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CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Planning Department

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

August 16, 2024

TO: Dan Lewis, President, City Council

FROM: Alan Varela, Planning Director Alan Varela (Aug 16, 2024 10:16 MDT)

SUBJECT: AC-24-19, PR-2024-009765, SI-2024-00468: Santa Barbara/Martineztown Neighborhood Association (SBMNA), and Loretta Naranjo Lopez, President of Santa Barbara/Martineztown Neighborhood Association, appeal the Environmental Planning Commission (EPC) decision to Approve a Major Amendment to a Site Plan – EPC (Gateway Center Site Plan for Subdivision), for all or a portion of Tract A (approximately 3 acres) Plat of Gateway Subdivision, Tract B-1, Plat of Tract B-1, Gateway Subdivision, a replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an un-platted parcel) (the "Subject Site") approximately 23-acres (J-15-Z).

REQUEST

This is an appeal of the EPC's decision to approve a major amendment to a Site Plan - EPC for an approximately 3-acre site (Tract A) within the existing, approximately 23-acre, Gateway Center Site Development Plan for Subdivision (DRB-97-466). The approved major amendment will 1) add the hospital use as permissive in Area 3 (Tract A) of the controlling site plan, 2) change setbacks for Area 3 (Tract A) to be pursuant to the IDO development standards, and 3) develop a new rehabilitation facility (hospital use) on the subject site.

The EPC approved the major amendment to the Site Plan – EPC in a Notice of Decision dated July 18, 2024 based on Findings #1-23 and Conditions of Approval #1-12. The Appellant timely filed an appeal of the EPC's decision prior to the appeal deadline of August 2, 2024. The Appellant has standing to appeal this zoning map amendment decision as a Neighborhood Association within 330 feet [§14-16-6-4(V)(2)(a)5 and Table 6-4-2.].

APPELLANTS

The appeal was filed by Hessel E. Yntema III, Yntema Law Firm P.A., on behalf of the Santa Barbara Martineztown Neighborhood Association (SBMNA).

APPEAL CRITERIA AND RESPONSE

Appeal procedures are found in the Integrated Development Ordinance (IDO) §14-16-6-4(V).

The IDO's Criteria for Decision of an appeal [§14-16-6-4(V)(4)] is whether the decision-making body or the prior appeal body made one of the following mistakes:

- a) The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.
- b) The decision being appealed is not supported by substantial evidence.
- 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).

In a July 23, 2024 appeal justification letter, the appellant mainly alleges that the EPC erred in applying the requirements of the IDO, but concludes the letter by generally stating that all three appeal criteria apply. Appellant's arguments have been summarized and responded to by Planning staff below. Staff responses appear in *bold italics*.

1. Insufficient time to review and respond to the published staff report.

Appellants assert that the SBMTNA did not have adequate time to review and respond to the staff report published on the Planning Department's webpage on July 12, 2024.

The staff report was published one week in advance of the regularly scheduled EPC public hearing, which is standard practice for all EPC staff reports. Members of the public are welcomed to contact the assigned staff planner(s) for assistance in reviewing and understanding the staff analysis outlined in the report. Appellant did not contact the assigned planners for this case for assistance.

2. Staff report is an advocacy submission.

Appellant argues that the staff report is not a paginated record for public review.

Staff reports recommend approval, denial, or deferral of applications based on compliance with relevant City plans, policies and regulations. In this case, the staff report and recommendation presented to the EPC was based on staff analysis of a requested amendment to a site plan approved by the EPC prior to the adoption of the IDO. The staff report includes attachments containing the application materials, public notice, public comments, agency comments, and other case materials.

IDO §14-16-6-4(Z)(1)(b) establishes that Major Amendments for Pre-IDO site development plans are to be reviewed and decided by the original decision-maker, following the procedures for the most closely equivalent decision in Part 14-16-6. The review and decision criteria for the major amendment therefore follows the Site Plan – EPC in IDO §14-16-6-6(I)(3)(a)–(g).

3. The Site Plan Amendment approval was premature.

Appellant argues that the site plan amendment approval was premature because the previous appeal filed by the appellant for a Zoning Map Amendment for the site (AC-24-11) was and is pending.

The application for a zoning map amendment from MX-M to MX-H was submitted on January 4, 2024, approved by the EPC on February 15, 2024, and appealed. AC-24-11 was heard by the Land Use Hearing Officer (LUHO) on May 15, 2024. The LUHO remanded the case to EPC on May 17, 2024. The case was deferred on June 20, 2024. The zoning map amendment was heard de novo (anew) on July 18, 2024 and approved prior to the site plan agenda item.

The application for a major amendment to the Site Plan – EPC was submitted April 4, 2024, deferred by the EPC on May 15, 2024 and June 20, 2024 due to the appeal and remand of the zoning map amendment, and approved on July 18, 2024 subsequent to the zoning map amendment approval.

It is common practice for related cases to be submitted concurrently for review and decision. If the prerequisite approval is not granted, the subsequent application is typically withdrawn or denied.

4. Conditional use approval for hospital use.

Appellant notes that Finding #5 states that the hospital use will be required to obtain a conditional use approval if the MX-H zoning is not upheld.

This is a finding, not a condition of approval.

IDO §14-16-4-3(C)(4) establishes use-specific standards for hospitals that limits the number of beds in MX-M to 20 without a conditional use approval. The use-specific standards for hospital do not apply to the MX-H zone district.

The EPC approved the zone change from MX-M to MX-H; therefore the hospital use is allowed more than 20 beds, and a conditional use approval would not be required near Residential zone districts.

5. MX-M / CPO-7 Development Standards.

Appellant argues that the application for the site plan amendment was not complete because the applicant did not submit in accordance with MX-M zoning and CPO-7 overlay zoning restrictions apply to the site; therefore, the site plan amendment approval should be reversed.

The applicant applied for the zoning map amendment prior to the application for the Site Plan – EPC amendment. When the EPC approved the zoning map amendment, the applicant applied for the major amendment to the Site Plan – EPC, which was reviewed based on the controlling Gateway Center Site Development Plan Standards (i.e., pre-IDO approval), the MX-H zone district standards, and applicable IDO standards.

When the zoning map amendment was appealed and remanded back to the EPC, the applicant deferred the Site Plan request for two months to be heard subsequently to the remand hearing. If the EPC had not approved the zone change to MX-H, the Site Plan would have had to follow MX-M zone district standards instead of MX-H. This would have caused a deferral, withdrawal, or denial of the Site Plan – EPC request.

EPC Finding #9 notes that although the subject site is within the boundaries of CPO-7, it is subject to the development standards of the controlling site plan pursuant to IDO §14-16-1-10(A) Pre-IDO Approvals, which states that use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations that prevail over any other provision of the IDO. Where those approvals are silent, provisions in this IDO shall apply. In this case, building height maximums were 180 feet pursuant to the controlling site plan.

The staff report and EPC Finding #18A-D provides staff's analysis of the applicability of CPO-7 development standards for the Site Plan. No applicable standards were found.

The EPC added Condition # 13 to reduce the maximum allowable building height from 180 feet to 68 feet for Area 3 (Tract 2) within the controlling Site Plan.

6. Site Plan amendment application should not have been accepted.

The appellant argues that the Site Plan - EPC Major Amendment should not have been accepted because the Site Plan for Subdivision did not specify pedestrian or vehicular access, internal circulation, total dwelling units and/or non-residential building area, among other statements and that IDO \$14-16-6-4(Z)(1) should not be applied to this case.

IDO §14-16-7-1 defines a Site Development Plan as:

A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area.... The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

Findings #2 and #6 summarize that the controlling Site Plan for Subdivision is still valid, pursuant to IDO $\S14-16-1-10(A)$ and that where silent, provisions in the IDO apply. Furthermore, the application was deemed to be a Major Amendment to a Pre-IDO approval because it was originally approved by the EPC in 1994 (Z-93-46/DRB-94-183) and exceeds the thresholds for a minor amendment in IDO $\S14-16-6-4(Z)(1)(a)$.

Any major amendments to a Pre-IDO Site Development Plan must be reviewed by the original decision-making body, which in this case is the EPC. The major amendment must follow the closest equivalent IDO procedures, which in this case is the procedure for a Site Plan – EPC. Planning staff reviewed the proposed Site Plan amendment against all applicable standards regarding the controlling Site Plan per IDO §14-16-1-10(A), and where silent, all applicable development standards in IDO Chapter 5, including vehicular access, internal circulation, and building area where applicable to parking standards. The Site Plan was concurrently reviewed by City Transportation Planning for access and connectivity. (See attachments in the staff report.)

7. EPC authority to amend the Gateway Center Site Development Plan for Subdivision.

Appellant argues that the EPC lacks the authority to amend the controlling Gateway Center Site Development Plan for Subdivision.

See response to #6 in this memo.

The applicant chose to request the major amendment to the controlling Site Plan to allow the hospital use and change the building heights and setbacks.

8. Vested Rights

Appellant argues that the applicant does not have vested rights in the prior "site development plan" for a hospital use under New Mexico law or the IDO.

Appellant argues that 'applicant does not have vested rights in the prior 'site development plan' for hospital use under New Mexico law or the IDO.' This argument was asserted in the SBMNA's letter to the EPC dated July 15, 2024. This argument is not relevant because the EPC's July 18, 2024 decision did not rely on any theories of vested rights.

Neither the Staff Report nor the decision issued by the EPC refer to vested rights. Vested rights were not discussed at the July 18, 2024, EPC hearing for this matter, and there is no indication that the EPC relied upon any theories of vested rights when making its decision. Therefore, the Appellant's allegation that the EPC made a mistake in approving the zoning map amendment by relying on the applicant having vested rights to its proposed hospital use is incorrect, because there was no such reliance in the EPC's decision.

9. Breaches of the City's commitment to protect the SBMTNA neighborhood.

Appellant argues that the zoning map amendment and site plan amendment constitute breaches of the City's commitment to protect the SBMTNA neighborhood made by the Comp Plan in 2017 and as articulated in the MX-M zoning and CPO-7 zone.

The Comp Plan's statutory purpose, in NMSA 1978, Section 3-19-9(A), is "to guide and accomplish a coordinated, adjusted and harmonious development of the City, which will, in accordance with existing, and future needs, best promote health, safety, morals, other, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development." The Comp Plan is a policy document, not a regulatory document. The Comp Plan establishes goals for areas of the city and does not commit the City to any contracts with specific Neighborhood Associations. The IDO establishes a procedure to review and decide site plans submitted to the EPC. Specifically, Criterion A in IDO §14-16-6-6(I)(3) requires that applications for a Site Plan-EPC are consistent with the Comp Plan.

Findings #11-16 and Finding #17A analyze how the request is consistent with goals and policies in the Comp Plan.

Finding #18 analyzes standards in CPO-7 and concludes that they do not apply to the request, due to the non-residential development, the MX-H zoning, and the controlling site plan with prevailing standards.

10. Development Review Process.

Appellant argues that in the SBMTNA's view, the City's development process is inadequate and does not fairly protect neighborhood interests.

Planning staff is charged with conducting an analysis of each request, deemed complete, based on compliance with relevant City plans, policies, and regulations. Each application for a Site Plan-EPC is reviewed based on the decision criteria for a Site Plan – EPC pursuant to IDO $\S14-16-6-6(I)(3)$. A full staff report is made available for EPC review that includes the request, applicable site history, the EPC role, an analysis of review and decision criteria, an analysis of the Site Plan against applicable pre-approved plans, the IDO, and applicable City plans and policies, including the Comp Plan.

Findings #11-16 analyze how the request is consistent with goals and policies in the Comp Plan. The EPC found that the policies cited and analyzed from Chapters 4 – Community Identity, 5 – Land Use, 8 – Economic Development were wholly or generally consistent with the Comp Plan.

Finding #17 analyzes how the request meets the review and decision criteria in IDO $\S14-16-6-6(I)(3)$.

11. EPC Findings #11 - 16 are in error.

Appellant argues that EPC Findings #11 - 16 are in error for the reasons set out in the Appellant's appeal of the zoning map amendment, but does not provide any additional justification.

Staff notes that the zoning map amendment request and site plan amendment request are related but technically separate actions; therefore, the justification for an appeal of each separate action must be developed independently.

See response to #10 in this memo.

12. EPC Finding #17 is in error.

Appellant argues that the City's infrastructure for traffic and drainage is inadequate, the EPC should have required a full traffic impact study, and that Finding #17E is not sufficient.

Following EPC approval, the applicant will be required to go before the Development Facilitation Team (DFT) for final sign-off prior to being able to apply for building permits. DFT staff ensure that all EPC conditions of approval have been met, and that compliance with zoning and engineering requirements (including traffic impact mitigation and grading and drainage) from regulatory documents such as the IDO, Development Process Manual (DPM), and the Albuquerque-Bernalillo County Water Utility Authority have been met.

Finding #19 states that the applicant has submitted a full TIS and Traffic Impact Study to the NMDOT and the City Transportation Planning Division that outlines mitigation efforts for the site.

Condition of Approval #10 states, "City Transportation Planning: The transportation mitigation measures as determined based on the Traffic Safety Study/Crash Analysis [and] a Traffic Study shall be finalized prior to DFT final sign-off."

Finding #17E primarily refers to the discussion on the record regarding building height. The controlling Gateway Center Site Development Plan for Subdivision allowed a maximum building height of 180 feet on the subject site. The EPC reduced the allowed building height to 68 feet in order to help mitigate any adverse impacts on the site. The reduced building height requirement is included as Condition of Approval #12.

13. EPC Finding #18 is in error.

Appellant argues that Finding #18 is in error in stating that most of the CPO-7 standards (mainly building height) do not apply because the subject site is located within the boundaries of the controlling Gateway Center Site Development Plan for Subdivision.

Finding #18 analyzes standards in CPO-7 and concludes that they do not apply to the request, due to the non-residential development, the MX-H zoning, and the controlling site plan with prevailing standards.

See response to #5 in this memo.

14. EPC Condition of Approval 4 is arbitrary and capricious.

Appellant argues that EPC Condition of Approval 4 is arbitrary and capricious because it fails to state that if the zoning map amendment is overturned, that a Conditional Use Approval would be required.

EPC Condition of Approval #4 states that if the associated zone change is overturned, the site plan will be subject to MX-M zone district standards, in which case the applicant shall only provide up to 20 overnight beds instead of the 48 proposed.

