actually are doing daily checks on the structure because they're having continued issues with vandals, homeless individuals, as well as drug users breaking into the building, staying there overnight. This month alone, code enforcement has had to secure the building three times.

And their biggest concern with this particular structure in particular is a fire risk. So they've had similar structures recently where people have broken in and either started fires for drug-related reasons or just to keep warm in the winter. One

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such property was actually recently burned down and an individual died within the building. So it's a huge public safety risk for code enforcement.

Like Leslie mentioned, there are several alternatives that we have explored, so we have been in discussion with historic preservation with the division about moving the structure to another location. There's various challenges obviously with that, identifying a new site, and then particularly, again, the structure, the condition itself -- or the condition of the structure, itself, as it is substandard. And the code enforcement -- the code enforcement division for the city actually does not think the building would survive a move. So that's one consideration.

We recently -- or the property owner has been recently approached by Mr. Watson, who is a local builder, and his proposal is to take significantly -- to basically dismantle the building, take significantly -- significant features and then utilize them in a new build that would replicate at least a portion of the house a few blocks away. However, the cost for that is about \$175,000, all of which he is asking the property owner to pay. So in terms of economic feasibility, that is definitely not something that the property owner is ready to undertake.

I don't have a slide for this, but the third alternative that we have been asked to look at by Leslie was the idea of potentially incorporating the building into future designs. The property owner is requesting this demolition permit in part because there have been negotiations for sale of the property, and the interested party, part of the condition of the sale is actually that this property -- that this building be demolished or removed.

So the -- the design team has looked at the potential of, you know, incorporating the structure. But given the site's constrained size and kind of the programming needs of the potentially incoming owner, we do not believe that we incorporate that structure into any potential designs, at least under that particular land acquisition.

So due to all of those constraints and the economic feasibility -- or infeasibility, really, of being able to move the structure, we are requesting a demolition permit in order to remove the substandard building from the site.

The property owner is willing to continue to work with the city. But, again, in order to move the sale of the property forward, we really need a resolution on this fairly quickly.

So just quickly to address the criteria for the demolition permit. The first one speaks to the -- the history of the structure in terms of this -- its significance. As I mentioned, it is designated, because of its architectural uniqueness, but given the structure and the fact that restoration is economically infeasible, we believe that that does diminish the building's significance.

The second speaks to the potential of this building to contribute to the city's economic development and tourism industry. This is a unique case. This building is not within a specific historic district, and it's really not tied to a specific historic event or even person. So we feel like it's unlikely to really have a significant impact on the city's economic development or tourism industry.

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The potential to enhance city heritage and historical identity, as I mentioned, obviously it is a contributing building, but because of its condition, we feel like it's -- unless it's fully restored, it probably doesn't have a huge potential in terms of enhancing the city's heritage. And we have heard from neighbor -- from one particular neighborhood association that they do see it as an eyesore within the community.

Number 4 is about if it's the last remaining example of its kind, which we don't believe that it is. Particularly with the historic neighborhood -- the abundant historic neighborhoods around downtown. We feel like if this one building were to be demolished, it wouldn't negatively impact the overall historic character of the city.

And then lastly is the structure's condition. And as we've mentioned, it is considered substandard by the city's code enforcement. We have explored alternatives for moving or potential restoration, and none of those seem to be economically feasible. So we do feel like this demolition permit is warranted.

In terms of neighborhood notification, we have completed all the required notification requirements. We had a neighborhood meeting that occurred on December 2nd. We've also had e-mail correspondence with the South Broadway Neighborhood Association, who said that they -- who stated that they pass by the property often and they do feel like it needs to come down. So as of right now, we do not know of any known opposition to the demolition permit.

And then, like we mentioned, the reason that we're requesting this particular demo permit is because Bernalillo County is in a purchase agreement, or attempting to purchase the property from the property owner in order to construct a veterans facility on the site. But the demolition permit is contingent for that sale to go through.

So with that, I stand for questions.

**CHAIRMAN MYERS:** All right. Thank you, Jessica.

All right. Any of the commissioners have any questions at this point?

**VICE CHAIR AUSTIN:** Lauren Austin, I do.

**CHAIRMAN MYERS:** Yes.

**VICE CHAIR AUSTIN:** Ms. Lawless, how long has this owner owned this property?

**MS. LAWLESS:** I -- maybe Will Gleason, who is also in our office, can speak to that. I believe it's fairly recent, it's a couple years. But I am not definite on that.

**MR. GROHDAL:** And I -- this is Skip Grodahl.

**MS. LAWLESS:** There we go.

**CHAIRMAN MYERS:** If anyone else is going to speak, please state your name and address. And if I didn't swear you in at the beginning -- maybe I'm talking to Will here -- go ahead and raise your right hand and swear and affirm that you will tell -- as well as Mr. Grodahl, swear or affirm that you will tell the truth.



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**MR. GRODAHL:** I do.

(Witness sworn.)

**CHAIRMAN MYERS:** All right. Mr. Grodahl, were you going to answer that question?

**MR. GROHDAL:** Yes. Actually, the property owner, who is GSL Partners, which is a sister company of DBG Properties, and, well, we've owned the corner for over 20 years, and I believe the house is in the 15-year range. So it's -- it's not recent. It's been there, in our ownership, for a long time.

**VICE CHAIR AUSTIN:** All right. Lauren Austin, Commissioner Austin.

May I ask you, how long have you owned the property and allowed it to deteriorate by not having maintenance and/or tenants in there?

**MR. GROHDAL:** Can I answer again?

**CHAIRMAN MYERS:** Yes, please. Yes.

**MR. GROHDAL:** Well, we have never had it occupied in 15 years. And -- because we owned Villa de San Felipe, the apartments on both sides, that's how we ended up with the vacant lot. And then we purchased the house.

Our -- our -- our concept was to develop a property similar to what is going to happen with Bernalillo County, with the behavioral center. But we never got it together. We -- one of our visions was to have this as either a rental house, in coordination with Villa de San Felipe, or a manager's house.

We spent a lot of money trying to get it to -- it would be habitable, safely. And we spent quite a bit of money and could never see a path to get there. So to think that this building could be put into residential use, it's just not economically feasible.

We sold Villa de San Felipe a couple years ago, and so we have not -- we have been not very diligent, I would say, in keeping it where vagrants (inaudible), but -- but every time that we have sealed it up, you know, they break in. So it really does need to come down. And that's what (inaudible) determined, that it needs to come down. And we agree with that.

**VICE CHAIR AUSTIN:** Thank you, sir.

**CHAIRMAN MYERS:** You know, I might just -- Mr. -- Mr. Grodahl, I think it would be helpful if you gave us a little more -- you know, just -- maybe told us a little bit more about your efforts, you know, over the years to try and get it in a condition that you could rent it out.

You know, maybe talk some numbers, tell us what you did so it's clear to us, okay, that it wasn't feasible, you know, to get that done. You know, because I think probably some of the commissioners are going to be concerned about that. So I think maybe if you could elaborate on that a bit, that can be helpful.

**MR. GROHDAL:** Okay. And, again, I can't elaborate too much. But my recollection is we actually took two shots at it. But structurally, it -- it has problems. So it wasn't like you could

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just go in, you know, put some cabinets and -- that was kind of our thought, is, you know, that we would freshen it up and we would -- and make it nice; we'd put cabinets, redo the kitchen. Because it does have some aesthetic characters and it's, you know, a historic house as far as age is concerned.

But -- and, again, I'm -- I'm not completely accurate, but I believe we took two shots at it. And, I mean, I don't know if we spent 25-, 50,000, but it was somewhere in the range of 25- to 75,000 between the two different times, and finally, just basically said, you know, it really isn't going to happen.

So that -- I mean, that's -- that's my background, as I can recollect. Had it been feasible, it would be occupied today. So we own a lot of property in Albuquerque and, yeah, so it's not great for us to have an asset like -- well, it's not really an asset, it's a liability to have that.

**CHAIRMAN MYERS:** All right. Okay. Well, that -- that's helpful. Ms. Austin, you have something else?

**VICE CHAIR AUSTIN:** I do. So as I'm understanding it, you've had this property for 20 years, it is being broken into because it's not properly secured or fenced or whatever, so it's an attractive nuisance, you've allowed it to deteriorate by neglect, and now you're asking to demolish it because of your actions over the last 15 years; is that correct?

**MR. GROHDAL:** Well, I mean, that -- I wouldn't phrase it quite like that. If I recall, we haven't owned this property for 20 years. What I was saying is the property next to it, which is at the corner, the vacant ground, we've owned that for 20 years. But I believe we've owned the house for at least 15.

So yeah, I'm not saying I'm proud of, you know, our history with it. But -- but I think it's -- it's just probably in the last two to three -- you know, couple years since we sold Villa de San Felipe, that we have not had the attention to it.

But we were prepared to tear it down. That's why we went for the demo permit. And we applied for the demo permit before we had entertained a sale to Bernalillo County. So the -- the tear-down is not related to the sale; it didn't start out like that. But it's an important component of the sale now, because I'm actually involved with Bernalillo County on the development of the behavioral center. So I believe the real important project for Albuquerque and the location seems to be very desirable.

So we -- you know, we believe that this building -- and we were -- that's why we were prepared to pay for moving. But I think anybody that looks at the building or the term and that it's just way too expensive to move, and then once you move, you're not really moving anything that's of any value.

So -- so that's a long answer, but yeah, I'm not proud of -- of the condition it's in today.