A hospital use is permissive in MX-M pursuant to Table 4-2-1 and only requires a Conditional Use Approval if the use is located within 330 feet of a Residential zone district (IDO $\S14-16-4-3(C)(4)$). The EPC Condition of Approval 4 builds on Finding #5, which refers to the Conditional Use requirement for MX-M.

CONCLUSION

As indicated in the July 18, 2024 Official Notification of Decision, the EPC found that the applicant adequately justified the Site Plan – EPC Major Amendment request based on 23 Findings and 12 Conditions of Approval. The EPC acted within its authority and voted to approve the request. The EPC carefully considered all relevant factors in arriving at its decision based on substantial evidence in the record. The appellant believes that the EPC decision was made in error; however, the record contains substantial evidence that the EPC's decision was neither arbitrary nor capricious and that the IDO regulations were applied correctly to the request.

Vicente Quevedo

/ Vicente Quevedo /

Vicente Quevedo, Senior Planner Urban Design & Development Division City of Albuquerque Planning Department

AC-24-19 Memo_Final

Final Audit Report 2024-08-16

Created: 2024-08-16

By: Lucinda Montoya (lucindamontoya@cabq.gov)

Status: Signed

Transaction ID: CBJCHBCAABAAECGbvWfQdE5J23vr06jVH2JjijO9AZxy

"AC-24-19 Memo_Final" History

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Email viewed by Alan Varela (avarela@cabq.gov) 2024-08-16 - 3:36:52 PM GMT

Document e-signed by Alan Varela (avarela@cabq.gov)
Signature Date: 2024-08-16 - 4:16:37 PM GMT - Time Source: server

Agreement completed. 2024-08-16 - 4:16:37 PM GMT

Albuquerque



DEVELOPMENT REVIEW APPLICATION

Effective 7/18/23

		eittel requirements. All for	es must be paid at the time of application.	
Please check the appropriate box and refer to s			Policy Decisions	
Administrative Decisions	Decisions Requiring a Pub		☐ Adoption or Amendment of Comprehensive	
☐ Archaeological Certificate (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)		Plan or Facility Plan (Form Z)	
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)		☐ Adoption or Amendment of Historic Designation (Form L)	
☐ Alternative Signage Plan (Form P3)	☐ Historic Certificate of Appropriateness – Major (Form L)		☐ Amendment of IDO Text (Form Z)	
☐ Minor Amendment to Site Plan (Form P3)	☐ Demolition Outside of HF	PO (Form L)	☐ Annexation of Land (Form Z)	
□ WTF Approval (Form W1)	☐ Historic Design Standards and Guidelines (Form L)		☐ Amendment to Zoning Map – EPC (Form Z)	
☐ Alternative Landscaping Plan (Form P3)	☐ Wireless Telecommunica (Form W2)	ations Facility Waiver	☐ Amendment to Zoning Map – Council (Form Z)	
			Appeals	
			Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)	
APPLICATION INFORMATION				
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Address:	hatington Majhburhard Assuration Phone: ma Law Firm P.t. Email:		Email:	
City:	w pin pin.	State:	Zip:	
Professional/Agent (if any): Hessel E. Yute	TI Yotena	Law Fran P. A.	Phone: 505-843-9565	
Address: 215 Gold Are. SW	C to 701		Email: hesse y Mema-law. co	
	0 2011 201	State: NM	Zip: 8,7702	
Proprietary Interest in Site:		List all owners:		
Appel & ER Decision Amendment) for 110	of July 18,20	124, to approve	e a Site Plan - EPC (Major	
SITE INFORMATION (Accuracy of the existing	legal description is crucial!	Attach a separate sheet i	f necessary.)	
Lot or Tract No.: Track A Mat 1	1 Init		Unit:	
Subdivision/Addition: Gateur, Sh	~ /	MRGCD Map No.:	·	
Zone Atlas Page(s): T-15- Z	//		Proposed Zoning: Mx-H	
# of Existing Lots:	# of Proposed Lots:	/	Total Area of Site (acres): 7.78	
LOCATION OF PROPERTY BY STREETS				
Site Address/Street: 1100 Woodward				
	A. Between: Mo-J	tain Rd	and: Lomas Blad	
CASE HISTORY (List any current or prior proj			C y M vis Te	
CASE HISTORY (List any current or prior proj	ect and case number(s) that	t may be relevant to your	request.)	
PA 2024-009765 AZ-20	ect and case number(s) that 24-0401 AC-24	t may be relevant to your	request.)	
PR 2024-009765 12-20; Signature: Perul & Vinterna	ect and case number(s) that 24-0201 AC-24	t may be relevant to your	request.)	
PR -2024 - 009765 13-20: Signature: April & Milana	ect and case number(s) that 24-0201 AC-24	t may be relevant to your	request.) -0.5468 Date: 7.23-24	
Signature: Perul E. Mutama Printed Name: Harul E. Yota FOR OFFICIAL USE ONLY	ect and case number(s) that 24-0201 AC-24	t may be relevant to your	request.) -0 46 8 Date: 7 - 24 □ Applicant or □ Agent	
Signature: New E Mulena Printed Name: New E. Yorke FOR OFFICIAL USE ONLY	ect and case number(s) that 24-0401 AC-24 24	t may be relevant to your	request.) -0 46 8 Date: 7 - 24 □ Applicant or □ Agent	
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Signature: Perul E. Vitana Printed Name: Harul E. Yota FOR OFFICIAL USE ONLY	ect and case number(s) that 24-0401 AC-24 24	t may be relevant to your	request.) -0 46 8 Date: 7 - 24 □ Applicant or □ Agent	
Signature: Perul E. Vitana Printed Name: Harul E. Yota FOR OFFICIAL USE ONLY	ect and case number(s) that 24-0401 AC-24 24	t may be relevant to your	request.) -0 46 8 Date: 7 - 24 □ Applicant or □ Agent	

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)
✓ Interpreter Needed for Hearing?if yes, indicate language:
✓ A Single PDF file of the complete application including all documents being submitted must be emailed to 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. Project number of the case being appealed, if applicable: PR-2024-01-9765 Application number of the case being appealed, if applicable: SI-bv23-00468 Type of decision being appealed : Site Plan - EPC (major Amendment)
Letter of authorization from the appellant if appeal is submitted by an agent
Appellant's basis of standing in accordance with IDO Section 14-16-6-4(V)(2)
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)
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: Verul E. Untema		Date: 7-73-2024		
Printed Name: Hersel E. Yntema	TA	☐ Applicant or		
FOR OFFICIAL USE ONLY				
Case Numbers:	Project Number:	(7705)		
Staff Signature:				
Date:		50.000		

July 20, 2024

City of Albuquerque Planning Department 600 Second Street NW Albuquerque, NM 87102

Authorization Letter for Representation for Appeals of EPC Decisions of July 18, 2024, approving a Zone Map Amendment ("ZMA") and a Site Plan EPC - Major Amendment ("SPA") for 1100 Woodward Pl. NE in Project #: PR-2024-009765, RZ-2024-00001 (ZMA, Remand of AC-24-11), SI-2023-00468 (SPA)

Dear Planning Department:

This letter is to authorize Hessel E. Yntema III, Yntema Law Firm P.A., to represent Santa Barbara Martineztown Neighborhood Association in the above referenced appeals of the ZMA and the SPA for 1100 Woodward Place NE.

President President
Lor Ha Navarijo Lopez Printed Name
Address: 1127 Walfune ABQ MM 87102

SANTA BARBARA MARTINEZTOWN NEIGHBORHOOD ASSOCIATION

BASIS OF STANDING

Appellant Santa Barbara Martineztown Neighborhood Association ("SBMTNA") has standing under IDO Section 6-4(V)(2)(a)(4) because SBMTNA has legal rights under the IDO to protect neighborhood interests in neighborhood land use decisions such as for quality of life including stability of zoning, avoiding potential inappropriate adverse uses, excessive traffic, and building size, and also concerning land use decision process issues such as whether IDO requirements for zone changes and site plan approvals should be applied by the Environmental Planning Commission ("EPC"). The proposed upzone and site plan amendment for the subject property will specially and adversely affect SBMTNA and its members due to destabilizing the area's zoning and allowing inappropriate adverse uses including possible excess traffic and building size. SBMTNA is entitled to rely on the existing zoning and the procedures for changing existing zoning and approving related site plans.

Appellant SBMTNA has standing under IDO Section 6-4(V)(2)(a)(5) because SBMTNA is a proximate Neighborhood Association under the IDO. SBMTNA through its President wrote to the EPC and appeared at the EPC's July 18, 2024, hearings in opposition to the zone change and site plan approval.

REASONS FOR THE APPEAL

Under IDO Section 6-4(V)(4), the criteria for review for this appeal shall be whether the Environmental Planning Commission ("EPC") made 1 of the following mistakes:

- (a) the EPC acted fraudulently, arbitrarily or capriciously.
- (b) the decision is not supported by substantial evidence.
- (c) the EPC erred in applying the requirements of the IDO (or a plan, policy or regulation referenced in the applicable review and decision-making criteria).

In this case the EPC approved a Site Plan-EPC (Major Amendment) ("SPA") shortly after approving a Zone Map Amendment ("ZMA") for the subject property at 1100 Woodward NE from MX-M to MX-H on July 18, 2024. Appellant requests that this SPA appeal be heard with the related appeal by Appellant of the ZMA. Appellant references and incorporates its arguments against the ZMA into this appeal of the SPA.

The EPC made the following mistakes in approving the SPA:

- 1. The Staff Report for the July 18, 2024, hearing was released on the morning of July 12, 2024. SBMTNA did not have adequate time to review and respond completely to the amended Staff Report which appears to be based on a revised application negotiated between the Planning Department and the applicant. The applicant and the Planning Department appear to be under tremendous pressure to obtain approval for this project as soon as possible. The EPC rushed approval of this project.
- 2. The EPC should maintain, but does not maintain, a website docket of what has been filed for this case, for reference by the public and to maintain a paginated record of the submissions. The July 12, 2024, Staff Report is an advocacy submission, not a paginated record for public review and perhaps appellate review based on what has been submitted over time. The record should include

all records relating to communications and negotiations between the Planning Department and the applicant concerning the ZMA application and the related SPA application.

- 3. The SPA approval was premature because Appellant's AC-24-11 appeal of the first ZMA approval was (and is) pending.
- 4. The EPC correctly notes in Finding 5 that "If the EPC decision to approve the request for MX-H zoning is not upheld, the hospital may not have over 20 beds, and will be required to obtain a conditional use approval for proximity to residential." However, the CPO-7 overlay zoning restrictions also apply for development of the site. The SPA approval should be reversed because MX-M and CPO-7 standards apply to the site and the SPA violates MX-M and CPO-7 standards.
- 5. The application for the SPA was not complete because the applicant did not submit in accordance with MX-M and CPO-7 standards which applied at the time of submission.
- 6. Further, the site plan amendment application should not have been accepted by the Planning Department and should be denied because the 1998 "Site Plan for Subdivision" relied upon by the applicant was not a "Site Development Plan" in 1998 and is not a "Site Development Plan" under the IDO. IDO Section 6-4(Z)(1) applies to "Site Development Plans" not to "Site Plans for Subdivision." The IDO defines "Site Development Plan" as:

Site Development Plan

A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

The 1998 Site Plan for Subdivision is not a scaled plan for development for the subject site and does not specify pedestrian or vehicular access, internal circulation, total dwelling units and/or nonresidential building area. The 1998 Site Plan for Subdivision contemplates a later "site

development plan": "The above infrastructure needs to be financially guaranteed or constructed with the replatting, site development plan, or development of any one of these sites" and "the internal circulation network will be reviewed on an individual site development plan basis." Under these circumstances, IDO Section 6-4(Z)(1) should not be available for the subject application.

- 7. The SPA does not appear to satisfy other requirements of the IDO for pre-IDO site development plan amendments, i.e. IDO Sections 1-10(A) and 6-4(Z). A significant change of use (to a hospital with 48 beds, prohibited under the 2018 zoning) does not appear to be the type of amendment contemplated by the site development plan amendment sections. A pre-IDO site development plan amendment is not an appropriate vehicle to approve a material substantial change of use, change of height restrictions, or other express limitations. The EPC lacks authority to amend a 1997 Site Plan for Subdivision into a Site Plan-EPC.
- 8. The applicant does not have vested rights to develop a three-story 48-bed hospital on the site. New Mexico case law imposes "retroactive" application of legislation to pending development applications, and a developer obtains "vested rights" in a project sufficient to avoid application of subsequent legislation only when the project has been finally approved and the developer has relied substantially on that approval, under *Brazos Land, Inc. v. Board of County Commissioners of Rio Arriba County*, 1993-NMCA-013, 115 N.M. 168.
- 9. In SBMTNA's view, the applicant's proposed development would be highly destructive to the SBMTNA neighborhood by worsening the already dangerous and overcrowded traffic situation. The ZMA and the SPA constitute breaches of the City's commitment to protect the SBMTNA neighborhood made by the Comp Plan in 2017 as articulated in the 2018 MX-M zoning and CPO-7 character protection area zoning.
- 10. In SBMTNA's view, the process for this project reveals the complexity, bias and inadequacy of the City's development process as to fairly protecting neighborhood interests.

- 11. The EPC Findings 11-16 based on Comp Plan provisions are in error for the reasons set out in Appellant's appeal of the ZMA.
- 12. EPC Finding 17 is in error. The City's infrastructure particularly for traffic and drainage is inadequate and a less intense use would allow mitigation of burdens imposed by development. The EPC should have required a final traffic impact study, subject to reasonable public review, before approving the SPA (see EPC Findings 19 and 20 concerning the apparent status of the traffic studies). Mitigation of significant adverse impacts cannot be fairly determined without a recent publicly reviewed traffic impact study. The EPC has the obligation to determine adverse impacts and mitigation. The EPC's language in Finding 17.E that "The applicant has stated that they have taken steps to mitigate any adverse impacts on the surrounding community by choosing to follow applicable IDO Standards for the Site Plan aside from the maximum building height allowance on the controlling SDP" is not a sufficient finding concerning mitigation and leaves mitigation to the charity of the applicant, besides erroneously repeating that the prior "SDP" controls the 2018 IDO zonings.
- 13. EPC Finding 18 errs in concluding that the CPO-7 height limit does not apply "since the site is within the boundaries of the controlling SDP" and repeats the mistakes about the applicant's lack of vested rights as to development from the prior subdivision approvals discussed above and in Appellant's appeal of the ZMA.
- 14. EPC Condition of Approval 4 fails to note that if the ZMA is overturned, the applicant must obtain a conditional use permit for its site plan. Condition of Approval 4 is arbitrary and capricious in granting an approval for up to 20 overnight beds, because the applicant's site plan is designed for 48 overnight beds and as such should be redesigned if only 20 overnight beds are allowed.