**CHAIRMAN MYERS:** All right.

**VICE CHAIR AUSTIN:** Thank you.

**CHAIRMAN MYERS:** Thank you.

**COMMISSIONER DUDLEY:** Commissioners, I have a follow-up.

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**CHAIRMAN MYERS:** Yes, Commissioner Dudley.

**COMMISSIONER DUDLEY:** So, Ms. Lawless, you mentioned that it's substandard structurally, and I think so did Mr. Grodahl. Can you clarify what's substandard about its structure? Is it foundation issues, roof? What -- I don't think I heard what makes it substandard.

**MS. LAWLESS:** I, unfortunately, Ms. Dudley, do not have a whole lot of information on that. We've tried to repeatedly get ahold of code enforcement. Their violation just says that it's in substandard condition based on the building code.

I don't know if anyone else from the project team has anything to add on that.

**MS. NAJI:** I can say just -- this is Leslie Naji, historic preservation planner.

**CHAIRMAN MYERS:** Sure.

**MS. NAJI:** The building code is going to call it substandard if it doesn't have heat, it doesn't have electricity, it doesn't have water. So it's going to be substandard.

It was stated by Mr. Grodahl that it was structurally unsound. I've walked through the house, I've been through the basement, I've been upstairs and downstairs. I've been through some pretty questionable houses. I've looked at -- there's not cracks in the walls, it's not sloping floors. All the windows are true and square, even, in fact, you know, with the -- the paint and everything.

I would be curious if there has been a structural report on it. My understanding through (inaudible), from an architect, not a structural engineer, but I did not see signs of a structural failure, with the exception of this -- you know, the back wooden porch that (inaudible), but is obviously in poor repair. But not really a structural issue.

**CHAIRMAN MYERS:** Okay. Commissioners, are there --

**COMMISSIONER MCKINNEY:** Commissioner McKinney.

**CHAIRMAN MYERS:** Yes.

**COMMISSIONER MCKINNEY:** Just -- just some observation. I really -- I'm not real fond of the COVID, because I think this is the situation, and I think to better understand, as staff has indicated about the condition of the house. I would love to have gone through it. Quite frankly, it's -- it's it is unique in appearance as -- as I understand the term Folk Victorian.

It's a Queen Anne, with Italianate detailing, like the brackets. It's a really -- it is unique. If this was in another neighborhood that has a historic overlay, it would be probably one of the jewels of that district.

I did some additional research, and one goes to the Sanborn insurance maps -- I don't know if you can -- probably no, you can't see it. But the earliest map that I checked that it was not showing was 1908. It was right -- it was inside the original city limits, the original township.

But the next Sanborn insurance map, and they're not annual, was 1913. And it is shown there in all its little glory, along with

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all other houses on that particular block. So it dates from at least -- publication date was May 13th, 1913. It was built sometime before that time period.

Looking at the photos, not being able to be examine it on-site, but looking at the photos that staff provided, even those of the bathrooms, the interior detailing is really quite nice. The windows are fantastic.

I saw no indication of deterior- -- maybe in some of the flooring. But jambs and doors look like they were well hung; no -- no shifting or anything.

And like Commissioner Dudley, I think -- I went to the first kind of obvious thing, is why can it not be incorporated into the proposed development for the vets, for the veterans.

And then I read the report a little bit more. And that report is -- kind of waffles a little bit on the size of what is proposed by, I guess, the county or someone for the site for the veterans as being three or maybe four stories tall development on the two lots. And it is only two lots, it's not three. And -- and up to 40, I think 42 units.

It's got such wonderful detail in that. If I was the staff architect on the project, I would incorporate some of the detailing into -- into that particular housing for the vets.

How you -- how they wrapped the eaves around the corners, the deterioration of the rear porch and the porch above that, and the enclosure of the front porch, at least the rear porch is -- originally indicate to me that those were sleeping porches, which was kind of standard at that time period in the area. It was a -- it was a health thing, maybe prior to TB or during -- during that time period.

I think it's a rather historic structure. Architecturally, I think it's got details that -- that certainly should be saved; that it needs to be really photographed and documented. I think it's that unique of -- of those -- of that time period that remain in the area.

The other thing I found interesting is that on the Sanborn insurance maps, which they indicate where the waterlines are and type of construction, it shows this particular building as being brick veneer. Now, staff has indicated that it's 18-inch brick, and I -- I believe that. The house that was torn down immediately to the east of it was indicated as all brick, and was a little bit larger than this one.

But I just find that -- that it is really -- architecturally, I think it's -- it's a jewel of the time period, and we don't have that many more in the area. So those are observations that I -- how -- how definite is the county willing to buy this and -- and use it for the vets to -- to do a structure? And is that why the architectural firm is involved in it in this stage? Are there preliminary designs for the site?

I just -- I'm raising more questions than anything. But I'd like to hear what -- what is the guarantee that were it demolished, would this really, truly have three- to four-story housing for -- for veterans on it by the -- paid for by the county, or through the county. If someone can answer that, I'd like to know how -- what's the guarantee there.

**CHAIRMAN MYERS:** Commissioner McKinney, thank you. I always like

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your insights. It sounded to me, and I -- you know, we'll let the applicant and owner speak to this. It sounded to me like their intent was to demolish it regardless, is what it sounded like. But I will certainly let them speak to that.

Why don't we do this first. Let's see if there are any -- anyone signed up from the public to speak, and then we can have the -- it'll be the applicant's turn to speak at that point, as well, so they can maybe address some of the issues that Commissioner McKinney brought up, as well as anything that the -- the interested parties bring up.

**COMMISSIONER DUDLEY:** Chairman Myers.

**CHAIRMAN MYERS:** Yes.

**COMMISSIONER DUDLEY:** Can I just ask a couple other questions?

**CHAIRMAN MYERS:** Oh, absolutely. Absolutely. (Inaudible).

**COMMISSIONER DUDLEY:** And then maybe -- maybe after the public speaks, they can address those at the same time.

One is just, if this site is combined with the vacant site next to it, is anyone able to respond to what requirements there would be for wrapping around the rear of the building?

I mean, we -- you can see from the maps in the staff report that -- that that parcel, if it remains separate, goes, you know, the length to the alley. But, you know, if that -- if those two sites are combined, what would be the requirements that would need to be maintained, you know, from the -- the rear of the -- that building. That's one question.

The other question I have is just in regard to height. I saw the images of the proposed veterans housing. I think, you know, that's a great addition to our city, but are we maxing out on height in those -- in those rendered drawings with the three stories? Or could some of the loss of ground floor be accommodated with a higher height at some point on the property?

**CHAIRMAN MYERS:** Why don't we go ahead -- and since you guys have these questions, I didn't mean to bypass it. Some maybe the applicant can address the questions from Commissioner McKinney and Commissioner Dudley at this time.

**MS. LAWLESS:** Sure. And I have -- so we have Jennifer Maddox, who is an architect with DPS, on the line to answer design-specific questions on the proposed facility. And I do believe that we also have a representative from the county, who may be able to speak to the county's commitment for actually purchasing the property.

We, at DPS, as an architecture firm, were initially pulled into this project by the county to create conceptual designs for the proposed veterans facility. And then we're -- we then were pulled into a separate contract for the demolition of -- the demolition permit, or obtaining that as part of the sale portion of this.

So we do have some renderings that I can pull up of the proposed facility that I think will speak to some of Commissioner Dudley's concerns about --

**MR. GLEASON:** And let me -- this is Will Gleason. Just as far as the -- you know, we have not been -- because of the -- the



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property has not been transferred, we've only gone so far with the design. Because the applicant and the county did not want to put more money into this until there was certainty about the property, itself.

And I think it's really -- you know, we would love to incorporate this. And we are in agreement that this is an interesting building. But the -- the economics of building housing that is affordable housing for veterans, it kind of limits in terms of accommodating a structure like this and the resulting reduction you would have in terms of the yield on this site to create the number of units that would make it economically feasible.

And, Jennifer, I don't know if you want to add on to that.

**MS. MADDOX:** Yes. This is -- this is Jennifer speaking a little bit to the design, and we didn't, as well, mention --

**CHAIRMAN MYERS:** Jennifer --

**MS. MADDOX:** -- we didn't get very far --

**CHAIRMAN MYERS:** Jennifer --

**MS. MADDOX:** I'm sorry.

**CHAIRMAN MYERS:** Jennifer, sorry to interrupt you. Please state your name and address for the record. And have you been sworn in?

**MS. MADDOX:** I have not, no.

**CHAIRMAN MYERS:** Okay. So please state your name and address, and then I'll get you sworn in.

**MS. MADDOX:** My name is Jennifer Facio Maddox, 7601 Jefferson Avenue, and I do solemnly wear to speak the truth.

(Witness sworn.)

**CHAIRMAN MYERS:** All right. Perfect. Thank you.

**MS. MADDOX:** Okay. So there's a couple of questions that were proposed. I'm trying to remember which -- which ones I need to address first.

But as Jessica mentioned, we were initially hired by the county to put together just some pro forma designs in order to determine whether or not we would make this type of project -- pencil out for 45 units, which is what they need for their voucher program to work. They have a nonprofit grant. So it's a very limited amount of funds. There's not any additional funding. The county has a very specific, not very huge amount of money, nonprofit grant available for this project.