In sum, the EPC acted fraudulently, arbitrarily, or capriciously; the EPC's decision is not supported by substantial evidence; and the EPC erred in applying the requirements of the IDO.

Appellant does not have the full record of the EPC proceedings at this time and reserves the right to amend or supplement its Reasons for the Appeal after review of the record. SBMTNA requests the opportunity to cross-examine witnesses for the applicant and the Planning Department.

PLANNING DEPARTMENT URBAN DESIGN & DEVELOPMENT DIVISION 600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102 P.O. Box 1293, Albuquerque, NM 87103 Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

July 18, 2024

Cross Development 4317 Marsh Ridge Rd Carrolton Texas, 75010 Project # PR-2024-009765 SI-2023-00468 Site Plan EPC, Major Amendment

Tierra West LLC, agent for Cross Development, requests a Site Plan EPC, Major Amendment for an approximately 3 acre portion of Tract A, Plat of Gateway Subdivision; Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an unplatted parcel), between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage, approximately 23 acres (J-15-Z)

Staff Planners: Megan Jones & Vicente Quevedo

On July 18, 2024, the Environmental Planning Commission (EPC) voted to APPROVE PR-2024-009765 SI-2023-00468 Site Plan EPC, Major Amendment based on the following findings and subject to the following conditions of approval:

FINDINGS SI-2023-00468 Site Plan EPC, Major Amendment

- 1. The request is for a Major Amendment to a 3-acre portion (Area 3/Tract A) within the Gateway Center Site Development Plan for Subdivision (SDP) for an approximately 23-acre site legally described as All or a portion of Tract A Plat of Gateway Subdivision, Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an un-platted parcel), located at 1100 Woodward Pl NE, between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage (the "subject site").
- 2. The subject site is controlled by the approved Gateway Center Site Development Plan for Subdivision. The rescinded Martineztown/Santa Barbara Sector Development Plan required this

OFFICIAL NOTICE OF DECISION PR-2024-009765 July 2018, 2024 Page 2 of 12

location to have an approved EPC site plan, and since the overall site is already built out more than 50%, the subject site is governed by the SDP. On March 24, 1994 the EPC voted to approve Z-93-46 and the site plan was reviewed and delegated for approval by the former DRB (Development Review Board) on July 12, 1994. The SDP for subdivision was amended by the DRB on 2/17/1997 and included a revision to area three which reflects the most updated plat for a 2.78-acre Tract and up to 182,856 GFS (DRB-97-466). Project # 1000060 included two separate 2-year extensions (one in 2011, the other in 2014) of a Subdivision Improvements Agreement for the Gateway Subdivision.

- 3. The requested major amendment is to 1) add hospital as a permissive use to Area 3 (Tract A) of the controlling Site Development Plan, 2) change setbacks for Area 3 to be pursuant to the IDO, and 3) facilitate development of an Inpatient Rehabilitation Facility (hospital use) on the subject site, which is being reviewed as part of this request.
- 4. A request for a Zone Map Amendment from MX-M (Mixed use Medium Intensity) to MX-H (Mixed use High Intensity) for the subject site (PR-2024-009765, RZ-2024-00001) was approved prior to this request. The applicant designed the proposed development of the hospital to comply with the MX-H zone district standards.-See related condition of approval #4.
- 5. Pursuant to IDO section 14-16- 4-3(C)(4) Hospital Use Specific Standards, for the MX-M zone district, this use is limited to no more than 20 overnight beds and if located within 330 feet of any Residential zone district, shall require a Conditional Use approval, pursuant to Subsection 14-16-6-6(A). If the EPC decision to approve the request for MX-H zoning is not upheld, the hospital may not have over 20 beds, and will be required to obtain a conditional use approval for proximity to residential.
- 6. The proposed Site Plan is required to follow all applicable Standards outlined in the Controlling Site Development Plan for Subdivision pursuant IDO section 14-16-1-10(A) which states that: Any approvals granted prior to the effective date of this IDO shall remain valid and that any use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any provision of this IDO. Where those approvals are silent, provisions in the IDO shall apply.
- 7. The proposed development includes: A 55,098 SF Inpatient Rehabilitation Facility (Hospital Use) with 48 beds pursuant to the MX-H zone district; and Site work including: parking, walls/fences, landscaping, utilities, grading and drainage, and signage, etc. Staff has reviewed the Site Plan pursuant to the controlling Site Development Plan Standards and where silent Applicable IDO standards and the MX-H zone district.
- 8. The subject site is in an area that the Comprehensive Plan designates an Area of Change. It is not within a designated Center. It is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor.
- 9. The subject site is located within the Santa Barbara Martineztown Character Protection Overlay Zone (CPO-7), although is subject to the development standards of the Controlling Site Development Plan pursuant to IDO section 14-16-1-10(A) Pre IDO-Approvals, which states that any

use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of the IDO. Where those approvals are silent, provisions in this IDO shall apply.

- 10. The City of Albuquerque Integrated Development Ordinance (IDO) and the Albuquerque Bernalillo County (ABC) Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
- 11. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding Community Identity from Chapter 4:
 - A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request would locate more intense uses to the southern portion of the subject site, which is also the southeastern most corner of the Santa Barbara/Martineztown Neighborhood. This will ensure that the existing residential neighborhood uses will be protected and preserved.

B. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The request would contribute to the existing varying intensity of uses that distinctly characterize the Santa Barbara/Martineztown Neighborhood. These uses include industrial, manufacturing, mixed use zones, and residentially zoned parcels. The request would locate a hospital use away from existing residentially zoned parcels.

C. POLICY 4.1.2. IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request will protect the identity and cohesiveness of the Santa Barbara/Martineztown Neighborhood by locating more intense uses on the subject site at the southeastern most corner of the neighborhood. The hospital use will also be appropriately located within 660 feet of three designated Major Transit Corridors.

- 12. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5 Land Use:
 - A. GOAL 5.1 CENTERS AND CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor, and also lies between two designated Centers to the west (Downtown Center) and to the east (UNM Center). The request would allow a broader range of higher-intensity land uses on the subject site which is currently vacant, and located along and within the aforementioned Corridors.

- B. POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
 - The subject site is located along and within three Major Transit Corridors the I-25 Frontage, Mountain Rd., and Lomas Blvd. Major Transit Corridors. Capturing growth within Transit Corridors promotes sustainable development patterns as articulated in the ABC Comp Plan.
- C. POLICY 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.
 - The request will result in a hospital use and encourage employment density, compact development, and infill on the currently-vacant subject site, which is located along and within three Major Transit Corridors. Additionally, the request will not result in the need for development at the urban edge of Albuquerque.
- D. POLICY 5.1.2 DEVELOPMENT AREAS: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas.
 - The subject site is located within an ABC Comp Plan designated Area of Change, and is located along and within three Major Transit Corridors. The request will result in a new hospital use on the vacant subject site which will serve to maintain appropriate density and scale of development within an Area of Change.
- E. POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.
 - The request fosters and promotes corridors that prioritize high frequency transit service with pedestrian-oriented development because the Mountain/Woodward transit stop is located along the northern edge of the subject site. This will allow individuals without a vehicle to access the hospital use on the subject site. Additionally, the intent of the MX-H zone district is to allow higher-density infill development in appropriate locations, which include Major Transit Corridors, according to the ABC Comp Plan.
- 13. The request is wholly or generally consistent with the following ABC Comprehensive Plan Policy and Sub policies from Chapter 5 Land Use:
 - A. POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request will serve to help build out a vacant lot thereby continuing to promote the existing mixed-use character of the area. The subject site is also located between two ABC Comp Plan Centers (Downtown & UNM) and is conveniently accessible from surrounding neighborhoods

B. POLICY 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request will encourage infill development of a hospital use that adds complementary uses and is compatible in form and scale to the immediately surrounding/adjacent hotel use, and lab use, and nearby educational use.

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

The request will encourage the more productive use of vacant lots and under-utilized lots because the subject site is currently vacant and being used (informally) as surface parking. The development of a hospital use on the site is also more beneficial to surrounding neighborhoods and the greater Albuquerque Metropolitan area.

- 14. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding development patterns from Chapter 5 Land Use:
 - A. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities. The request would help to maximize the utility of this existing infrastructure by adding a hospital use to the area. Additionally, the subject site is located within three Major Transit Corridors and can be accessed by existing public transit routes.

B. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The request will result in additional growth in the form of a hospital use on the subject site in an area with existing infrastructure and public facilities, and is accessible by existing public transit routes.

C. POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

The request will not result in Leapfrog Development as the hospital use will be developed in an area with existing infrastructure and public facilities.

D. POLICY 5.3.7 LOCALLY UNWANTED LAND USES: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

There is known opposition from the Santa Barbara/Martineztown (SB/MT) Neighborhood Association for the Hospital Use. The applicant has demonstrated that the proposed use would serve a community need for healthcare services for an aging population and chronic illnesses

pursuant to healthcare and census data studies for NM that have been referenced. The request will result in a rehabilitation hospital that will add to the non-emergency medical services network in the greater Albuquerque Metropolitan area. These services are useful to society by easing pressure on local hospitals by providing an avenue for outpatient care.

E. POLICY 5.3.7(b): Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts.

Where the controlling site plan is silent with regard to design standards, the applicant will be required to follow all IDO design standard requirements which include setbacks, buffers and other design standards to minimize offsite impacts. Additionally, with regard to building height, the applicant has stated that the proposed development building height would be capped at 55 feet, which is much lower than the 108-foot building height allowance in the controlling site development plan.

- 15. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policy regarding Development Areas from Chapter 5 Land Use:
 - A. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located entirely in an ABC Comp Plan designated Area of Change, where growth is both expected and desired. Developing the hospital use on the subject site will also ensure that the character and intensity of the residential portions of the Santa Barbara/Martineztown community (that are located within an Area of Consistency) are reinforced.

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

The request will direct growth on the subject site under the MX-H zone district. The proposed development of a hospital use will be located along designated Major Transit Corridors within an Area of Change, which is encouraged as articulated in the ABC Comp Plan.

- 16. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goals and Policies regarding from Chapter 8 Economic Development:
 - A. POLICY 8.1.1(a): Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

The request is located within three designated Major Transit Corridors and, once operational, will employ approximately one-hundred people contributing to a range of occupational skills and salary levels to include administrative staff, nurses, doctors, and night-time shift workers.

B. POLICY 8.1.1(c): Prioritize local job creation, employer recruitment, and support development projects that hire local residents.

The request will more than likely prioritize local job creation and recruitment during the construction phase of the proposed development; however, staff notes that Nobis Rehabilitation Partners headquarters is located in Allen, Texas. It is therefore unclear how the proposed use will continue to prioritize local job creation and hire local residents.

C. POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request will serve to improve the quality of life for new and existing residents by providing a high-quality hospital use that can be accessed by nearby community members and the larger Albuquerque Metropolitan area. The area surrounding the subject site includes an Embassy Suites Hotel, TriCore Laboratories, and the Career Enrichment Center. The proposed hospital use will help to foster a robust, resilient, and diverse economy.

- 17. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis, the proposed Site Plan is consistent with applicable Comprehensive Plan Goals and policies.

B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is not within any previously approved NR-SU or PD zoned property. No development agreements or regulations on the site are known outside of the standards set forth in the Controlling Site Development plan for Subdivision.

C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The subject site is within the Controlling Gateway Center Site Development Plan for Subdivision (EPC Z-93-46_DRB-94-183). The major amendment allows the hospital use on Area 3/Tract A. The associated site plan proposes the development of the hospital which complies with all applicable site standards in the controlling site plan. Future reviewers shall check the site plan for standards. Where the controlling site development plan is silent, the site plan is required to comply with all applicable provisions of the IDO. The site plan shall comply with the DPM and all other adopted City regulations.

The Site Plan is subject to the allowable maximum heights, setbacks and related standards specified on the controlling site plan. All other IDO standards have been met. The Site is not subject to height standards applicable to CPO-7 because the Controlling Site Development Plan takes precedent over the IDO pursuant to IDO section 1-10(A) pre-IDO approvals. All conditions must be met prior to DFT Final Sign off.

D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure has adequate capacity for the proposed development based on existing roadways, transit, water and electric utilities. A Safety Study and Traffic Impact Study (TIS) is underway for the subject site, which will determine if any additional transportation needs are required. The applicant will be required to work with transportation, hydrology, and fire during the DFT final sign off process to ensure that mitigation efforts are met based on the results of the Traffic Study currently under review by NM DOT and City Transportation Planning. A condition of approval has been added regarding the Traffic Study.

E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The applicant has demonstrated that the request would not negatively impact the surrounding area based on responses to applicable Comprehensive Plan Goals and Policies. The applicant has stated that they have taken steps to mitigate any adverse impacts on the surrounding community by choosing to follow applicable IDO Standards for the Site Plan aside from the maximum building height allowance on the controlling SDP.

F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within a Master Development Plan.

G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area; therefore, no cumulative impact analysis is required.

- 18. The subject site is within CPO-7, therefore staff has provided an analysis of IDO §14-16-3-4(H) overlay zone standards. Since the site is within the boundaries of the controlling SDP, most standards do not apply pursuant to IDO §14-16-2-10(A):
 - A. 3-4(H)(2)(a) & (b) SITE STANDARDS:

Lot Width, Minimum – N/A, request is not multi-family.

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Usable Open Space, Minimum – N/A, the request is not multi-family.

B. 3-4(H)(3)(a) & (b) SETBACK STANDARDS:

Low-density Residential Development – N/A, request is not low-density residential.

MX-L Zone District – N/A, request is not zoned MX-L.

C. 3-4(H)(4)(a) & (b) BUILDING HEIGHT:

Residential and Mixed-use zone districts on project sites less than 5 acres, Maximum building height is 26 feet – N/A, the controlling site development plan for subdivision allows a maximum building height of 180 feet, which prevails over IDO standards (IDO section 1-10(A)

Building height bonuses do not apply – N/A, applicant is not requesting building height bonuses.

D. 3-4(H)(5)(a) & (b) SIGNS:

MX-L Zone District – N/A, subject site is not zoned MX-L.

MX-M Zone District – If the EPC approved zone change to MX-H is reversed on appeal back to MX-M, the applicant would be allowed to place signs on the subject site since it does abut arterial or collector streets pursuant to IDO Subsection 14-16-5-12 (Signs) for the MX-M zone district.

19. The applicant has provided a Safety Study/Crash Analysis for the proposed development. The Safety Study included an analysis of the intersections of Mountain Rd NE/Edith Blvd., Mountain Rd. NE/Woodward Pl, and Mountain Rd NW/I25 Frontage Rd. based on NMDOT (New Mexico Department of Transportation) database records and crash reports.

This analysis was conducted due to comments received from NMDOT stating that an access points off of Mountain Rd. NE would not be approved due to previous crash analysis conducted for the area by the State. The applicant has been in contact with NMDOT and the City Transportation Planning division to discuss mitigation efforts among conducting a Traffic Safety Study/Crash Analysis. The applicant has submitted a full TIS and Traffic Study to the NMDOT and City Transportation Planning division which outlines mitigation efforts for the site.

20. As of July 2, 2024, NMDOT provided an update that the Traffic Study is under review, but has not been completed. Upon completion NMDOT will provide recommendations for mitigation. As of July 9, 2024, the City Transportation Engineer provided updated comments stating that Transportation Planning has reviewed the Safety Study and is awaiting the Traffic Study. Transportation mitigation measures have been discussed and City Transportation Planning is okay with the site plan moving forward to be heard by the Environmental Planning Commission (EPC).

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- 21. The applicant provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners (within 100 feet) via certified mail and email as required.
- 22. A facilitated meeting between the applicant and the Santa Barbara Martineztown Neighborhood Association was held virtually on March 21, 2024 from 6 8 PM. The facilitated meeting report notes community objection to the request, that consensus was not achieved, and that the parties remain at an impasse with regard to this project.
- 23. City departments and other agencies reviewed this application. Albuquerque Public Schools (APS), Solid Waste Department (SWD), and Public Service Company of NM (PNM) submitted the most substantial comments. APS noted vehicular entry/exit for the subject site directly across from school entry/egress, SWD stated that an approved site plan for access will be required, and PNM noted facilities / easements on or near the site and a request for the applicant to contact the New Delivery Department to coordinate electric service.

CONDITIONS OF APPROVAL - SI-2024-468

- 1. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
- 2. Pursuant to IDO section 14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
- 3. Upon approval by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met. The reviewer shall see the site plan analysis section of the staff report for an in-depth review of the proposed Site Plan.
- 4. The EPC approved a zone change to MX-H prior to this request (RZ-2024-00001). A zoning certification for the MX-H zone designation of the site shall be obtained prior to DFT final sign off. If the associated zone change is overturned, the site plan will be subject to MX-M zone district standards, in which case the applicant shall only provide up to 20 overnight beds instead of the 48 proposed.

5. Site Plan Sheet

A. The applicant shall define building setbacks listed under the site data section of the site plan an clarify whether they are IDO minimums or the actual setbacks dimensioned on the site plan sheet.

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B. The parking table shall be updated to reflect the amount of parking provided. 160 Parking spaces are provided and the table reflects 154 spaces.

6. Landscape Sheet

- A. The plan shall show all SF of planting beds and dimensions between trees on the Site Plan.
- B. Boulders and landscape gravel types and amounts shall be provided.

7. Detail Sheet:

- A. The applicant shall provide a detailed drawing for the generator.
- B. A detail of the attached wall to enclose the dumpster and generator area on the western side of the building shall be provided.
- 8. illuminated monument sign is proposed, which is also subject to Sign Standards in the IDO and is subject to a separate sign permit. The location of the monument sign shall be specified on the site plan.
- 9. Solid Waste Condition: The applicant shall work with the Solid Waste Department to secure an approved site plan for access by the Solid Waste Department.
- 10. PNM Condition: There are PNM facilities and/or easements along the south side of the site and at the northeast corner. Any existing and/or new PNM easements and facilities shall be reflected on a future Site Plan and any future Plat.
- 11. City Transportation Planning: The transportation mitigation measures as determined based on the Traffic Safety Study/Crash Analysis a Traffic Study shall be finalized prior to DFT final sign-off.
- 12. A crosswalk at the intersection of Mountain Blvd. and Woodward Pl. NE shall be installed with appropriate safety measures.

The Major Amendment sheet (Controlling Site Development Plan) shall be updated to change the allowable maximum height from 180-feet to 68-feet for Area 3 (Tract A) pursuant to the MX-H zone district standards

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APPEAL

August 2, 2024.

-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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Sincerely,

for Alan M. Varela, Planning Director

AV/MJ/VQ

CC:

Tierra West LLC, Sergio Lozoya, slozoya@tierrawestllc.com
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Ciaran Lithgow, ciaranlithgow@gmail.com
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EPC file

PLANNING DEPARTMENT URBAN DESIGN & DEVELOPMENT DIVISION 600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102 P.O. Box 1293, Albuquerque, NM 87103 Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

July 18, 2024

Cross Development 4317 Marsh Ridge Rd Carrolton Texas, 75010 Project # PR-2024-009765 SI-2023-00468 Site Plan EPC, Major Amendment

Tierra West LLC, agent for Cross Development, requests a Site Plan EPC, Major Amendment for an approximately 3 acre portion of Tract A, Plat of Gateway Subdivision; Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an unplatted parcel), between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage, approximately 23 acres (J-15-Z)

Staff Planners: Megan Jones & Vicente Quevedo

On July 18, 2024, the Environmental Planning Commission (EPC) voted to APPROVE PR-2024-009765 SI-2023-00468 Site Plan EPC, Major Amendment based on the following findings and subject to the following conditions of approval:

FINDINGS SI-2023-00468 Site Plan EPC, Major Amendment

- 1. The request is for a Major Amendment to a 3-acre portion (Area 3/Tract A) within the Gateway Center Site Development Plan for Subdivision (SDP) for an approximately 23-acre site legally described as All or a portion of Tract A Plat of Gateway Subdivision, Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an un-platted parcel), located at 1100 Woodward Pl NE, between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage (the "subject site").
- 2. The subject site is controlled by the approved Gateway Center Site Development Plan for Subdivision. The rescinded Martineztown/Santa Barbara Sector Development Plan required this

OFFICIAL NOTICE OF DECISION PR-2024-009765 July 2018, 2024 Page 2 of 12

location to have an approved EPC site plan, and since the overall site is already built out more than 50%, the subject site is governed by the SDP. On March 24, 1994 the EPC voted to approve Z-93-46 and the site plan was reviewed and delegated for approval by the former DRB (Development Review Board) on July 12, 1994. The SDP for subdivision was amended by the DRB on 2/17/1997 and included a revision to area three which reflects the most updated plat for a 2.78-acre Tract and up to 182,856 GFS (DRB-97-466). Project # 1000060 included two separate 2-year extensions (one in 2011, the other in 2014) of a Subdivision Improvements Agreement for the Gateway Subdivision.

- 3. The requested major amendment is to 1) add hospital as a permissive use to Area 3 (Tract A) of the controlling Site Development Plan, 2) change setbacks for Area 3 to be pursuant to the IDO, and 3) facilitate development of an Inpatient Rehabilitation Facility (hospital use) on the subject site, which is being reviewed as part of this request.
- 4. A request for a Zone Map Amendment from MX-M (Mixed use Medium Intensity) to MX-H (Mixed use High Intensity) for the subject site (PR-2024-009765, RZ-2024-00001) was approved prior to this request. The applicant designed the proposed development of the hospital to comply with the MX-H zone district standards.-See related condition of approval #4.
- 5. Pursuant to IDO section 14-16- 4-3(C)(4) Hospital Use Specific Standards, for the MX-M zone district, this use is limited to no more than 20 overnight beds and if located within 330 feet of any Residential zone district, shall require a Conditional Use approval, pursuant to Subsection 14-16-6-6(A). If the EPC decision to approve the request for MX-H zoning is not upheld, the hospital may not have over 20 beds, and will be required to obtain a conditional use approval for proximity to residential.
- 6. The proposed Site Plan is required to follow all applicable Standards outlined in the Controlling Site Development Plan for Subdivision pursuant IDO section 14-16-1-10(A) which states that: Any approvals granted prior to the effective date of this IDO shall remain valid and that any use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any provision of this IDO. Where those approvals are silent, provisions in the IDO shall apply.
- 7. The proposed development includes: A 55,098 SF Inpatient Rehabilitation Facility (Hospital Use) with 48 beds pursuant to the MX-H zone district; and Site work including: parking, walls/fences, landscaping, utilities, grading and drainage, and signage, etc. Staff has reviewed the Site Plan pursuant to the controlling Site Development Plan Standards and where silent Applicable IDO standards and the MX-H zone district.
- 8. The subject site is in an area that the Comprehensive Plan designates an Area of Change. It is not within a designated Center. It is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor.
- 9. The subject site is located within the Santa Barbara Martineztown Character Protection Overlay Zone (CPO-7), although is subject to the development standards of the Controlling Site Development Plan pursuant to IDO section 14-16-1-10(A) Pre IDO-Approvals, which states that any

use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of the IDO. Where those approvals are silent, provisions in this IDO shall apply.

- 10. The City of Albuquerque Integrated Development Ordinance (IDO) and the Albuquerque Bernalillo County (ABC) Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
- 11. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding Community Identity from Chapter 4:
 - A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request would locate more intense uses to the southern portion of the subject site, which is also the southeastern most corner of the Santa Barbara/Martineztown Neighborhood. This will ensure that the existing residential neighborhood uses will be protected and preserved.

B. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The request would contribute to the existing varying intensity of uses that distinctly characterize the Santa Barbara/Martineztown Neighborhood. These uses include industrial, manufacturing, mixed use zones, and residentially zoned parcels. The request would locate a hospital use away from existing residentially zoned parcels.

C. POLICY 4.1.2. IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request will protect the identity and cohesiveness of the Santa Barbara/Martineztown Neighborhood by locating more intense uses on the subject site at the southeastern most corner of the neighborhood. The hospital use will also be appropriately located within 660 feet of three designated Major Transit Corridors.

- 12. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5 Land Use:
 - A. GOAL 5.1 CENTERS AND CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor, and also lies between two designated Centers to the west (Downtown Center) and to the east (UNM Center). The request would allow a broader range of higher-intensity land uses on the subject site which is currently vacant, and located along and within the aforementioned Corridors.

- B. POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
 - The subject site is located along and within three Major Transit Corridors the I-25 Frontage, Mountain Rd., and Lomas Blvd. Major Transit Corridors. Capturing growth within Transit Corridors promotes sustainable development patterns as articulated in the ABC Comp Plan.
- C. POLICY 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.
 - The request will result in a hospital use and encourage employment density, compact development, and infill on the currently-vacant subject site, which is located along and within three Major Transit Corridors. Additionally, the request will not result in the need for development at the urban edge of Albuquerque.
- D. POLICY 5.1.2 DEVELOPMENT AREAS: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas.
 - The subject site is located within an ABC Comp Plan designated Area of Change, and is located along and within three Major Transit Corridors. The request will result in a new hospital use on the vacant subject site which will serve to maintain appropriate density and scale of development within an Area of Change.
- E. POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.
 - The request fosters and promotes corridors that prioritize high frequency transit service with pedestrian-oriented development because the Mountain/Woodward transit stop is located along the northern edge of the subject site. This will allow individuals without a vehicle to access the hospital use on the subject site. Additionally, the intent of the MX-H zone district is to allow higher-density infill development in appropriate locations, which include Major Transit Corridors, according to the ABC Comp Plan.
- 13. The request is wholly or generally consistent with the following ABC Comprehensive Plan Policy and Sub policies from Chapter 5 Land Use:
 - A. POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request will serve to help build out a vacant lot thereby continuing to promote the existing mixed-use character of the area. The subject site is also located between two ABC Comp Plan Centers (Downtown & UNM) and is conveniently accessible from surrounding neighborhoods

B. POLICY 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request will encourage infill development of a hospital use that adds complementary uses and is compatible in form and scale to the immediately surrounding/adjacent hotel use, and lab use, and nearby educational use.

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

The request will encourage the more productive use of vacant lots and under-utilized lots because the subject site is currently vacant and being used (informally) as surface parking. The development of a hospital use on the site is also more beneficial to surrounding neighborhoods and the greater Albuquerque Metropolitan area.

- 14. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding development patterns from Chapter 5 Land Use:
 - A. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities. The request would help to maximize the utility of this existing infrastructure by adding a hospital use to the area. Additionally, the subject site is located within three Major Transit Corridors and can be accessed by existing public transit routes.

B. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The request will result in additional growth in the form of a hospital use on the subject site in an area with existing infrastructure and public facilities, and is accessible by existing public transit routes.

C. POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

The request will not result in Leapfrog Development as the hospital use will be developed in an area with existing infrastructure and public facilities.

D. POLICY 5.3.7 LOCALLY UNWANTED LAND USES: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

There is known opposition from the Santa Barbara/Martineztown (SB/MT) Neighborhood Association for the Hospital Use. The applicant has demonstrated that the proposed use would serve a community need for healthcare services for an aging population and chronic illnesses

pursuant to healthcare and census data studies for NM that have been referenced. The request will result in a rehabilitation hospital that will add to the non-emergency medical services network in the greater Albuquerque Metropolitan area. These services are useful to society by easing pressure on local hospitals by providing an avenue for outpatient care.

E. POLICY 5.3.7(b): Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts.

Where the controlling site plan is silent with regard to design standards, the applicant will be required to follow all IDO design standard requirements which include setbacks, buffers and other design standards to minimize offsite impacts. Additionally, with regard to building height, the applicant has stated that the proposed development building height would be capped at 55 feet, which is much lower than the 108-foot building height allowance in the controlling site development plan.

- 15. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policy regarding Development Areas from Chapter 5 Land Use:
 - A. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located entirely in an ABC Comp Plan designated Area of Change, where growth is both expected and desired. Developing the hospital use on the subject site will also ensure that the character and intensity of the residential portions of the Santa Barbara/Martineztown community (that are located within an Area of Consistency) are reinforced.