We were also brought in on the demolition side because, as Mr. Grodahl mentioned, they had been trying for a year to obtain a demolition permit without much success from their end. So they asked if we could get involved to try to help move the demolition permit along a little bit more productively.

They've come into a few more obstacles, which is again why, over the last year, it has fallen into such disrepair. It's not necessarily purposeful neglect, but it has been the intent to demolish this building. So of course, as Mr. Grodahl mentioned, their -- their company has already invested over \$100,000 in

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trying to make repairs in the house for it to be livable. And -- and over the last year, in the process of trying to go through the demolition path, it definitely is not feasible to continue to -- to put in more money to upkeep that project.

As for the question of integrating architecturally relevant elements from the house into the design, I think that's a fantastic idea, and I think it's still a possibility. Again, these images that we have are very conceptual, very preliminary, and really, just the intent to get the -- the grant passed and to verify that we could, in fact, get 45 units onto this site.

Even with the site combined with the house and the parking lot adjacent, it is .256 acres. That's not even a half an acre. I think it's important to understand how small this is when you talk about integrating another building in with the house. It's very, very small. It's an incredibly tight site.

We are trying to, of course, meet IDO requirements. But in order to get 45 units and the program required for this type of facility onto this very small site, and to have a little bit of outdoor -- secure outdoor space for this particular type of residence, there's just not a lot of room.

And as for the questions about height restrictions, yes, we are maxed on height. If you can see there what's on the screen here, the -- it's kind of a U shape, and we have units along 6th, and units along Coal, and per IDO, we are allowed to go three stories along those two facades. And there is specific requirements on glazing, 45 percent glazing, 12-foot height requirements.

And one of the challenges we were trying to meet was to address in the new design all of the IDO requirements. Any deviation from the IDO requirements means additional ZHE hearings. And we solely were trying to be very financially fiscally efficient, since we are working with a nonprofit grant, and not have to go to a lot of additional hearings for deviation. So we were trying to comply with the IDO requirements for this site as carefully as we possibly can.

The four-story component is the one that is between the existing housing and -- and the alley. That's that little bar in the back. So there's just the back of units that -- right -- the -- right down -- right, yeah, that is the stack that's four-story. And that is the only area where we are allowed to go four stories.

So from I think the -- it's 30 feet -- 20 -- 25 feet from the property line from Coal and 6th back, we -- we have to remain within three stories. So the site, as you can see here with the layout, we are maxed at 45 units, two bedrooms and one bedrooms, and they're very, very small, with a small amount of outdoor public space and then the required parking and maintenance and trash that's needed for the site. And it would be great if we could go higher, but we really can't -- we really can't.

I do really like the idea of incorporating some of these elements. I would prefer to do that, rather than -- I mean, there's also the option of taking all the elements and rebuilding the house somewhere else. But if that is not a possibility, I think we can definitely find ways to incorporate some of the beautiful window design or the cornices or some of the Victorian elements of what we have here.

**CHAIRMAN MYERS:** Thank you.

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**MS. MADDOX:** Okay.

**CHAIRMAN MYERS:** Commissioner Dudley, do you think that -- did that address your questions?

**COMMISSIONER DUDLEY:** Certainly with the height question.

I just wonder if you looked at how this -- how your plan would fit around the building should you -- should you incorporate it into the design, and where -- you know, what that does to that band of four -- four-story units, like, how much that takes away if you -- if you did that, or if you were just working on it with a blank slate, as though it was certainly going to be demoed.

**MS. MADDOX:** Well, we were working on it considering a blank slate, of course, but if you're looking at it here on this site plan, it would probably take the first three units from the left to Coal and then all the way at least three -- one, two, three -- three to four units back. And then through the middle. So we would cut out at least -- I wouldn't -- I would say maybe at least a quarter of the units.

And in order for the county to make this project pencil out, we are aiming for 45 units. So it would be very problematic.

The other issue that we would encounter, I mean, it is a possibility, it's always a possibility to build around, we would have to build completely around. We wouldn't be able to seamlessly incorporate the design.

The other thing that would also have to happen was that -- is that the county would then be responsible for renovating, completely renovating this building and bringing it up to code. So not only is there the cost of the -- the loss of the units with the new development, but then the county would then be responsible for a complete restoration, a historic restoration of this building.

Again, the funds are nonprofit grants, there's not a lot of money there, so it would have to be a very different project and a very different client, I think, for that to be able to work out, somebody with unlimited funds --

**CHAIRMAN MYERS:** Okay.

**MS. MADDOX:** -- or a grant for renovation. Because we would not want to -- we would want to be careful with -- with water, weather -- weather tightness and structural soundness of building around and incorporating into design is much more complicated endeavor.

It sounds good in theory, but I think the county would want to make sure that the residents, who are precarious housed at the moment, right now, and a vulnerable -- a vulnerable community, would have a safe, healthy, secure, water tight and safe environment. And I'm not sure that this would -- would be really feasible in that -- for that clientele.

**COMMISSIONER MCKINNEY:** Mr. Chairman, question.

**CHAIRMAN MYERS:** Yeah, yeah.

**COMMISSIONER MCKINNEY:** I'm just wonder, to the architect, within the -- within the zoning and what is allowable, what is the off-street parking requirement for this particular zone?

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**MS. MADDUX:** We do have a -- a credit, so we don't -- we're not required to provide any off-street parking, but we are required to provide the minimum amount of handicap-accessible parking on-site. So that is why we have the two -- two spaces on-site. And that's really all we have the room for.

**COMMISSIONER MCKINNEY:** Okay. Thank you. I'm just -- yeah, I'm thinking the site is probably too -- too small for what the county is wanting to do.

**MS. MADDUX:** It fits just fine for what the county wants to do, but not if there's a Victorian house in the middle of the property.

**COMMISSIONER MCKINNEY:** Well, also, I'm wondering about just the two ADA required parking spaces for over 40 units. I'm not that familiar anymore with the code, quite frankly, and what has changed from the old zoning to the new IDO within those zones. But it just really looks awfully, awfully cramped.

**MS. MADDUX:** It is very -- it's a very tight site, yes.

**COMMISSIONER MCKINNEY:** Thank you.

**VICE CHAIR AUSTIN:** Commissioner Austin.

**CHAIRMAN MYERS:** Yeah.

**VICE CHAIR AUSTIN:** I also -- when we're talking the use, which is for veterans, probably some of them homeless, probably some of underhoused, if there's such a term, to -- I agree with Commissioner -- oh, God -- McKinney.

These people are going to be -- you know, have a higher percentage, more than likely, of disabilities and being in wheelchairs than other people. The -- the average, you know, population.

Two parking spaces? That -- that's -- that sounds ridiculous. I have to agree with Commissioner McKinney. This is just too ambitious and too small of a lot for this project.

And I've -- well, we'll talk about the house later.

**CHAIRMAN MYERS:** So thank you.

**MS. MADDUX:** Right. So we are only required by code to have the two handicapped parking spaces. We are relying on public transportation for the new residents. As you said, they are currently precariously housed. But part of the success of this county program is that it is immersed in an area and a neighborhood that has a lot of community support.

So the reason why we are able to take the credit for parking is because we are close to several bus stops, including the ART station, which is just a block away. And then they have the other county programs that offer shuttles and transportation to medical and other needs. They're also within walking distance to a grocery store.

That was one of the reasons why the county really liked this site for a successful implementation of this unique veterans program, is because it is very walkable and they don't -- they don't -- they probably don't have cars. And so the need for an abundant amount of parking is not a necessity.

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However, all 45 units of -- of -- that are planned are fully accessible units. There's an elevator. All of them are handicap accessible. And there is 24-hour support on site for those veterans; not that this is necessarily about the -- the program.

**CHAIRMAN MYERS:** So thank you.

**MS. MADDOX:** (Inaudible) clarify.

**CHAIRMAN MYERS:** I'm going to -- I think maybe we should just recall that the request here today is for a certificate of appropriate -- appropriateness for demolition of a noncontributing building. So that's what we're here to really -- that's the matter before us.

And I know -- I'm -- you know, and I know it's interesting to talk about the proposed uses, this kind of stuff. But I would maybe just remind us that, you know, we are here to focus on the certificate of appropriateness for demolition of a noncontributing building. And, you know, I think that's how we have to look at it as this commission.

Commissioner Solares, did you have something to add?

**COMMISSIONER SOLARES:** Yes. Is there anybody else from the public that would like to speak on this? I don't think we asked anybody else to come up and --

**CHAIRMAN MYERS:** We haven't gotten there yet, but let's do it.

Commissioner -- I mean, Alfredo, is there anyone from the public signed up to speak?

**MR. SALAS:** No, sir. Mr. Gleason put his hand down.

If anybody wishes to speak, please raise your hand now or say so.  
No, sir.

**CHAIRMAN MYERS:** Okay. So there -- there's -- we've had a lot of discussion already, so far, but, you know, maybe at this point it would be the -- the applicants. They have an opportunity to rebut, but -- so -- so you've got five minutes if you would like to add anything, the applicant, at this time.

**MS. LAWLESS:** Thank you, Commissioner -- Chair Myers, and fellow Commissioners.

Like you mentioned, the question before you today is for the demolition permit, which I feel like we have justified within our request.

The building is not in a habitable state as it stands today. We have -- as Jennifer mentioned earlier, the property owner has been working on obtaining a demolition permit for the last year, which is part of the reason that the building has fallen into more neglect within that time period, as well as code enforcement's issuance of the substandard violation.

So we have explored several alternatives in terms of trying to preserve the building. We do agree with the commissioners that historic preservation is available and should occur, you know, to the maximum extent feasible; however, all of the options that have been explored for the site, given the condition of the structure on code enforcement's assessment that it likely won't



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survive a move, as well as the tremendous fees associated with alternative options, like dismantling the building and replicating it on other sites, are problematic.

In terms of incorporating the building, like Jennifer said, moving forward, we can attempt to at least take some of the significant portions. We would have to speak with the county in terms of how -- how far we could incorporate that in keeping the existing building. But in order to facilitate the sale of the land, at this time we are requesting the demolition permit, which we would rescind if we find alternatives that are feasible.

**CHAIRMAN MYERS:** Okay. Thank you, Ms. Lawless.

You know, and at this point now we've got staff. And, Ms. Naji, what I would request, and I think it certainly would help me, in your closing, to remind us -- remind -- again, it would help me to understand this, tell me exactly what the test is.

You know, what is the test for us, as a commission? What do we have to determine to decide what -- what are -- what is the test whether or not we can grant the demolition permit? That would be helpful, if you could just focus me on that.

**MS. NAJI:** Thank you, Chair Myers. If you'd just give me a (inaudible) to pull it up, at least on my screen, to give you exactly the criteria.

I -- I do want to clarify a couple points, though. One being that the demolition permit was only submitted I think, perhaps, in October. And so it -- there hasn't been any effort in the sense of -- of request for (inaudible). And so right at the same time that we received I think the PRT for the site sign work, those both came in at about the same time. So it -- the demolition really is sort of connected with -- with this structure.

**COMMISSIONER MCKINNEY:** Well, Mr. -- I'm having difficulty hearing the --

**CHAIRMAN MYERS:** Yeah, I am, too. Can everyone mute themselves, other than -- everyone please mute themselves, other than Ms. Naji.

**MS. NAJI:** I'm going to pull my screen off --

**CHAIRMAN MYERS:** Yeah.

**MS. NAJI:** -- just so that I can put my face right up to where maybe the speaker is. And just right now, I'm just trying to pull up the -- the actual guidelines or -- from the --

**CHAIRMAN MYERS:** You're kind of going --

**MS. NAJI:** -- (inaudible).

**CHAIRMAN MYERS:** Ms. Naji, you're kind of going in and out, you know.

**MS. NAJI:** Am I?

**CHAIRMAN MYERS:** That's good.

**MS. NAJI:** Let me pull the -- let me turn -- actually turn off my -- stop my video, because I just closed the -- is that any better?

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**CHAIRMAN MYERS:** That sounds a little better.

**MS. NAJI:** A little better? Okay. Sorry. I'm just trying to --

**MS. LAWLESS:** Leslie, Mr. -- Chair Myers, I also have the criteria in our presentation, if you'd like me to pull that up.

**CHAIRMAN MYERS:** Yeah. Who's -- is -- is there a screen-share that -- may -- Ms. Naji --

**MR. SALAS:** Jessica, you're (inaudible), so you could bring up yours.

**MS. LAWLESS:** Yeah. Oh, great.

**MS. NAJI:** Jessica, you can go ahead bring yours up. I can just pull up the staff report and -- if my computer wants to wake up.

**MS. LAWLESS:** So I believe there's five criteria. We have a slide for each, if you would like me to go back through those.

**CHAIRMAN MYERS:** You know --

**MS. NAJI:** Sure. Let's just go over those. And what I will say like in connection with this, so we have -- that we're looking at the structure's historic, architectural engineering or cultural significance.

Again, my answer to this in the staff report is that it's not unique to the world. It's not unique to, you know, the United States or different areas. For Albuquerque, it's unique. It's -- there are -- we've with lost quite a few of our more interesting older homes. And so it does have some uniqueness that is relative to the City of Albuquerque. There is some uniqueness to that.

If you want to go to the next one, please, Jessica.

The structure's potential to contribute to the city's economic development and tourism industry, no, it does not make a contribution in -- in that regard. Nothing significant happened at this site, no one significant lived there. I don't think it will be a key to tourism. And admittedly, the -- if the house were not where it was located, I think it would be an easier sale for restoration.

Coal, certainly the north side of Coal and those first blocks west of the Rail Yards are very, yeah, commercial, multi-family. It's not quite the area that this house makes a great contribution to or that makes a contribution to the house.

And go to the next one, please.

The structure's potential to enhance the city's heritage historical identity, I think the structure itself is and could be. I just -- as I stated in the report, I'm not sure that it works quite where it is. It shows, you know, a sign of how the city developed. But it's not, you know, a stand-out, you know, building in that regard.

And that's why my efforts were (inaudible) determined there -- here more around trying to find a way to relocate it, which would, of course, remove its historic integrity. But it would at least maintain the unique structure.

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And the fourth one, please.

Whether it is unique and one of the last remaining examples of the kind in the neighborhood and the region, I guess I really answered this with the first one. So it wasn't, like, a kind of unique, one-of-a-kind geodesic dome, you know, in place there. But it is sort of unique for -- for the -- for the region.

And the structure's condition, it certainly is not beyond being restored, but it -- it's -- the substandard violations are not structural concerns or -- or those -- those sorts of demolitions that building and safety people issue and they don't even -- that's my view of it, as I'm dealing with that with some other properties. But, you know, it -- it certainly would take some work for -- for restoration and reissuing of service wherever -- wherever it were to go.

I think -- so these are the criteria that you look at relative to something outside of an HPO. When we're looking at something within an HPO, we also are looking at whether it's financially unfeasible for restoration or something of that nature, which, if we look at this property for relocation, I -- we did try very hard to find a way to get it moved. But I think \$200,000 to move a house that needs to be restored and a site to be prepared, is kind of difficult. And I'm not sure that restoration in its current location offers a feasibility.

So you see, we have certain criteria with it, but it does not fall under, you know, absolutely refusing for it to be approved.

**CHAIRMAN MYERS:** Okay. Thank you for doing that, Ms. Naji. Did you have anything else in closing, or is that it?

**MS. NAJI:** That's really all I have to say. Except that if you're -- you know, I -- again, I would want there to be a condition for -- we could -- we could get this approval for the demolition, but for it not to actually be demolished until there's confirmation that the county would (inaudible) site for the intention that it's proposed.

I would hate to go in, tear down the building, and then they say, "Well, now we don't think (inaudible)."

**CHAIRMAN MYERS:** So, Ms. Naji, maybe you could write -- you know, if that's -- if that's a condition you are suggesting for the -- the commissioners, you know, maybe you could write that condition, and then if, eventually, we make a motion, maybe someone could add that condition.

**MS. NAJI:** Those are at the end of the findings, Chairman.

**CHAIRMAN MYERS:** So you've already added that condition that is --

**MS. NAJI:** Yes --

**CHAIRMAN MYERS:** -- (inaudible)?

**MS. NAJI:** I have the two -- the three conditions at the end of the findings.

**CHAIRMAN MYERS:** Okay.

**MS. NAJI:** One just for permits, the other for -- that it not be demolished until confirmation that this development will take

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place on the site, and that if there's some miracle financial ability to relocate it, that that opportunity would be provided within the reasonableness of the -- the program schedule.

**CHAIRMAN MYERS:** Okay. Okay. Thank you.

**MS. NAJI:** Thank you, Mr. Chairman.

**CHAIRMAN MYERS:** Do any of the commissioners have a -- I think we probably can get to -- unless there's someone who has a question of staff, maybe we can close the floor. But I -- if anyone has a question for staff, go ahead.

Okay. So -- so let's close the floor, and --

**MS. LAWLESS:** I have a relevantly quick question. I'm sorry. This is Jennifer again.

With the confirmation from the county for the development, what -- what type of documentation will be required and how will that need to be submitted?

**CHAIRMAN MYERS:** That's a good question.

**MS. LAWLESS:** Is it a contract or...

**CHAIRMAN MYERS:** That's a good question. Let's look at the language that's been proposed. Let's look at the specific condition, and let's see how it reads currently. I -- can someone pull up that condition?

**COMMISSIONER MCKINNEY:** Is that Condition Number 3?

**CHAIRMAN MYERS:** What -- how does it read?

**COMMISSIONER MCKINNEY:** Prior to demolition, assurances will be made that the proposed project for which the house is being demolished will, in fact, be built, period.

**CHAIRMAN MYERS:** Okay. Yeah, I mean -- you know, I -- it sounds to me like, yeah, that's a -- that's an agreement in place between to county and the property owner for that to happen, and maybe there's a -- there's a closing on the -- on said deal. You know, there's a closing on the transaction to sell the property to the county, is what I would think. Unless someone else has some thoughts.

**MS. LAWLESS:** Then just from the perspective of the -- both -- both clients, Mr. Grodahl is here, and is -- he would be assembling the contract with the county. Is there then a time frame that we can allow to say that we would be able to issue a demolition permit?

For example, if Mr. Grodahl puts together the agreement with the county that says that they are going to purchase the property, I'm sure that the county would want some assurances that it would be able to move forward with construction within a reasonable amount of time.

So if that agreement does happen, do we move forward with the demolition within a couple months, or what would be the time frame so that both parties are aware of what is expected from the commission?