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

The request will direct growth on the subject site under the MX-H zone district. The proposed development of a hospital use will be located along designated Major Transit Corridors within an Area of Change, which is encouraged as articulated in the ABC Comp Plan.

- 16. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goals and Policies regarding from Chapter 8 Economic Development:
 - A. POLICY 8.1.1(a): Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

The request is located within three designated Major Transit Corridors and, once operational, will employ approximately one-hundred people contributing to a range of occupational skills and salary levels to include administrative staff, nurses, doctors, and night-time shift workers.

B. POLICY 8.1.1(c): Prioritize local job creation, employer recruitment, and support development projects that hire local residents.

The request will more than likely prioritize local job creation and recruitment during the construction phase of the proposed development; however, staff notes that Nobis Rehabilitation Partners headquarters is located in Allen, Texas. It is therefore unclear how the proposed use will continue to prioritize local job creation and hire local residents.

C. POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request will serve to improve the quality of life for new and existing residents by providing a high-quality hospital use that can be accessed by nearby community members and the larger Albuquerque Metropolitan area. The area surrounding the subject site includes an Embassy Suites Hotel, TriCore Laboratories, and the Career Enrichment Center. The proposed hospital use will help to foster a robust, resilient, and diverse economy.

- 17. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis, the proposed Site Plan is consistent with applicable Comprehensive Plan Goals and policies.

B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is not within any previously approved NR-SU or PD zoned property. No development agreements or regulations on the site are known outside of the standards set forth in the Controlling Site Development plan for Subdivision.

C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The subject site is within the Controlling Gateway Center Site Development Plan for Subdivision (EPC Z-93-46_DRB-94-183). The major amendment allows the hospital use on Area 3/Tract A. The associated site plan proposes the development of the hospital which complies with all applicable site standards in the controlling site plan. Future reviewers shall check the site plan for standards. Where the controlling site development plan is silent, the site plan is required to comply with all applicable provisions of the IDO. The site plan shall comply with the DPM and all other adopted City regulations.

The Site Plan is subject to the allowable maximum heights, setbacks and related standards specified on the controlling site plan. All other IDO standards have been met. The Site is not subject to height standards applicable to CPO-7 because the Controlling Site Development Plan takes precedent over the IDO pursuant to IDO section 1-10(A) pre-IDO approvals. All conditions must be met prior to DFT Final Sign off.

D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure has adequate capacity for the proposed development based on existing roadways, transit, water and electric utilities. A Safety Study and Traffic Impact Study (TIS) is underway for the subject site, which will determine if any additional transportation needs are required. The applicant will be required to work with transportation, hydrology, and fire during the DFT final sign off process to ensure that mitigation efforts are met based on the results of the Traffic Study currently under review by NM DOT and City Transportation Planning. A condition of approval has been added regarding the Traffic Study.

E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The applicant has demonstrated that the request would not negatively impact the surrounding area based on responses to applicable Comprehensive Plan Goals and Policies. The applicant has stated that they have taken steps to mitigate any adverse impacts on the surrounding community by choosing to follow applicable IDO Standards for the Site Plan aside from the maximum building height allowance on the controlling SDP.

F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within a Master Development Plan.

G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area; therefore, no cumulative impact analysis is required.

- 18. The subject site is within CPO-7, therefore staff has provided an analysis of IDO §14-16-3-4(H) overlay zone standards. Since the site is within the boundaries of the controlling SDP, most standards do not apply pursuant to IDO §14-16-2-10(A):
 - A. 3-4(H)(2)(a) & (b) SITE STANDARDS:

Lot Width, Minimum – N/A, request is not multi-family.

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Usable Open Space, Minimum – N/A, the request is not multi-family.

B. 3-4(H)(3)(a) & (b) SETBACK STANDARDS:

Low-density Residential Development – N/A, request is not low-density residential.

MX-L Zone District – N/A, request is not zoned MX-L.

C. 3-4(H)(4)(a) & (b) BUILDING HEIGHT:

Residential and Mixed-use zone districts on project sites less than 5 acres, Maximum building height is 26 feet – N/A, the controlling site development plan for subdivision allows a maximum building height of 180 feet, which prevails over IDO standards (IDO section 1-10(A)

Building height bonuses do not apply – N/A, applicant is not requesting building height bonuses.

D. 3-4(H)(5)(a) & (b) SIGNS:

MX-L Zone District – N/A, subject site is not zoned MX-L.

MX-M Zone District – If the EPC approved zone change to MX-H is reversed on appeal back to MX-M, the applicant would be allowed to place signs on the subject site since it does abut arterial or collector streets pursuant to IDO Subsection 14-16-5-12 (Signs) for the MX-M zone district.

19. The applicant has provided a Safety Study/Crash Analysis for the proposed development. The Safety Study included an analysis of the intersections of Mountain Rd NE/Edith Blvd., Mountain Rd. NE/Woodward Pl, and Mountain Rd NW/I25 Frontage Rd. based on NMDOT (New Mexico Department of Transportation) database records and crash reports.

This analysis was conducted due to comments received from NMDOT stating that an access points off of Mountain Rd. NE would not be approved due to previous crash analysis conducted for the area by the State. The applicant has been in contact with NMDOT and the City Transportation Planning division to discuss mitigation efforts among conducting a Traffic Safety Study/Crash Analysis. The applicant has submitted a full TIS and Traffic Study to the NMDOT and City Transportation Planning division which outlines mitigation efforts for the site.

20. As of July 2, 2024, NMDOT provided an update that the Traffic Study is under review, but has not been completed. Upon completion NMDOT will provide recommendations for mitigation. As of July 9, 2024, the City Transportation Engineer provided updated comments stating that Transportation Planning has reviewed the Safety Study and is awaiting the Traffic Study. Transportation mitigation measures have been discussed and City Transportation Planning is okay with the site plan moving forward to be heard by the Environmental Planning Commission (EPC).

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- 21. The applicant provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners (within 100 feet) via certified mail and email as required.
- 22. A facilitated meeting between the applicant and the Santa Barbara Martineztown Neighborhood Association was held virtually on March 21, 2024 from 6 8 PM. The facilitated meeting report notes community objection to the request, that consensus was not achieved, and that the parties remain at an impasse with regard to this project.
- 23. City departments and other agencies reviewed this application. Albuquerque Public Schools (APS), Solid Waste Department (SWD), and Public Service Company of NM (PNM) submitted the most substantial comments. APS noted vehicular entry/exit for the subject site directly across from school entry/egress, SWD stated that an approved site plan for access will be required, and PNM noted facilities / easements on or near the site and a request for the applicant to contact the New Delivery Department to coordinate electric service.

CONDITIONS OF APPROVAL - SI-2024-468

- 1. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
- 2. Pursuant to IDO section 14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
- 3. Upon approval by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met. The reviewer shall see the site plan analysis section of the staff report for an in-depth review of the proposed Site Plan.
- 4. The EPC approved a zone change to MX-H prior to this request (RZ-2024-00001). A zoning certification for the MX-H zone designation of the site shall be obtained prior to DFT final sign off. If the associated zone change is overturned, the site plan will be subject to MX-M zone district standards, in which case the applicant shall only provide up to 20 overnight beds instead of the 48 proposed.

5. Site Plan Sheet

A. The applicant shall define building setbacks listed under the site data section of the site plan an clarify whether they are IDO minimums or the actual setbacks dimensioned on the site plan sheet.

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PR-2024-009765 July 2018, 2024

Page 11 of 12

B. The parking table shall be updated to reflect the amount of parking provided. 160 Parking spaces are provided and the table reflects 154 spaces.

6. Landscape Sheet

- A. The plan shall show all SF of planting beds and dimensions between trees on the Site Plan.
- B. Boulders and landscape gravel types and amounts shall be provided.

7. Detail Sheet:

- A. The applicant shall provide a detailed drawing for the generator.
- B. A detail of the attached wall to enclose the dumpster and generator area on the western side of the building shall be provided.
- 8. illuminated monument sign is proposed, which is also subject to Sign Standards in the IDO and is subject to a separate sign permit. The location of the monument sign shall be specified on the site plan.
- 9. Solid Waste Condition: The applicant shall work with the Solid Waste Department to secure an approved site plan for access by the Solid Waste Department.
- 10. PNM Condition: There are PNM facilities and/or easements along the south side of the site and at the northeast corner. Any existing and/or new PNM easements and facilities shall be reflected on a future Site Plan and any future Plat.
- 11. City Transportation Planning: The transportation mitigation measures as determined based on the Traffic Safety Study/Crash Analysis a Traffic Study shall be finalized prior to DFT final sign-off.
- 12. A crosswalk at the intersection of Mountain Blvd. and Woodward Pl. NE shall be installed with appropriate safety measures.

The Major Amendment sheet (Controlling Site Development Plan) shall be updated to change the allowable maximum height from 180-feet to 68-feet for Area 3 (Tract A) pursuant to the MX-H zone district standards

OFFICIAL NOTICE OF DECISION PR-2024-009765 July 2018, 2024 Page 12 of 12

APPEAL

August 2, 2024.

-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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Sincerely,

for Alan M. Varela, Planning Director

AV/MJ/VQ

CC:

Tierra West LLC, Sergio Lozoya, slozoya@tierrawestllc.com Cross Development, meagan@crossdevelopment.net Ciaran Lithgow, ciaranlithgow@gmail.com Loretta Naranjo-Lopez, sbmartineztown@gmail.com Legal, <u>Dking@cabq.gov</u> Legal, acoon@cabq.gov EPC file



Agenda Number: 5 Project #: 2024-009765 Case #: SI-2024-00468

Deferral Hearing Date: July 18, 2024

Staff Report (To replace the May 16, 2024 Staff Report)

Agent Tierra West, LLC

Applicant Cross Development

Site Plan Major Amendment –

Request Gateway Center Site Plan for

Subdivision

All or a portion of Tract A Plat of Gateway Subdivision, Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway

Legal Description

Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A;

and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an unplatted

parcel)

Location 1100 Woodward Pl NE, between Mountain Rd, Lomas Blvd, Edith

Blvd. and I-25 frontage

Size Approximately 23.0 acres

MX-M (MX-H pending approval of

Existing Zoning RZ-2024-00001)

Staff Recommendation

APPROVAL of PR-2024-009765, SI-2024-00468, based on Findings 1-23 and the Conditions of Approval 1-12.

Staff Planners:

Megan Jones, Principal Planner Vicente Quevedo, Senior Planner

Summary of Analysis

The request was deferred for 2 months from the May 16th hearing for the request to be heard subsequently to the associated zone change from MX-M to MX-H at 1100 Woodward PL NE. This request is for a Major Amendment to the Gateway Center Site Development Plan (SDP) for Subdivision for an approximately 3-acre portion (the "subject site") of the larger 23-acre site (the "subject area") to add Hospital as a permissive use and change setbacks to be pursuant to the IDO for Area 3/Tract A. The amendment would facilitate development of the proposed Site Plan for a Rehabilitation Facility (Hospital Use) which is being reviewed as part of this request. The subject area is in an Area of Change and is located within the I-25 Frontage, Mountain Rd. and Lomas Blvd. Major Transit Corridors. It is within CPO-7, although design standards are not applicable to this request.

Staff has reviewed the proposed Site Plan pursuant to development standards listed on the controlling SDP and the MX-H zone district. If the associated zone change request is not approved, the site plan shall comply with MX-M zone district standards and the controlling SDP, prior to DFT final sign off.

The applicant has adequately justified the request pursuant to IDO Review and Decision Criteria 14-16-6-6(i)(3) for A Site Plan-EPC Major Amendment. The applicant notified all eligible Neighborhood Associations and adjacent property owners (within 100 feet) as required. Staff is aware of opposition to this request by the Santa Barbara Martineztown Neighborhood Association.

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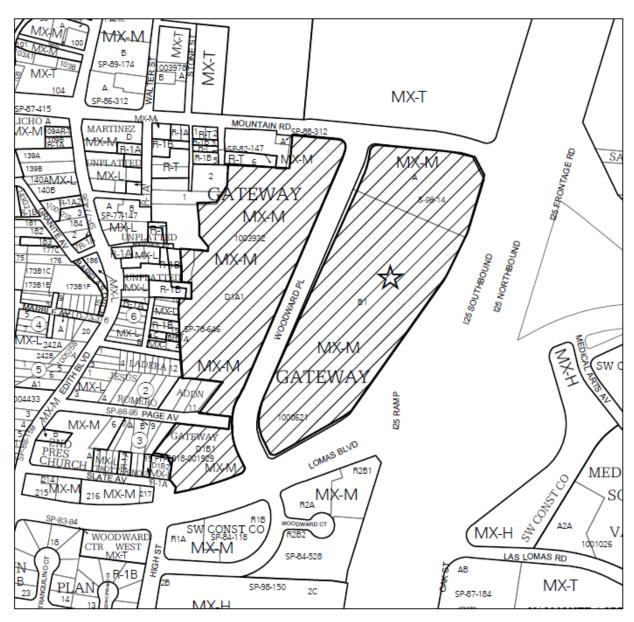
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I. Maps



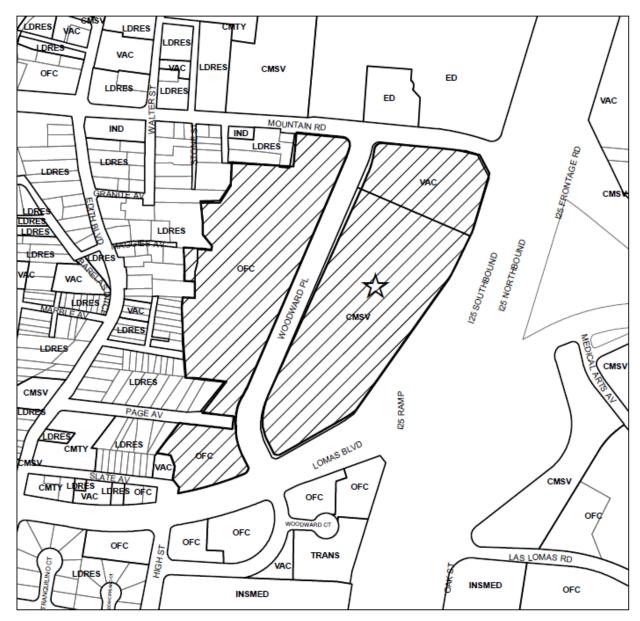




IDO ZONING MAP

Note: Gray shading indicates County.