**MS. NAJI:** If -- this is Leslie Naji. If I may say, Chairman Myers, Commissioners, if we were to -- first, if the -- with the

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notice of decision for this hearing, that would give the assurances to the county that demolition is --

**CHAIRMAN MYERS:** Yeah.

**MS. NAJI:** -- can take place. For the second condition, I believe, about being able to -- you know, that it -- if an alternative is found, we can put a time limit on that to the time of sale.

And then once the property is -- is actually sold to the county, then we can -- you know, I would sign the demo permit. Because I'm the only one holding it up right now. So it has been signed by other agencies at this point. It just is waiting for this commission to state whether or not they approve it.

And so -- so the determination of this commission would not be the actual demo permit, but it would give legal validation that that permit will be forthcoming with the final sale to the county.

**CHAIRMAN MYERS:** Yeah, yeah. I think that's exactly right.

**MS. NAJI:** -- and the procedure of this project.

**VICE CHAIR AUSTIN:** Chair --

**CHAIRMAN MYERS:** Yeah. When --

**VICE CHAIR AUSTIN:** -- here.

**CHAIRMAN MYERS:** That's right. Commissioner Austin.

**VICE CHAIR AUSTIN:** I think we have to go a little further than that, only because I think that Commissioner McKinney and I are the only two old enough to remember the debacle of the Rail Yards and all this stuff was supposed to happen, and it didn't.

I think that yes, maybe the demolition permit should not be approved until not only has the deal closed, but that all the permits to begin construction have been pulled and approved. Then we -- then if we were going to allow demolition, that would be the point that it happens.

**CHAIRMAN MYERS:** Well, maybe it could be when they request a building permit for the -- for the new structure, it --

**VICE CHAIR AUSTIN:** Yes, exactly.

**CHAIRMAN MYERS:** -- (inaudible) and sign off on --

**MS. NAJI:** (Inaudible).

**CHAIRMAN MYERS:** -- the -- the demolition permit.

**VICE CHAIR AUSTIN:** Exactly.

**COMMISSIONER DUDLEY:** Could we --

**MS. LAWLESS:** I -- I have a --

**COMMISSIONER DUDLEY:** -- just discuss -- do we --

**MS. LAWLESS:** I have a question about that.

**COMMISSIONER DUDLEY:** -- before we get into these details?



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I thought we were going to close to floor and hear from all the commissioners on this.

**VICE CHAIR AUSTIN:** The floor is closed.

**CHAIRMAN MYERS:** Yeah. So let's -- let's close the floor and let's have the commissioners discuss this now.

**COMMISSIONER MCKINNEY:** So I'll jump in first, I guess.

That was one of my concerns, that if, in fact, the sale of the property does not go through to the county or -- or anyone else that -- that might -- what we're doing is, we're giving -- would be giving an approval for demolition based on speculation that the property is going to be completely and totally redeveloped, rather than the possibility that someone else might come in, purchase the other lot and half of the existing lot that the -- the house is on, working with the house and work around it. You know, it's -- it's pure speculation at this point.

I would think that if -- if this commission did give approval for demolition, that it's -- there's a -- there's a chance that the project might not happen. And if so, I think Albuquerque and the citizens and the historians have lost, quite frankly, a little jewel.

And we are a landmarks commission. It is for preservation. And demolition is not preservation.

**CHAIRMAN MYERS:** Other questions?

**MS. LAWLESS:** Regretfully, nobody from the county is here today. That is mostly because the issue on hand is -- is for the demolition of the site.

**CHAIRMAN MYERS:** Excuse me. For now, we're just going to leave this open just for the commissioners. We just now going to have the commissioners discuss at this point.

**COMMISSIONER MCKINNEY:** Well, let me continue with something else that I'm concerned about. The proposal for demolition has occurred; obviously we're hearing it now. If conditions are put on that would hold up demolition until a project is -- begins or is -- is -- the building permits are -- are pulled and there is a design, then there is a liability, I think, of possibility of -- with neglect to the structure that it -- there's a liability issue, I think, that -- that could occur. And I think we have to look at that also.

**CHAIRMAN MYERS:** I think the property owner, yeah, would have to deal with that. I think that would be on the property owner who would have to deal with that.

**VICE CHAIR AUSTIN:** Matt?

**CHAIRMAN MYERS:** Yes, Commissioner Austin.

**VICE CHAIR AUSTIN:** Commissioner Austin here. I am very concerned about it. This was one of the -- basically, the boundaries south of Albuquerque, per se. It was an elegant -- elegant house that really shows a lot about who we were in the turn of the century, the teens.

I -- I really -- there have been several things that have bothered me. The comment that the South Broadway association

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said, "We drive by, we don't like it." Well, Barelás, maybe, Raynolds, maybe, Downtown Neighborhood Association. We haven't heard how those neighborhoods that are right there feel.

I also am very concerned about demolition by neglect. And I think this is another classic case. They've owned it for 15 years. The -- one of the people commented that it was substandard, trying to make it sound like it was structurally unsound. It's substandard because it doesn't have electricity, it doesn't have heat, it doesn't have water.

I -- I don't feel comfortable approving this demolition. That's my feeling. It shouldn't be demolished, because it is our job, and I agree with Commissioner McKinney, it is our job to preserve the history of Albuquerque.

This is one of the last of the fine, gorgeous houses that -- that really show the boundary of the elegance of Albuquerque and the rail- -- you know, the railroad and everything else. It was right there as part of it. And I have problems with this.

**CHAIRMAN MYERS:** Thank you, Commissioner Austin.

Do any of the other commissioners maybe want to -- Commissioner Solares.

**COMMISSIONER SOLARES:** Yes. I'm in agreement. I believe that it just feels like demolition by neglect; somebody sitting sit on this piece of property for 15 years, never putting up a fence, never putting up enough security to keep people out. It looks like, you know -- that whole site looks cleared, allowing it to deteriorate even more.

This whole thing with -- I like the idea of, you know, constructing downtown and providing housing for vets. I think that's an awesome great idea. But this is the chicken before the egg, you know.

The piece of property and the owners, I think, should have had another idea after 15 years of sitting on this, to hold onto it and then ask for a demolition. So that -- that's where I stand.

**CHAIRMAN MYERS:** Thank you, Commissioner Solares.

Any other commissioners like to weigh in?

**COMMISSIONER DUDLEY:** I would.

**CHAIRMAN MYERS:** Yes, please.

**COMMISSIONER DUDLEY:** Commissioner Dudley. I guess I -- I'm in agreement with -- with what's been said already by the commissioners. I think this is an honorable project to try to help the veterans. But I don't think that this is the only site that we can work with.

And in a way, it strikes me as sort of a Cinderella slipper, trying to shove it in there and saying that the only option is to demo this house.

I don't -- I agree it doesn't really make sense at all to move it or to move components of it. But, you know, I think as a city, we have -- we have done disservice to had your historic structures. Historically, we don't need to be the age of our Commissioner Austin and McKinney, as mentioned, to know that a lot of our character and culture has been lost through -- through

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decisions like this.

And I know that this isn't the most sparkly beautiful of all the historic homes. But I drive down this block and this section of Coal regularly, and I do see a number of historic structures poking up in between the newer apartment buildings, and they found a way to work around them.

You know, just for example, on the other side of the street, on the south side of Coal, you see it with the new building that has the food court at the base, and there's two historic homes on that exact block. Well, whether or not they're qualified as historic, but they're the old, original homes for that area.

So I think that we would be doing disservice to -- to demolish this -- this structure and the value and the character that it brings to the area. I think it's a disservice that it sat there and has been able to get to this point of substandard condition. And I -- and I just personally think that we need to spend more time and give more respect to these kind of buildings.

I think, in response to the criteria that were read out, that I couldn't agree with the third criteria, that this -- I wouldn't be able to approve of the demolition permit based on that third criteria. I do think this provides value and -- and elevates the heritage of the area.

So those are my comments.

**CHAIRMAN MYERS:** Thank you, Commissioner Dudley.

Any other commissioners like to weigh in?

**COMMISSIONER MCKINNEY:** I have -- Commissioner McKinney. I have another question.

I was a little unclear on this Mr. Watson who wanted to do removal of some of the architectural details to be reused somewhere else. I'm not really sure who Mr. Watson is and to what extent of the details were proposed. And quite frankly, asking the owner to pay half of it, I'm not sure about that either.

Am I correct on that, and could I ask one of the proponents to -- to address that and...

**MS. NAJI:** If I can -- if I can comment --

**CHAIRMAN MYERS:** Yes.

**MS. NAJI:** -- on that.

This is Leslie Naji. Mr. Watson initially had talked to me as if, you know, he, you know, was -- worked within the construction industry and knew this person and that, and perhaps he could get it moved for a better price than what I was able to get quoted up to this point.

What he finally gave to me was a proposal that they could sell the stuff for about \$75,000 and the property owner could pay him to do it, and I thought -- I -- I don't think that's quite what we had in mind. The property owner had, like I say, been willing to contribute to the cost of moving the structure if it could be done, but I don't think any of us were expecting it to cost over \$200,000 to do that.

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And so that's what I feel like the final offer that was submitted by Mr. Watson was not really any sort of a viable option in terms of what he was planning to use.

**COMMISSIONER MCKINNEY:** Okay. Thank -- thank you, Ms. Najj.

Deja vu for us old people that have been around for a while, Ms. Austin. You know, I'm thinking back to February of 1970, and if we had had not just the Old Town Architectural Review Board, but the landmarks commission at that time. There was a building that was over 50 years old that -- I get cranked up here a little bit and choked up -- that a private -- private entity owning the building wanted to tear it down and had removed it from even the urban renewal boundaries so they could do the demolition. It was called the Alvarado Hotel.

And I think if that had come to this commission, I think we would still have the Alvarado Hotel. I'm not saying that this building, this little what I call a jewel, is as important to the history of Albuquerque or railroad, whatnot, but it does contribute. And it is a time period that we have lost in that area.

Although Ms. Dudley has -- has pointed out some other building of the same time period on Coal Avenue, we have lost so much that just deja vu, and I -- I still wish that we had the Alvarado, and a year from now, I might still wish that this building still existed. Thank you.

**CHAIRMAN MYERS:** Thanks, Commissioner McKinney.

Maybe -- I was -- I think I was going to say, going into this, I had -- I -- I was focusing mostly on the conditions, the five -- the tests, the five requirements. And I was thinking that, you know, maybe if we had been able to condition this, as Ms. Najj had suggested, on the sale to the county and maybe on the issuance of a building permit, I thought that maybe this would have been something I could have supported and -- but it doesn't sound like that is the way this is heading.

So I think maybe there could be someone who could make a motion.

**VICE CHAIR AUSTIN:** Commissioner McKinney, I made the last motion. It's your turn.

**COMMISSIONER MCKINNEY:** I made the last two in the previous meeting. And I'm not really sure even how to -- how to phrase a motion on this.

**CHAIRMAN MYERS:** Well, I'm sorry, Commissioner McKinney, I think what we might need to do is, we might need to come up with some alternative findings, you know, alternate findings.

I mean, maybe it could be as simple as, you know -- maybe it's as simple as a denial based on not satisfying the criteria, you know. Maybe it could be as simple as that, unless Ms. Najj has something drawn up.

**COMMISSIONER MCKINNEY:** I'm -- I'm not even sure that I would be comfortable with that, without it being drawn up legally, quite frankly. I think this is where you're telling someone that for obvious reasons, that -- that we, individually -- and why we're on the commission and why we're appointed to this commission, because of the historic preservation aspect in the City of Albuquerque and so on and so forth.

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But I think this goes a little bit beyond that. I would not really feel comfortable making a motion on this without -- without having a city attorney go over it, not holding the commission in liability, if you will, or -- or individuals. I think it's really, really, really touchy on this.

**VICE CHAIR AUSTIN:** Commissioner McKinney.

**COMMISSIONER MCKINNEY:** Yes.

**VICE CHAIR AUSTIN:** Lauren Austin here.

Could we perhaps do a deferral so that we could get the city attorney involved, like a 90-day -- a 60-day deferral or something?

**CHAIRMAN MYERS:** Yeah, I mean, I think typically, in something like this, like, that would be fine. I think typically what we would do is maybe ask staff to come up with, you know, alternate findings or findings to support -- you know, what it sounds like here is a denial, and maybe the findings would be based on what was discussed here today, right, you know, all the factors and all the things that the commissioners says.

I think it would have to take into consideration, you know, the test as well as, you know, everything else that was said. And maybe Leslie could draft that up and, you know, send it out and maybe we could -- it doesn't sound like that is something that could be done in the next 15 minutes, so maybe it would have to be at the next hearing. But --

**MS. NAJI:** Mr. Chair --

**CHAIRMAN MYERS:** Yes.

**MS. NAJI:** -- if I may. This is Leslie Naji. I wanted to just read to you what -- what are -- we have the criteria for making a decision. What your options are, is that you can invoke a 120-day review period, or in order to do that, you must find that in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished, and use the criteria of Subsection A, above, which was what we went through that Jessica put on -- put up for us, and above in Subsection C, which has to do with adoption or amendment of historic designation as an evaluation. In determining whether structures should be designated as a city landmark, then you would use other criteria.

I think it's important to bear in mind that there has to be a -- that we should be looking at what the alternative is for the -- for the site to still sit there as an abandoned building, with -- just waiting for it to catch fire is not in the public interest. But if there's a (inaudible), we can look at the -- you know, you can potentially put in the 120-day review period, maximum, to be able to come up with a viable alternative.

And that's why, you know, I was looking into the financial -- the cost of actually being able to move the structure. I don't know what the cost of the -- the site is, if somebody else wanted to buy it for the sole purpose of -- for the purpose of restoring it. But it's not just a -- if you were to invoke the 120-day period, we would have to provide something that shows the alternative solution to the demolition at the end of that time.

**CHAIRMAN MYERS:** Yes. I mean, I think that's what -- I think --



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I think what's what we need to do, then. I mean, it seems like that's what our option is, right?

Can you -- can you put that on the screen so we can see that exactly spelled out, because...

**MS. NAJI:** Yes. Let me do some screen-sharing here.

**MR. SALAS:** Sir, I believe Commissioner Maddox and Commissioner Bello have questions or comments.

**CHAIRMAN MYERS:** Okay. Commissioner Bello

**COMMISSIONER BELLO:** Yeah. My comment is, is there any way to incentivize this or subsidize this, or do something where the city gets involved in helping out with it?

**CHAIRMAN MYERS:** I don't have an answer to that. But maybe that is something that could be discussed in the next 120 days.

**COMMISSIONER DUDLEY:** And, Chairman Myers, my comment is, if this, in fact, considered a classic demolition-by-neglect case --

**CHAIRMAN MYERS:** Yeah --

**COMMISSIONER DUDLEY:** -- the city has to establish a protocol to address that with it not becoming some sort of a concern of the commissioners that -- that Commissioner McKinney mentioned, you know, being a -- a lawsuit if we say no, we don't -- we don't agree that it should be torn down.

You know, there's a process in place, isn't there, to address this type of -- this property? These kind of properties are all throughout Huning Highlands and other historic districts where -- where the owners have neglected the building to the point where they become detrimental to the public health. But that doesn't fall on our shoulders.

**CHAIRMAN MYERS:** Yeah. Agreed, agreed. If we make -- that's not our respon- -- I mean, if we -- if we deny and say that's not our -- it doesn't have on us. We have the right to deny the request, exactly.

So let's -- I think it would be helpful if we could just look at this. I mean, and I -- and I know, you know, where everyone has kind of set it out. I mean, I wonder if -- and I don't know if this is going to change anyone's mind, but, I mean, I wonder if maybe the applicant, with this additional time, you know, could maybe come back and provide us with some, you know, evidence that there are some issues, structural issues, or something else.

I mean, I don't -- I mean, I don't know. I'm just talking out loud here, but, you know -- so anyway, let's look at what this says. To invoke the 120-day...

Jeez. Well, maybe -- what do you think, Commissioner McKinney, of -- when you look at this language?

**COMMISSIONER MCKINNEY:** Well, I'm looking at -- not the 6-6(B)(3)(b), but immediately above it, Number 4, whether the structure unique or one of the last remaining examples of its kind in the neighborhood. It doesn't say -- and it goes on to say the city and the region.

It certainly -- it meets that criteria. It's one of the last remaining examples of its kind in the neighborhood. And there

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were six on that block, and it's the remaining one, just looking at that particular block.

Again, on the -- on the 120-day, I'm not really sure what that would accomplish. I'm not really sure. I -- I -- again, thinking back to what occurred during the urban renewal time period, when the demolition ball was striking the (inaudible) building, just north of the Alvarado, and that was stopped because it had not been advertised properly for reuse or resale by the urban renewal. There was nothing that would state that a private entity owning property has to, you know, to advertise to see if there's another use for the property if someone else would like to have it. I'm sure that hasn't occurred.

But I'm just -- I'm -- I'm really ill at ease about -- about this particular property, who is proposed. My concern is that given a demolition permit approval by this commission to do it, and then nothing happens with the property and it sits vacant, like the Alvarado property did for 17 years, was not in -- it's -- it's not doing justice to -- to that particular building and its architectural features and its contribution to that part of the city early on. I'm just -- I'm really at a loss.

**CHAIRMAN MYERS:** Well, maybe what we could do -- I mean, this is -- maybe what we could do is we could continue this for 30 days, which is a continuance. This continues this for 30 days. And during that time, Ms. Naji prepares findings. I -- I'm not even absolutely completely sure what our options are. I mean, what -- if we -- if we deny it, right? Because then the problem becomes, well, if we deny it, then it just sits there, right, and then what happens?

So I want to know, if we deny it, can we just deny it outright, and then other people deal with it? Or do we have to then -- or do we have to invoke the 120-day period?

I mean, I almost wonder if, going back to what people -- commissioners said at the beginning, is we continue it for 30 days, come up with alternate findings, and then we regroup, and I think, you know -- at our next hearing to decide what happens. I mean, I realize that's pushing it -- kicking it down the road a little bit, but it sounds like maybe we need some additional time to, you know, know --

**MS. NAJI:** Well, it would either -- Commissioner, it would either be at, or as you can see the process here, if -- if the commission denies it, then the applicant can appeal to city council.

**CHAIRMAN MYERS:** Yeah.

**MS. NAJI:** And that way, it's -- the landmarks commission has at least not approved the demolition, but --

**CHAIRMAN MYERS:** (Inaudible).

**MS. NAJI:** -- the alternative would be to give the -- the review period.

**CHAIRMAN MYERS:** And tell me what happens at the end of it. Okay. We give a review period. What happens at the end of the review period?

**MS. NAJI:** Well, if we -- if we have not -- I think the burden falls upon us, as the -- as the city, if we do not come up with a -- a viable alternative --

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**CHAIRMAN MYERS:** Yeah.