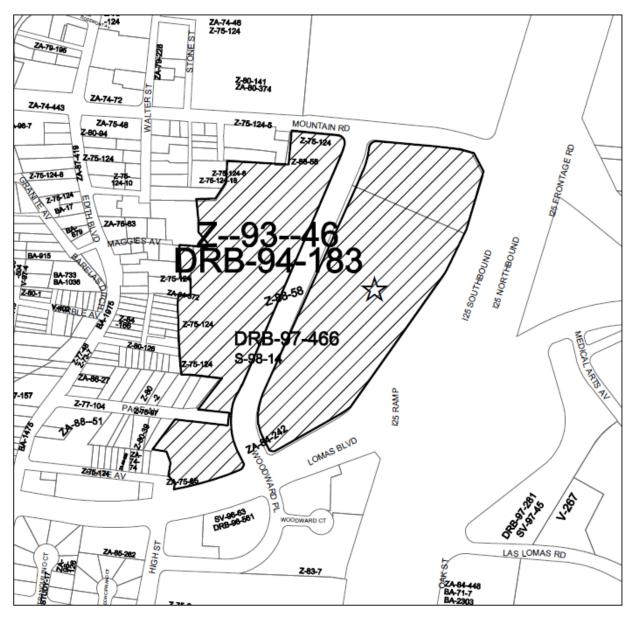
LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations APRT | Airport LDRES | Low-density Residential TRANS | Transportation MULT | Multi-family COMM | Commercial Retail CMSV | Commercial Services OFC | Office IND | Industrial ED | Educational

AGRI | Agriculture PARK | Parks and Open Space DRNG | Drainage VAC | Vacant UTIL | Utilities KAFB | Kirtland Air Force Base

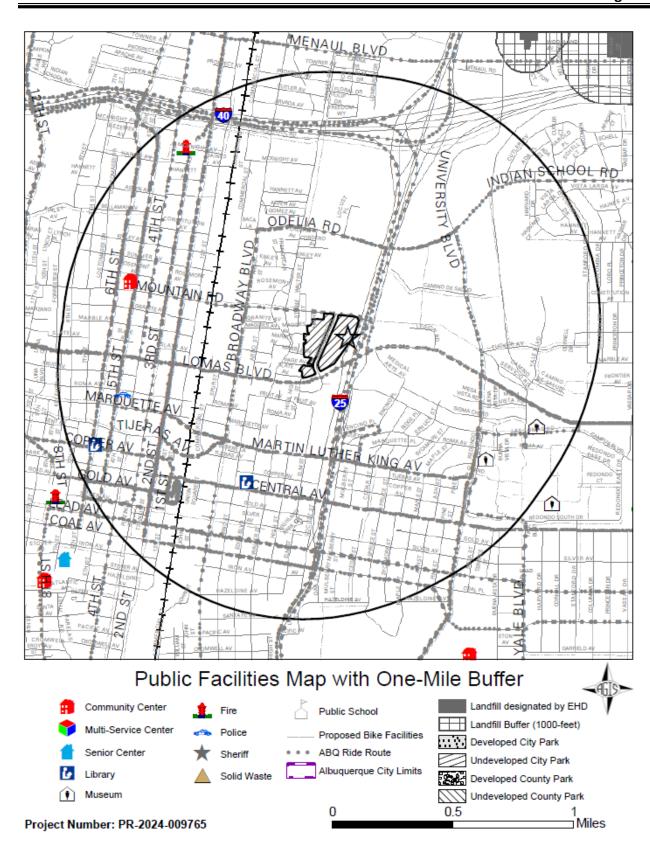






HISTORY MAP Note: Gray shading Indicates County.





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II. Introduction

Overview/Request

The EPC approved the associated zone change to MX-H (Mixed-use, high intensity) on February 16, 2024, which was appealed and heard by the Land Use Hearing Officer on May 15, 2024. The request was remanded back to the EPC to be heard De Novo (Anew), which his being heard prior to this request at the July 18, 2024 EPC Hearing. Due to this, the original request for the major amendment was deferred for a month from 5-16-2024 to the 6-20-2024 EPC hearing as requested by the applicant. An additional deferral for both requests were granted to be heard at the July 18, 2024 hearing to ensure proper notification and so that this request could be heard subsequently to the zone change (RZ-2024-00001).

This request is for a Site Plan EPC, Major Amendment for an approximately 3-acre site (Tract A) within the controlling, approximately 23-acre, Gateway Center Site Development Plan (SDP) for Subdivision (the "subject site"). The requested major amendment would 1) add the hospital use as permissive in Area 3 (Tract A) of the controlling Site Development Plan, 2) change setbacks for Area 3 (Tract A) to be pursuant to the IDO development standards, and 3) develop a new rehabilitation facility (hospital use) on the subject site, which is being reviewed as part of this request.

For the purposes of this request, staff has reviewed the proposed Site Plan as part of the Major Amendment pursuant to development standards listed on the controlling SDP and where silent, applicable IDO development standards and the MX-H zone district.

Note: If the associated zone change is not approved, the site plan shall comply with MX-M zone district standards which may cause a deferral of this request.

EPC Role

The EPC is hearing this request because the controlling Gateway Center Site Development Plan for Subdivision was originally approved by the EPC in 1994 (Z-93-46 DRB-94-183) and it exceeds the thresholds for a minor amendment in IDO section n 14-16-6-4(Y)(2). In this case, the request would affect a property in an overlay zone and add a use that was not previously allowed on the Site Development Plan (SDP) pursuant to Table 6-4-4 [6-4(Y)(2)(a)11. and 6-4(Y)(2)(a)12.], therefore this request is a Major Amendment. Any major amendments to a Pre-IDO SDP must be reviewed by the original decision-making body, which in this case is the EPC. The EPC's role is to ensure compliance with Section 14-16-6-6(I)(3)(a) – (g) of the Integrated Development Ordinance (IDO).

Pursuant to IDO §14-16-6-4(P), the decision-making body may impose conditions necessary to ensure compliance with the development standards of the IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

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The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

History/Background

The subject site has historically been vacant and undeveloped. It was originally within the rescinded Martineztown/Santa Barbara Sector Development Plan (the "Sector Plan") boundary which was recommended by the EPC to the City Council for approval (100919 12EPC-40003) and Adopted by the City Council on 02/21/90 (R-497 City Enactment No. 22-1990). The Sector Plan was repealed on 11/17/2017 (R-213, Enactment No. R-2017-102). The Sector Plan required any development on the subject site to be reviewed and approved by the EPC as a site development plan.

On 3/24/1994 the EPC voted to approve the Site Development Plan (SDP) for Subdivision for the 23-acre area that the subject site is within (Z-93-46). The SDP for Subdivision was signed off for approval by the former DRB (Development Review Board) on 7/12/1994 (DRB-94-183).

This SDP for subdivision was amended by the DRB on 2/17/1997 and included a revision to area three which reflects the most updated plat for a 2.78-acre Tract and up to 182,856 GFS (DRB-97-466). See controlling SDP for the subject site in the attachments.

Project #1000060 included two separate 2-year extensions (one in 2011, the other in 2014) of a Subdivision Improvements Agreement for the Gateway Subdivision.

No other history for the site is known at this time.

Context

The 3-acre subject site is vacant and located within the larger 23-acre subject area, which is surrounded by a mix of commercial, educational, and office land uses that generally range from mid-to-high intensity. It directly abuts I-25 and Frontage Rd South to the east. The Gateway Center Site Development Plan for Subdivision (the "subject area") is developed with a hotel that directly abuts the subject site to the south; A medical reference laboratory is adjacent to the subject site to the west; and a Health Gym to the south west of the site at the intersection of Lomas Blvd. and Woodward Pl. NE. The APS Early College Academy/Career Enrichment Center is outside of the SDP boundary, but north of the subject site, across Mountain Rd. NE.

Roadway System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Mountain Rd. is classified as a Major Collector, Woodward Pl. is classified as a

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local street, Lomas Blvd. is classified as an urban principal arterial, and I-25 is classified as an interstate.

Trails/Bikeways

The section of Mountain Rd. abutting the subject site is designated as an existing bike lane, which merges into a Bike Route west of the subject site on Mountain Rd.

Transit

The subject site is directly served by Bus Route 5 (Montgomery-Carlisle) and Bus Route 11 (Lomas), which runs east to west along Lomas Blvd. The nearest Bus stop directly abuts the subject site's northern boundary. The subject site is located along two Major Transit Corridors and within 660' of one other.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located wholly in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation. The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development.

Comprehensive Plan Designations

The subject site is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and along/within 660' of the Lomas Blvd. Major Transit Corridor. Major Transit Corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment and development should be transit- and pedestrian-oriented near transit stops, while auto-oriented for much of the Corridor.

The subject site is included in the Central Albuquerque Community Planning Assessment (CPA) area. The Central ABQ Community Planning Area (CPA) is centrally located in Albuquerque, spanning the area between I-25 and the Rio Grande and between I-40 and the city's southern boundary with Bernalillo County. The Central ABQ CPA area is characterized by a wealth of history, culture, nature, and urban activity that creates a dynamic environment that is home to some of the most diverse and historic neighborhoods in the city.

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Applicable Goals & Policies

Applicable Goals and Policies are listed below. IDO section 14-6-6(I)(3)(a) requires that any application for a Site Plan – EPC be consistent with the ABC Comp Plan, as amended. Staff analysis follows in bold italic text. In this case, the Goals and policies below were included by the applicant in the justification letter.

CHAPTER 4: COMMUNITY IDENTITY

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request would locate a hospital use on the southern portion of the subject site, which is also the southeastern most corner of the Santa Barbara/Martineztown Neighborhood. This will ensure that the existing residential neighborhood uses will be protected and preserved. The request is consistent with Goal 4.1 Character.

POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The request would contribute to the existing varying intensity of uses that distinctly characterize the Santa Barbara/Martineztown Neighborhood. These uses include industrial, manufacturing, mixed use zones, and residentially zoned parcels. The request would locate a hospital use away from existing residentially zoned parcels. The request is consistent with Policy 4.1.1 Distinct Communities.

POLICY 4.1.2. IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request will protect the identity and cohesiveness of the Santa Barbara/Martineztown Neighborhood by locating more intense uses on the subject site at the southeastern most corner of the neighborhood. The hospital use will also be appropriately located within 660 feet of three designated Major Transit Corridors. **The request is consistent with Policy 4.1.2 Identity and Design.**

CHAPTER 5: LAND USE

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

The subject site is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor, and also lies between two designated Centers to the west (Downtown Center) and to the east (UNM Center). The request would allow a hospital use on the subject site which is currently vacant, and located along and within the aforementioned Corridors. **The request is consistent with Goal 5.1 Centers and Corridors.**

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

The subject site is located along and within three Major Transit Corridors - the I-25 Frontage, Mountain Rd., and Lomas Blvd. Major Transit Corridors. Capturing growth within Transit Corridors promotes sustainable development patterns as articulated in the ABC Comp Plan. The request is consistent with Policy 5.1.1 Desired Growth.

POLICY 5.1.1(C): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request will result in a hospital use and encourage employment density, compact development, and infill on the currently-vacant subject site, which is located along and within three Major Transit Corridors. Additionally, the request will not result in the need for development at the urban edge of Albuquerque. **The request is consistent with Sub-Policy 5.1.1(c).**

POLICY 5.1.2 DEVELOPMENT AREAS: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas.

The subject site is located within an ABC Comp Plan designated Area of Change, and is located along and within three Major Transit Corridors. The request will result in a new hospital use on the vacant subject site which will serve to maintain appropriate density and scale of development within an Area of Change. The request is consistent with Policy 5.1.2 Development Areas.

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

The request fosters and promotes corridors that prioritize high frequency transit service with pedestrian-oriented development because the Mountain/Woodward transit stop is located along the northern edge of the subject site. This will allow individuals without a vehicle to access the hospital use on the subject site. Additionally, the intent of the MX-H zone district is to allow higher-density infill development in appropriate locations, which include Major Transit Corridors, according to the ABC Comp Plan. The request is consistent with Policy 5.1.10 Major Transit Corridors.

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

Tract A (the subject site) is currently vacant and surrounded by a mix of commercial, educational, and office land uses that generally range from mid-to-high intensity. The proposed hospital use may serve local residents of Santa Barbara/Martineztown and the

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greater Albuquerque Metropolitan area, and may also employ local Albuquerque residents as well. **The request is partially consistent with Goal 5.2 Complete Communities.**

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

The request will serve to help build out a vacant lot thereby continuing to promote the existing mixed-use character of the area. The subject site is also located between two ABC Comp Plan Centers (Downtown & UNM) and is conveniently accessible from surrounding neighborhoods via the City of Albuquerque's public transit service. **The request is consistent with Policy 5.2.1 Land Uses.**

POLICY 5.2.1(H): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request will encourage infill development of a hospital use that adds complementary uses and is compatible in form and scale to the immediately surrounding/adjacent hotel use, and lab use, and nearby educational use. **The request is consistent with Sub-Policy 5.2.1(h).**

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

The request will encourage the more productive use of vacant lots and under-utilized lots because the subject site is currently vacant and being used (informally) as surface parking. The development of a hospital use on the site is also more beneficial to surrounding neighborhoods and the greater Albuquerque Metropolitan area. The request is consistent with Sub-Policy 5.2.1 n).

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities. The request would help to maximize the utility of this existing infrastructure by adding a hospital use to the area. Additionally, the subject site is located within three Major Transit Corridors and can be accessed by existing public transit routes. **The request is consistent with Goal 5.3 Efficient Development Patterns.**

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The request will result in additional growth in the form of a hospital use on the subject site in an area with existing infrastructure and public facilities, and is accessible by

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existing public transit routes. The request is consistent with Policy 5.3.1 Infill Development.

POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

The request will not result in Leapfrog Development as the hospital use will be developed in an area with existing infrastructure and public facilities. **The request is consistent with Policy 5.3.2 Leapfrog Development.**

POLICY 5.3.7 LOCALLY UNWANTED LAND USES: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

There is known opposition from the Santa Barbara/Martineztown (SB/MT) Neighborhood Association for the Hospital Use. The applicant has demonstrated that the proposed use would serve a community need for healthcare services for an aging population and chronic illnesses pursuant to healthcare and census data studies for NM that have been referenced. The request will result in a rehabilitation hospital that will add to the non-emergency medical services network in the greater Albuquerque Metropolitan area. These services are useful to society by easing pressure on local hospitals by providing an avenue for outpatient care. The request is consistent with Policy 5.3.7 Locally Unwanted Land Uses.

POLICY 5.3.7(B): Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts.

Where the controlling site plan is silent with regard to design standards, the applicant will be required to follow all IDO design standard requirements which include setbacks, buffers and other design standards to minimize offsite impacts. Additionally, with regard to building height, the applicant has stated that the proposed development building height would be capped at 55 feet, which is much lower than the 180-foot building height allowance in the controlling site development plan. The request is consistent with Policy 5.3.7(b).

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

The subject site is located entirely in an ABC Comp Plan designated Area of Change, where growth is both expected and desired. Developing the hospital use on the subject site will also ensure that the character and intensity of the residential portions of the Santa Barbara/Martineztown community (that are located within an Area of

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Consistency) are reinforced. The request is consistent with Goal 5.6 City Development Areas.

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

The request will direct growth on the subject site under the MX-H zone district. The proposed development of a hospital use will be located along designated Major Transit Corridors within an Area of Change, which is encouraged as articulated in the ABC Comp Plan. The request is consistent with Policy 5.6.2 Area of Change.

CHAPTER 8: ECONOMIC DEVELOPMENT

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

The request will create additional jobs in the area. A 2023 report issued from the New Mexico Health Care Workforce Committee noted that New Mexico needs over 5,800 more registered nurses (https://digitalrepository.unm.edu/nmhc_workforce/). However, it is unclear from the requested site plan major amendment how this will contribute to creating a place where businesses and talent will stay and thrive. The request is partially consistent with Goal 8.1 Placemaking.

POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scales to encourage economic development opportunities.

The request will contribute to a place with different development intensities, uses and building scales, however it is unclear how the request will utilize these contexts to encourage economic development opportunities. The request is partially consistent with Policy 8.1.1 Diverse Places.

POLICY 8.1.1(A): Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

The request is located within three designated Major Transit Corridors and, once operational, will employ approximately one-hundred people contributing to a range of occupational skills and salary levels to include administrative staff, nurses, doctors, and night-time shift workers. The request is consistent with Sub-Policy 8.1(a).

POLICY 8.1.1(C): Prioritize local job creation, employer recruitment, and support development projects that hire local residents.

The request will more than likely prioritize local job creation and recruitment during the construction phase of the proposed development; however, staff notes that Nobis

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Rehabilitation Partners headquarters is located in Allen, Texas. It is therefore unclear how the proposed use will continue to prioritize local job creation and hire local residents. The request in generally consistent with Policy 8.1.1(c).

POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request will serve to improve the quality of life for new and existing residents by providing a high-quality hospital use that can be accessed by nearby community members and the larger Albuquerque Metropolitan area. The area surrounding the subject site includes a Hotel, Reference/Science Laboratory, and a Career Enrichment Center. The proposed hospital use will help to foster a robust, resilient, and diverse economy. The request is consistent with Policy 8.1.2 Resilient Economy.

Integrated Development Ordinance (IDO)

IDO Zoning

As of the writing of this staff report, the subject site is zoned MX-M [Mixed-use – Medium Intensity Zone District, IDO 14-16-2-4(C)], which was assigned upon adoption of the IDO as а conversion from the former SU-2 (C-3)zoning designation (Industrial/Wholesale/Manufacturing) zoning. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pg. 145.

Proposed zoning

The applicant has requested to change the subject site's zoning to MX-H (Mixed Use, High Intensity Zone District, IDO 14-16-2-4(D) (Project # PR-2024-009765, RZ-2024-00001) which is being heard by the EPC prior this request. If the associated zone change is not approved, the MX-M zone district will still apply to the site.

The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Specific permissive uses are listed in Table 4-2-1 of the IDO.

Generally, the permissive uses allowed in the MX-H zone district are similar to those allowed in the MX-M zone district, with a few exceptions. For a discussion of specific uses that would become permissive see the analysis in IDO criterion D below.

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Overlay Zones

The subject site is located within the Martineztown/Santa Barbara Character Protection Overlay (CPO) Zone 7 (IDO §14-16-3-4(H). The design standards generally apply to parcels between Menaul Blvd. to the north, Lomas Blvd. to the south, Interstate 25 to the east, and the railroad tracks to the west. However, pursuant to IDO §14-16-1-10(A) the Pre-IDO approved Gateway Center Site Development Plan for Subdivision prevails over any other IDO provision. Where those approvals are silent, provisions in this IDO shall apply. Therefore, the standards outlined within CPO-7 are not applicable to this site plan request.

Definitions

<u>Area of Change:</u> An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

<u>Amendment:</u> Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

<u>Site Plan:</u> An accurate plan that includes all information required for that type of application, structure, or development.

<u>Site Development Plan:</u> A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

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

<u>Overlay Zone:</u> Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18,

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2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones. See also Small Area.

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

Justification & Analysis

IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis, the proposed Site Plan is consistent with applicable Comprehensive Plan Goals and policies.

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is not within any previously approved NR-SU or PD zoned property. No development agreements or regulations on the site are known outside of the standards set forth in the Controlling Site Development plan for Subdivision.

6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The subject site is within the Controlling Gateway Center Site Development Plan (SDP) for Subdivision (EPC Z-93-46_DRB-94-183). The major amendment allows the hospital use in Area 3(Tract A) of the SDP. The amendment facilitates the development of a rehabilitation facility (hospital use) which complies with all applicable site standards in the controlling SDP. Where the controlling site development plan is silent, the site plan is required to comply with all applicable provisions of the IDO. The site plan shall comply with the DPM and all other adopted City regulations.

The Site Plan is subject to the allowable maximum heights, setbacks and related standards specified on the controlling site plan. All other IDO standards have been met. The Site is not subject to height standards in the

CPO-7 Overlay Zone because the Controlling Site plan takes precedent over the IDO pursuant to IDO section 1-10(A) pre-IDO approvals.

All conditions must be met prior to DFT Final Sign off.

6-6(I)(3)(d)

The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure has adequate capacity for the proposed development based on existing roadways, transit, water and electric utilities. A Safety Study and Traffic Impact Study (TIS) is underway for the subject site, which will determine if any additional transportation needs are required. The applicant will be required to work with transportation, hydrology, and fire during the DFT final sign-off process to ensure that mitigation efforts are met based on the results of the Traffic Study currently under review by NM DOT and City Transportation Planning. A condition of approval has been added regarding the Traffic Study.

6-6(I)(3)(e)

The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The applicant has demonstrated that the request would not negatively impact the surrounding area based on responses to applicable Comprehensive Plan Goals and Policies, and demonstrating compliance with the controlling Gateway Center Site Development Plan for Subdivision. The applicant has stated that they have taken steps to mitigate any adverse impacts on the surrounding community by choosing to follow applicable IDO Standards for the Site Plan aside from the maximum building height allowance on the controlling SDP.

6-6(I)(3)(f)

If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within a Master Development Plan.

6-6(I)(3)(g)

If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed

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development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area, therefore, no cumulative impact analysis is required

IV. Major Amendment to Site Plan

Amendment and Site Plan Request

This request is for a Site Plan-EPC Major Amendment to the controlling Gateway Center Site Development Plan (SDP) for Subdivision. The proposed amendment would allow the proposed Hospital Use in Area 3 (Tract A) and change the setback standards within the SDP to be consistent with the IDO development standards. Where the controlling SDP is silent on Development Standards, the IDO development Standards apply pursuant to IDO section 14-16-1-10(A) Pre-IDO Approvals.

The proposed amendment includes a Site Plan for the proposed Hospital Use (Rehabilitation Facility) for area 3 (Tract A) which is an approximately 3-acre portion of the SDP. The development is consistent with the Site Development Plan for Subdivision design standards and applicable IDO development standards.

The proposed Major Amendment includes new development, as follows:

- A 55,098 SF Inpatient Rehabilitation Facility (Hospital Use) with 48 beds pursuant to the MX-H zone district
- Site work including: parking, walls/fences, landscaping, utilities, grading and drainage, and signage, etc.

The development is required to follow all applicable Standards outlined in the Controlling Site Development Plan for Subdivision pursuant IDO section 14-16-1-10(A) which states that: Any approvals granted prior to the effective date of this IDO shall remain valid and that any use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any provision of this IDO. Where those approvals are silent, provisions in the IDO shall apply.

Zone Designation

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The site plan is consistent with the MX-H zone district, which is being reviewed and decided by the EPC prior to this request. Pursuant IDO section 14-16-4-3(C)(4) Hospital Use Specific Standards in the MX-M zone district, this use is limited to no more than 20 overnight beds and, if located within 330 feet of any Residential zone district, shall require a Conditional Use approval, pursuant to Subsection 14-16-6-6(A). If the EPC decision to approve the request for MX-H zoning is upheld, the hospital may be developed with over 20 beds, but is still required to obtain a conditional use approval.

With the EPC's approval, the Site Plan would go to the DFT for final Sign-off.

Pursuant to IDO Section 14-16-6-4(P), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

The site plan and related drawings were revised based on Staff and Agency Comments and were received on July 3, 2024. For the purposes of this request, staff has reviewed the proposed site plan against the controlling SDP, applicable IDO standards and the MX-H zone district. Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

Martineztown / Santa Barbara Character Protection Overlay Zone (CPO-7) Standards

The subject site is within CPO-7, therefore staff has provided an analysis of IDO §14-16-3-4(H) overlay zone standards. Since the site is within the boundaries of the controlling SDP, most standards do not apply pursuant to IDO §14-16-2-10(A).

- 3-4(H)(2)(A) & (B) SITE STANDARDS:
- (a) Lot Width, Minimum N/A, request is not multi-family.
- (b) Usable Open Space, Minimum N/A, the request is not multi-family.
- 3-4(H)(3)(A) & (B) SETBACK STANDARDS:
- (a) Low-density Residential Development N/A, request is not low-density residential.
- (b) MX-L Zone District N/A, request is not zoned MX-L.
- 3-4(H)(4)(A) & (B) BUILDING HEIGHT:
- (a) Residential and Mixed-use zone districts on project sites less than 5 acres, Maximum building height is 26 feet N/A, controlling site development plan for subdivision allows a maximum building height of 180 feet.

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- (b) Building height bonuses do not apply N/A, applicant is not requesting building height bonuses.
- 3-4(H)(5)(A) & (B) SIGNS:
- (a) MX-L Zone District N/A, subject site is not zoned MX-L.
- (b) MX-M Zone District If the EPC approved zone change to MX-H is reversed on appeal back to MX-M, the applicant would be allowed to place signs on the subject site since it does abut arterial or collector streets pursuant to IDO Subsection 14-16-5-12 (Signs) for the MX-M zone district.

A. Review of Proposed Site Plan

Site Plan Layout/Configuration

The applicant proposes to develop an approximately 3-acre (2.7454) vacant portion of the Gateway Center Site Development Plan for Subdivision known as Area 3, or Tract A. The subject site would be comprised of a 55,098 SF Rehabilitation Hospital at the center of the Tract with access form Woodward Pl. SE and Mountain Rd. SE. The main pedestrian entrance faces Mountain Rd. or north-east. There is a dumpster enclosure and generator in a walled-off courtyard on the western side of the building, which also contains a pedestrian exit/entrance.

Pedestrian, Bicycle and Transit Access

The proposed development standards for access and connectivity are pursuant to IDO section 14-16-5-3.

Pedestrians can access the site via Bus Route 5 (Montgomery-Carlisle). The nearest Bus stop directly abuts the subject site's northern boundary. There is existing sidewalk infrastructure along the perimeter of the site on Woodward Pl. and Mountain Rd. SE. There are proposed crosswalks from the ADA parking spaces along the front entrance to the hospital with a wraparound sidewalk along the NE and east side of the building.

Bicyclists can access the site via an existing bike lane along Mountain Rd., which merges into a Bike Route west of the subject site on Mountain Rd.

The Site Plan includes new ADA ramps, curb ramps and crosswalks at the vehicular access points.

Vehicular Access, Circulation and Parking

Traffic Safety Study

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The applicant has provided a Safety Study/Crash Analysis for the proposed development. The Safety Study included an analysis of the intersections of Mountain Rd NE/Edith Blvd., Mountain Rd. NE/Woodward Pl, and Mountain Rd NW/I25 Frontage Road based on NMDOT (New Mexico Department of Transportation) database records and crash reports. This analysis was conducted due to comments received from NMDOT stating that an access points off of Mountain Rd. NE would not be approved due to previous crash analysis conducted for the area by the State. The applicant has been in contact with NMDOT and the City Transportation Planning division to discuss mitigation efforts among conducting the attached Traffic Safety Study. The applicant has submitted a full TIS and Traffic Study to the NMDOT and City Transportation Planning division which outlines mitigation efforts for the site.

As of July 2, 2024, NMDOT provided an update that the Traffic Study is under review, but has not been completed. Upon completion NMDOT will provide recommendations for mitigation.

As of July 9, 2024, the City Transportation Engineer provided updated comments stating that Transportation Planning has reviewed the Safety Study and is awaiting the Traffic Study.

Transportation mitigation measures have been discussed and City Transportation Planning is okay with the site plan moving forward to be heard by the EPC on 7-18-2024. The transportation mitigation measures will need to be finalized prior to DFT final signoff, which has been added as a condition of approval with this report.

Access Points

The Site Plan proposes three new access points in response to the traffic safety study which will serve as the entrance/exits for staff vehicles and official vehicles as well as hospital visitors.:

- One ingress/egress point is located along Woodward Pl. SE and one is located along the center of the site off of Mountain Rd. SE.
- A second access point is proposed as a right in right out only along Mountain Rd NE
- The third is proposed as a shared access point at the southwest corner of the subject site which connects Area 3 (Tract A) and Area 2 (Tract B-1).

Parking requirements

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Parking complies with the Hospital use in the IDO as noted on the site plan.

- 220 parking spaces are required
- The site qualifies for two parking reductions. 1) a 20% reduction pursuant to IDO 5-5(C)(5)(a) for the Major Transit Corridor Area designation and 2) a 10% reduction pursuant to IDO 5-5(C)(5)(c) for Proximity to Transit, therefore 154 spaces are required.
- The applicant has provided 150 Parking spaces which includes ADA spaces
- 5 Motorcycle spaces have been provided

The parking provided on the site plan does not match the parking data table provided on the site plan sheet. The table shall be updated prior to DFT final sign-off.