**MS. NAJI:** -- to the demolition, as in another use, another --

**CHAIRMAN MYERS:** Yeah.

**MS. NAJI:** -- you know, purchaser, or whatever.

**CHAIRMAN MYERS:** Yeah.

**MS. NAJI:** Then they would probably still go through a -- we would either have to approve it or, again, they would appeal it, you know, if it wasn't --

**CHAIRMAN MYERS:** Yeah.

**MS. NAJI:** -- to that point.

**CHAIRMAN MYERS:** Well, so then I guess what we need to decide now, is yeah, do we want to just deny it outright? And I think we could deny it by saying -- you know, as simple as saying -- we could deny it and say the commission does not believe it meets the test, you know, of those five things. We could just set that out.

Or, I guess, we could say 120 days and come back and do this again in 120 days if nothing has been resolved. I mean, I think that's ultimately what it boils down to.

**VICE CHAIR AUSTIN:** Commissioner Myers.

**CHAIRMAN MYERS:** Yes.

**VICE CHAIR AUSTIN:** Commissioner Austin. Chairman Myers, I'm sorry.

**CHAIRMAN MYERS:** Oh, okay. Yes.

**VICE CHAIR AUSTIN:** I think that the 120-day review period also, it helps the applicant perhaps, you know -- certainly it's substandard because it doesn't have heat, electricity and water. Maybe -- maybe the -- maybe there is an architectural problem that hasn't been presented. It gives them time also to, perhaps, get -- get their ducks kind of in a row, too.

Rather than deny it outright, let's give everybody a chance to come back with all the information they have.

**CHAIRMAN MYERS:** Thank you, Commissioner Austin.

Maybe -- I think it might be appropriate just -- just to see what the applicant thinks about that. I mean, maybe they -- I mean, I -- obviously it's our decision. I mean, it's our decision. But -- Ms. Lawless or Mr. Gleason, do you guys have any -- any thoughts on this?

**MR. GLEASON:** Mr. Commissioner, Commissioners, we would rather just have a decision today and not drag it out another 120 days.

**CHAIRMAN MYERS:** Okay. Okay. Thanks, Mr. Gleason.

And, of course, you know, that's -- that's -- also, I mean -- thank you, Mr. Gleason.

So I think -- I think it boils down to if someone wants to make a

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motion -- I think, you know, if the commission wants to deny it, I think we would simply say it's being denied because, you know, it doesn't satisfy the criteria. We've -- you know, it's the -- you know, and then we vote on that, if that was the motion, and we go from there.

**COMMISSIONER SOLARES:** I can make a motion.

**CHAIRMAN MYERS:** Commissioner Solares.

**COMMISSIONER SOLARES:** If I can -- motion to deny -- let's see the number here. I'm trying to find my number here. Motion to deny case number SI 2020-01405, Project Number PR 2020-0004806, to deny a request for demolition of the building over 50 years old.

**CHAIRMAN MYERS:** Commissioner Solares, thank you. You know, I -- I know I was the one saying I think we could do something. I think maybe -- and maybe this is what some of the other commissioners were saying, is, you know, this could be appealed, right, so we -- we probably want to have some findings, right, that are specific of the reason for -- by which we are denying it. Okay? I mean, I think we would need to be specific about why we are denying it.

And maybe that could be as simple as -- and -- and Commissioner Solares, this is just -- would be, I guess, maybe a friendly amendment to your motion, and so you can, you know, tell me to bug off. But, you know, maybe -- I think what -- what I've heard here is that the commissioners are saying that we do not believe that the applicant has demonstrated that all of the criteria set out in 6-6(B)(3)(a) have been satisfied. Specifically, I think, Commissioner Dudley stated, and I don't want to put words in her mouth, that Item Number 3 was not satisfied. And I think Commissioner McKinney might have referenced a specific item number. And -- and I --

**COMMISSIONER SOLARES:** Also, Item Number 1, I believe it was unique to the city and downtown, being a 110-year-old building.

**CHAIRMAN MYERS:** Yeah.

**COMMISSIONER SOLARES:** So there is quite a few of those I believe that...

**CHAIRMAN MYERS:** I think, you know -- I mean, this is just my suggestion here. You guys don't have to listen to this, obviously. I think we might want to have some findings set out in this. You know, otherwise I think in an appeal, they would just send it back to us. If there was an appeal, they'd send it back and they'd say there have to be findings, you know, to support your decision.

So -- so I don't know if we want to write something up, Ms. Naji. Or if you guys want to just ignore me, if we want to just do a...

**MS. NAJI:** Mr. Chair, I'm currently trying to get that up so I can rewrite findings for denial.

**CHAIRMAN MYERS:** Okay.

**MS. NAJI:** And I will get those to you shortly.

**CHAIRMAN MYERS:** Okay. Maybe -- maybe we should take like a -- I mean, I know, you know, it's getting late. I think we should take maybe just a five-minute break to allow Ms. Naji to work on

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those. And then maybe when she comes back, she can show those to us.

**MS. LAWLESS:** Perfect.

**MS. NAJI:** That sounds good.

**CHAIRMAN MYERS:** Great. Let's do that.

(Off the record.)

**CHAIRMAN MYERS:** Ms. Naji, I apologize, I didn't even know exactly what time we started taking the five-minute break there.

**MR. SALAS:** It was at 5:15, sir.

**CHAIRMAN MYERS:** So then maybe let's return here and see if Ms. Naji is -- put something together.

**MS. NAJI:** Yes, Mr. Chairman, I've just about pulled this together. If you can just give me a few more minutes, please.

**CHAIRMAN MYERS:** Okay. Leslie, do you think you could put up on the screen there what you got so far, or...

**MS. NAJI:** Yeah, I sure can. Let me...

So the initial findings -- am I on mute, or no?

**CHAIRMAN MYERS:** Yeah, that's -- we can hear you.

**MS. NAJI:** -- are the same. These are the criteria for review from the section. I've highlighted the ones with this demolition does not meet, and it's the list.

**CHAIRMAN MYERS:** Okay.

**MS. NAJI:** Here -- I'm making this addition here, where the applicant has requested a decision rather than a 120-day review period, so this is their request. And -- oh, wait a minute. Again, so we have -- sorry. So then it doesn't meet the criteria set forth in the previous section, and therefore --

**VICE CHAIR AUSTIN:** Number 9 needs to be fixed.

**MS. NAJI:** Excuse me?

**VICE CHAIR AUSTIN:** Number 9, needs to be corrected.

**MS. NAJI:** Well, yeah, I think these would just be removed --

**VICE CHAIR AUSTIN:** Okay.

**MS. NAJI:** -- because we're going to deny, so we're not going to look at other criteria.

**VICE CHAIR AUSTIN:** Right.

**CHAIRMAN MYERS:** So yeah, we get rid of that.

**MS. NAJI:** And I think that's -- we just can leave it at that, so --

**CHAIRMAN MYERS:** So let's (inaudible).

**MS. NAJI:** -- they've requested that we have a -- not to have a



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deferral or a continuance or a review. And therefore, the recommendation would be denial.

**CHAIRMAN MYERS:** Get rid of the condition.

**MS. NAJI:** And there would be no conditions of approval, since there are none.

**CHAIRMAN MYERS:** Go up again so I can see what you said at the top there about the specific -- let's see.

**MS. NAJI:** Okay. So this is all sort of what the application is, for historical and cultural significance, the -- the period and the brick construction. This one, it does meet -- it's not particularly significant there. Oh, I -- in the initial thing in terms of even the city's heritage because it was a boarding house, it wasn't a private -- I think was not a private residence in that aspect of history, (inaudible) structure in the neighborhood. And that structural condition, unless something were presented otherwise, it doesn't seem to be a structural hazard. It's just a maintenance hazard.

**COMMISSIONER DUDLEY:** Would you add to Number 3 -- I think in addition to whether or not it was a boarding house, just the character, the architectural character. I think Joe had a particular term for it -- makes it an enhancement to the city's heritage.

**MS. NAJI:** I was including that more under the -- just in terms of the example of the architecture, but if you wanted to put it on here, we could add that.

**COMMISSIONER MCKINNEY:** Ms. Naji.

**MS. NAJI:** Yes, sir.

**COMMISSIONER MCKINNEY:** On the -- on the boarding house aspect, I think your comment was there were sinks in every bedroom. Was that the --

**MS. NAJI:** Uh-uh. Yes.

**COMMISSIONER MCKINNEY:** And yet the -- the Sanborn insurance map, the -- the -- that I looked at did not indicate it was a boarding house, but a dwelling. Boarding houses were listed at APTs, apartments. So I'm wondering if, in fact, they had been added at a later date or --

**MS. NAJI:** They may have been. They may have been.

**COMMISSIONER MCKINNEY:** Because --

**MS. NAJI:** I'm not sure.

**COMMISSIONER MCKINNEY:** -- in both cases of the house to the east and to the west, in fact, that entire block, on Coal, all are listed as Ds, or dwellings.

And I'm not really sure that this particular building wasn't architecturally designed, given the details that -- like the -- the wrapping around of -- of the brackets and -- at the eaves and whatnot, especially that east side, would lead me to believe that it was certainly not a Sears and Roebuck floor plan built building, such as the Romero house in Old Town.

**VICE CHAIR AUSTIN:** Number 3, could we say, Leslie, the house was

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originally designated by the Sanborn maps as a -- as a single-family home, but was later used as a boarding house, and is an example?

**CHAIRMAN MYERS:** I think that's a good suggestion.

(Inaudible crosstalk.)

**VICE CHAIR AUSTIN:** Yeah, I was wondering what you were yelling about.

**MS. NAJI:** Yeah. Yeah, I have (inaudible).

**VICE CHAIR AUSTIN:** And take the "which" out. And, Leslie, I -- I think that the house is unique. I mean, I can't think of another house in Albuquerque like it, on Number 4.

**MS. NAJI:** No, we did -- yeah -- well, I said it's not particularly unique in terms of Victorian residences, but for Albuquerque, or few of these buildings remain in Albuquerque.

**VICE CHAIR AUSTIN:** I think that whole first line should go out. It is a rare example of (inaudible).

**MS. NAJI:** Okay.

**VICE CHAIR AUSTIN:** Right? Does that make sense?

**MS. NAJI:** Gotcha. Gotcha. Sure.

**CHAIRMAN MYERS:** Any of the other commissioners want -- you know, have any suggested changes in there, you know, that they think supports their, you know, kind of thoughts? Because I think that would probably be a good place for it, if you do.

**COMMISSIONER MCKINNEY:** I'm not sure it's necessary to call attention to the house interior being full of debris, mostly old clothes and household items. I mean, it's been vacant for 15 years. That's -- I'm surprised it's in the condition that it's in, looking at the photos of the interior and the exterior, quite frankly.

**MS. NAJI:** That's what I thought, too. I mean, it is -- it is -- seems very solid, to me. I've lived in houses that were not, so it's pretty good.

**CHAIRMAN MYERS:** Is -- the structure itself is very solid. So you add an "is," I think.

**MS. NAJI:** Thank you.

**COMMISSIONER DUDLEY:** And I'm just going to go back to Number 3, and I think if -- if you just changed "designated" to "designed," --

**MS. NAJI:** Yes.

**COMMISSIONER DUDLEY:** -- and then add the -- the style, the Italianate style that you referred to, Mr. -- Commissioner McKinney --

**COMMISSIONER MCKINNEY:** That -- that -- Queen --

**COMMISSIONER DUDLEY:** -- in front of the word "dwelling."

**COMMISSIONER MCKINNEY:** -- Anne -- Queen Anne and -- Queen Anne

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and Italianate (inaudible) to the Folk Victorian.

**COMMISSIONER DUDLEY:** I would just add it right before the word dwelling and then be done, designed as a blank dwelling.

**VICE CHAIR AUSTIN:** Queen Anne, glass Italianate.

**MS. NAJI:** I think it's more Victorian, but okay. But...

**COMMISSIONER MCKINNEY:** Well, that -- that is Folk Victorian, the combinations.

**MS. NAJI:** Oh, gotcha. Okay.

**VICE CHAIR AUSTIN:** (Inaudible) Victorian dwelling. Maybe even -- maybe even in parentheses after Italianate, Victorian Folk.

**MS. NAJI:** Okay. Where am I?

**VICE CHAIR AUSTIN:** Victorian.

**COMMISSIONER DUDLEY:** Okay. So then now would we go back to Commissioner Solares' statement and just add this?

**CHAIRMAN MYERS:** Yeah. I think he would just say -- yeah. If he -- if it's okay with him, if he wants to make a motion, you know, for denial based on -- based on Findings 1 through 8.

**COMMISSIONER SOLARES:** Yes, exactly.

**CHAIRMAN MYERS:** Okay.

**COMMISSIONER SOLARES:** Motion for denial based on the Findings 1 through 8.

**CHAIRMAN MYERS:** Okay.

**COMMISSIONER SOLARES:** For our project -- for Case Number SI-2020-01405. Is there anything else additional I need to add to that?

**CHAIRMAN MYERS:** No. I think that's it. So there's a motion on the floor. Is there a second?

**VICE CHAIR AUSTIN:** Commissioner Austin. I will second.

**CHAIRMAN MYERS:** Commissioner Austin seconds that. So we have a motion and a second. Let's do a -- let's do a roll call.

Commissioner Austin.

**VICE CHAIR AUSTIN:** Yes, aye.

**CHAIRMAN MYERS:** Commissioner McKinney.

**COMMISSIONER MCKINNEY:** Yes, I go for a denial.

**CHAIRMAN MYERS:** Commissioner Maddox has recused himself from this matter.

Commissioner Solares.

**COMMISSIONER SOLARES:** Yes.

**CHAIRMAN MYERS:** Commissioner Bello.

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COMMISSIONER BELLO: Yes.

CHAIRMAN MYERS: Commissioner Dudley.

COMMISSIONER DUDLEY: Yes.

CHAIRMAN MYERS: And I was going to -- I'm going to vote anyway. So it passes one, two, three, four, five -- the motion passes 5 to 1 for a denial.

(5-1 vote. Motion approved.)

(Conclusion of Agenda Item 5.)

RE: CITY OF ALBUQUERQUE LANDMARKS COMMISSION MEETING MINUTES OF  
January 13, 2021, Item 5

TRANSCRIPTIONIST'S AFFIRMATION

I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording and was transcribed by me to the best of my ability.

IT IS ALSO STATED AND AFFIRMED that I am neither Employed by nor related to any of the parties involved in this matter other than being compensated to transcribe said recording and that I have no personal interest in the final disposition of this matter.

IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 4th day of March 2021.

/s/

Kelli A. Gallegos-----



***Planning Department***  
***Brennon Williams, Planning Director***  
***Development Review Division***  
600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

## **NOTICE OF APPEAL**

February 3, 2021

### **TO WHOM IT MAY CONCERN:**

The Planning Department received an appeal on February 1, 2021. You will receive a Notice of Hearing as to when the appeal will be heard by the **Land Use Hearing Officer**. If you have any questions regarding the appeal please contact Alfredo Ernesto Salas, Planning Administrative Assistant at (505) 924-3370.

***Please refer to the enclosed excerpt from the City Council Rules of Procedure for Land Use Hearing Officer Rules of Procedure and Qualifications for any questions you may have regarding the Land Use Hearing Officer rules of procedure.***

Any questions you might have regarding Land Use Hearing Officer policy or procedures that are not answered in the enclosed rules can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

**CITY COUNCIL APPEAL NUMBER: AC-21-3**  
**PLANNING DEPARTMENT CASE FILE NUMBER:**  
**PR-2020-004806,SI-2020-01405, VA-2021-00024**

**APPLICANT: Mr. Walter O. Grodahl III**  
**DBG Properties**  
**2164, W. W. Park Place**  
**Portland OR, 97205-1125**

**AGENT: Will Gleason, Dekker/Perich/Sabatini**  
**7601 Jefferson St. NE**  
**Suite 100**  
**Albuquerque NM, 87109**

cc: Crystal Ortega, City Council, City county bldg. 9<sup>th</sup> floor  
Kevin Morrow/Legal Department, City Hall, 4<sup>th</sup> Floor-  
LC file  
Will Gleason, Dekker/Perich/Sabatini, [willg@dpsdesign.org](mailto:willg@dpsdesign.org)  
[katrinaa@dpsdesign.org](mailto:katrinaa@dpsdesign.org)



## LANDMARKS COMMISSION

### AGENDA

WEDNESDAY, JANUARY 13, 2021

3:00 P.M.

**Due to COVID-19 this meeting is a Public Zoom Video Conference  
Members of the public may attend via the web at this address:**

<https://cabq.zoom.us/j/2269592859>

**or by calling the following number: 1-301-715-8592 and entering Meeting ID:  
226 959 2859**

### MEMBERS

**J. Matt Myers – Chair**

**Lauren Austin – Vice Chair**

**Joe McKinney – Damon Maddox**

**Daniel Solares - Robert Bello - Rosie Dudley**

Due to the number of cases and the time required for each, a time limit shall be imposed on all parties in interest to each case. Limits are necessary so that the LC may give the last case on the agenda the same attention given the first. Limits shall be as follows:

Staff Report:	Five Minutes
Applicant:	Ten Minutes
Other Interested Parties	Two Minutes Each
Applicant Rebuttal:	Five Minutes
Staff Rebuttal	Five Minutes
Floor Closed:	Commissioners' discussion and vote

1. Call to Order: **3:00**
2. Additions and/or Changes to the Agenda.
3. Approval of the **September 9, 2020** Minutes.

**4. PR-2018-001843  
RZ-2020-00053  
Application for Certificate of Appropriateness**

City of Albuquerque, Planning Department, requests the above action City Wide for the IDO annual update.

**5. PR-2020-004806  
SI-2020-01405  
Application for Certificate of Appropriateness**

**DBG Properties, Inc.**, requests a Certificate of Appropriateness for Demolition of a Non-Contributing building, at 611 Coal Ave. SW, described as Lot 16A, Plat of tracts C, D & Lot 1, Block 41, Company's Original Townsite.

6. Other Business:

7. Adjourn

INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact the Planning Department, at 924-3860(VOICE) or TTY users may access the voice number via the New Mexico Relay Network by calling 1-800-659-8331.

**NOTICES OF DECISION** will be mailed only to the applicant or agent. All other interested parties can view and print a copy of the decision at the following website or a hard copy is available at our office on the 3<sup>rd</sup> floor, City Planning.  
[www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets](http://www.cabq.gov/planning/boards-commissions/landmarks-commission/landmarks-commission-agendas-action-sheets)