Bicycle Parking: The Site Plan is required to provide 15 bicycle parking spaces, which are provided. A bike rack is located near the main entrance on the NE corner of the building.

Landscaping, Buffering and Screening

The Site Plan proposes Landscaping Buffering and Screening pursuant to IDO 14-16-5-6 Standards.

The proposed landscaping plan consists of landscaping beds surrounding the entire perimeter of the property along Mountain Rd. and Woodward Pl. SE as well as parking lot landscaping and in parking lot islands.

The Landscape Plan provides the proposed location and type of trees and ground cover being provided which is pursuant to the Official Albuquerque Plant Pallet. Tree details are provided.

A fully automated irrigation system would be used to irrigate the trees, shrubs and groundcover planting areas and maintenance for landscape and irrigation would be the responsibility of the owner.

Landscape Area Coverage for the proposed development (approximately 32,769 SF of the subject site):

- 6 types of trees: total of 89 trees
- 10 types of shrubs and ground cover: 261 total shrubs
- Boulders and landscape gravel proposed, but types and amounts are not provided.

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- Required Landscaping: 15,528.45 SF (15%), provided: 32,769 SF (212%)
- Total live plants provided: 41,267.5 SF
- Total ground cover provided: 8,752.25 SF
 The applicant shall show all square footage of planting beds and dimensions between trees on the Site Plan.

Walls/Fences and Lighting

<u>Proposed Wall and fence Standards:</u> The applicant has proposed an attached wall to enclose the dumpster and generator area on the western side of the building. A detail shall be provided.

Lighting is proposed pursuant to IDO 14-16-5-8 and Table 5-8-1 Maximum Height for Light Poles. A light detail package is provided. Illuminated bollards are provided along the sidewalk perimeter of the building. Light poles are provided in the parking lot area and are subject to a maximum of 20-feet pursuant to IDO Table 5-8-1: Maximum Height for Light Poles.

Signage

Sign Standards: Building mounted signage is included with this request. All signage is pursuant to IDO 14-16-5-12 and Table 5-12-2, as indicated on proposed building elevations. The proposed sign is approximately 137'6." It is a standard aluminum construction with Matthews satin acrylic polyurethane finish and an illuminated surface. The 2 proposed signs on the north and south facades are subject to a sign permit, reviewed administratively.

A 7'4" x 10' illuminated monument sign is proposed, which is also subject to Sign Standards in the IDO and is subject to a separate sign permit. The location of the monument sign shall be specified on the site plan.

Building Design/Architecture

Building Design Standards are pursuant to IDO section 5-11. The proposed building meets applicable façade requirements.

Conceptual Grading & Drainage Plan

The subject property currently drains from east to west and is located in the Gateway Center Master Drainage plan. The subject site is within Basin 1 of the master drainage plan. The proposed development will contain 4 new basins that will discharge into an underground detention facility and discharge into existing storm sewage off od Woodward Pl. Surface water will discharge to the street.

Conceptual Utility Plan

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The applicant provided a Utility Plan showing new and existing utilities, sanitary sewer lines, water, meter lines, and storm sewer lines.

V. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other agencies reviewed this application for the original May EPC hearing submittal. Few but notable agency comments were received.

Albuquerque Public Schools (APS), Solid Waste Department (SWD), and Public Service Company of NM (PNM) submitted the most substantial comments. APS noted vehicular entry/exit for the subject site directly across from school entry/egress, SWD stated that an approved site plan for access will be required, and PNM noted facilities / easements on or near the site and a request for the applicant to contact the New Delivery Department to coordinate electric service.

NMDOT and City Transportation Planning submitted updated comments for the July 18, 2024 EPC deferral. NMDOT will not approve access off of Mountain Rd. without mitigation efforts or a full Traffic study and Transportation Planning is requiring that the Traffic Study is complete and that NMDOT approves the access plan prior to DFT final sign-off. The City Transportation Planning division is okay with the EPC review of the Site Plan for the July hearing. (See agency comments and attachments).

Neighborhood/Public

The applicant provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners (within 100 feet) via certified mail and email as required. A facilitated meeting between the applicant and the Santa Barbara Martineztown Neighborhood Association was held virtually on March 21, 2024 from 6 – 8 PM. Aggregate community concerns noted from the facilitated meeting report (attached) include: Existing uses in the area currently exceed traffic infrastructure capacity on Mountain Rd., excessive commercial vehicle uses in the area, proximity to Albuquerque High School exacerbating traffic impacts. Community members also mentioned that a roundabout or other physical barrier at interstate frontage and Mountain Rd. along with a request for a comprehensive environmental impact study.

The applicant notes that while the neighborhood association is opposed to the request, there was no direct input on the proposed site plan amendment, or comments from the neighborhood regarding site design, or building placement. Finally, the facilitated meeting report notes community objection to the request, that consensus was not achieved, and that the parties remain at an impasse with regard to this project.

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VI. Conclusion

The request is for a Site Plan-EPC Major Amendment to the Gateway Center Site Development Plan for Subdivision for an approximately 3-acre portion of the site.

The requested major amendment is to: 1) add hospital as a permissive use to Area 3 of the controlling Site Development Plan and 2) changes setbacks for Area 3 to be pursuant to the IDO. The amendment will allow for the development of a rehabilitation facility on the subject site, which is being reviewed as part of this request.

The site is currently zoned MX-M (Mixed-use, moderate intensity), but upon approval of the associated zone change request the subject site would be zoned MX-H. For the purposes of this request, staff has reviewed the proposed Site Plan pursuant to development standards listed on the controlling SDP and the MX-H zone district. If the zone change is not approved the site plan shall comply with MX-M zone district standards.

The applicant has adequately justified the request pursuant to IDO review and decision criteria in section 14-16-6-7(I)(3).

The applicant provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners (within 100 feet) via certified mail and email as required. Staff is aware of opposition to this request by the Santa Barbara Martineztown Neighborhood Association.

Staff recommends approval subject to the conditions of approval beginning on page 36 to create clarity and consistency.

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Findings - Site Plan EPC, Major Amendment

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- 1. The request is for a Major Amendment to a 3-acre portion (Area 3/Tract A) within the Gateway Center Site Development Plan for Subdivision (SDP) for an approximately 23-acre site legally described as All or a portion of Tract A Plat of Gateway Subdivision, Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an un-platted parcel), located at 1100 Woodward Pl NE, between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage (the "subject site").
- 2. The subject site is controlled by the approved Gateway Center Site Development Plan for Subdivision. The rescinded Martineztown/Santa Barbara Sector Development Plan required this location to have an approved EPC site plan, and since the overall site is already built out more than 50%, the subject site is governed by the SDP. On March 24, 1994 the EPC voted to approve Z-93-46 and the site plan was reviewed and delegated for approval by the former DRB (Development Review Board) on July 12, 1994. The SDP for subdivision was amended by the DRB on 2/17/1997 and included a revision to area three which reflects the most updated plat for a 2.78-acre Tract and up to 182,856 GFS (DRB-97-466). Project # 1000060 included two separate 2-year extensions (one in 2011, the other in 2014) of a Subdivision Improvements Agreement for the Gateway Subdivision.
- 3. The requested major amendment is to 1) add hospital as a permissive use to Area 3 (Tract A) of the controlling Site Development Plan, 2) change setbacks for Area 3 to be pursuant to the IDO, and 3) facilitate development of an Inpatient Rehabilitation Facility (hospital use) on the subject site, which is being reviewed as part of this request.
- 4. A request for a Zone Map Amendment from MX-M (Mixed use Medium Intensity) to MX-H (Mixed use High Intensity) for the subject site (PR-2024-009765, RZ-2024-00001) is being heard prior to this request. The applicant designed the proposed development of the hospital to comply with the MX-H zone district standards. If the EPC does not approve the associated zone change, the site plan will be subject to MX-M zone district standards. See related condition of approval.
- 5. Pursuant to IDO section 14-16- 4-3(C)(4) Hospital Use Specific Standards, for the MX-M zone district, this use is limited to no more than 20 overnight beds and if located within 330 feet of any Residential zone district, shall require a Conditional Use approval, pursuant to Subsection 14-16-6-6(A). If the EPC decision to approve the request for MX-

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H zoning is upheld, the hospital may have over 20 beds, but is still required to obtain a conditional use approval (see related condition of approval).

- 6. The proposed Site Plan is required to follow all applicable Standards outlined in the Controlling Site Development Plan for Subdivision pursuant IDO section 14-16-1-10(A) which states that: Any approvals granted prior to the effective date of this IDO shall remain valid and that any use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any provision of this IDO. Where those approvals are silent, provisions in the IDO shall apply.
- 7. The proposed development includes: A 55,098 SF Inpatient Rehabilitation Facility (Hospital Use) with 48 beds pursuant to the MX-H zone district; and Site work including: parking, walls/fences, landscaping, utilities, grading and drainage, and signage, etc. Staff has reviewed the Site Plan pursuant to the controlling Site Development Plan Standards and where silent Applicable IDO standards and the MX-H zone district.
- 8. The subject site is in an area that the Comprehensive Plan designates an Area of Change. It is not within a designated Center. It is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor.
- 9. The subject site is located within the Santa Barbara Martineztown Character Protection Overlay Zone (CPO-7), although is subject to the development standards of the Controlling Site Development Plan pursuant to IDO section 14-16-1-10(A) Pre IDO-Approvals, which states that any use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of the IDO. Where those approvals are silent, provisions in this IDO shall apply.
- 10. The City of Albuquerque Integrated Development Ordinance (IDO) and the Albuquerque Bernalillo County (ABC) Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
- 11. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding Community Identity from Chapter 4:
 - A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request would locate more intense uses to the southern portion of the subject site, which is also the southeastern most corner of the Santa Barbara/Martineztown

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Neighborhood. This will ensure that the existing residential neighborhood uses will be protected and preserved.

B. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The request would contribute to the existing varying intensity of uses that distinctly characterize the Santa Barbara/Martineztown Neighborhood. These uses include industrial, manufacturing, mixed use zones, and residentially zoned parcels. The request would locate a hospital use away from existing residentially zoned parcels.

C. POLICY 4.1.2. IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request will protect the identity and cohesiveness of the Santa Barbara/Martineztown Neighborhood by locating more intense uses on the subject site at the southeastern most corner of the neighborhood. The hospital use will also be appropriately located within 660 feet of three designated Major Transit Corridors.

- 12. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5 Land Use:
 - A. GOAL 5.1 CENTERS AND CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor, and also lies between two designated Centers to the west (Downtown Center) and to the east (UNM Center). The request would allow a broader range of higher-intensity land uses on the subject site which is currently vacant, and located along and within the aforementioned Corridors.

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

The subject site is located along and within three Major Transit Corridors - the I-25 Frontage, Mountain Rd., and Lomas Blvd. Major Transit Corridors. Capturing growth within Transit Corridors promotes sustainable development patterns as articulated in the ABC Comp Plan.

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C. POLICY 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request will result in a hospital use and encourage employment density, compact development, and infill on the currently-vacant subject site, which is located along and within three Major Transit Corridors. Additionally, the request will not result in the need for development at the urban edge of Albuquerque.

D. POLICY 5.1.2 DEVELOPMENT AREAS: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas.

The subject site is located within an ABC Comp Plan designated Area of Change, and is located along and within three Major Transit Corridors. The request will result in a new hospital use on the vacant subject site which will serve to maintain appropriate density and scale of development within an Area of Change.

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

The request fosters and promotes corridors that prioritize high frequency transit service with pedestrian-oriented development because the Mountain/Woodward transit stop is located along the northern edge of the subject site. This will allow individuals without a vehicle to access the hospital use on the subject site. Additionally, the intent of the MX-H zone district is to allow higher-density infill development in appropriate locations, which include Major Transit Corridors, according to the ABC Comp Plan.

- 13. The request is wholly or generally consistent with the following ABC Comprehensive Plan Policy and Sub policies from Chapter 5 Land Use:
 - A. POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request will serve to help build out a vacant lot thereby continuing to promote the existing mixed-use character of the area. The subject site is also located between two ABC Comp Plan Centers (Downtown & UNM) and is conveniently accessible from surrounding neighborhoods via the City of Albuquerque's public transit service.

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- B. POLICY 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
 - The request will encourage infill development of a hospital use that adds complementary uses and is compatible in form and scale to the immediately surrounding/adjacent hotel use, and lab use, and nearby educational use.
- C. POLICY 5.2.1 (n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request will encourage the more productive use of vacant lots and underutilized lots because the subject site is currently vacant and being used (informally) as surface parking. The development of a hospital use on the site is also more beneficial to surrounding neighborhoods and the greater Albuquerque Metropolitan area.

- 14. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding development patterns from Chapter 5 Land Use:
 - A. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.
 - The subject site is already served by existing infrastructure and public facilities. The request would help to maximize the utility of this existing infrastructure by adding a hospital use to the area. Additionally, the subject site is located within three Major Transit Corridors and can be accessed by existing public transit routes.
 - B. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.
 - The request will result in additional growth in the form of a hospital use on the subject site in an area with existing infrastructure and public facilities, and is accessible by existing public transit routes.
 - C. POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

The request will not result in Leapfrog Development as the hospital use will be developed in an area with existing infrastructure and public facilities.

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- D. POLICY 5.3.7 LOCALLY UNWANTED LAND USES: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.
 - There is known opposition from the Santa Barbara/Martineztown (SB/MT) Neighborhood Association for the Hospital Use. The applicant has demonstrated that the proposed use would serve a community need for healthcare services for an aging population and chronic illnesses pursuant to healthcare and census data studies for NM that have been referenced. The request will result in a rehabilitation hospital that will add to the non-emergency medical services network in the greater Albuquerque Metropolitan area. These services are useful to society by easing pressure on local hospitals by providing an avenue for outpatient care.
- E. POLICY 5.3.7(b): Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts.
 - Where the controlling site plan is silent with regard to design standards, the applicant will be required to follow all IDO design standard requirements which include setbacks, buffers and other design standards to minimize offsite impacts. Additionally, with regard to building height, the applicant has stated that the proposed development building height would be capped at 55 feet, which is much lower than the 108-foot building height allowance in the controlling site development plan.
- 15. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policy regarding Development Areas from Chapter 5 Land Use:
 - A. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
 - The subject site is located entirely in an ABC Comp Plan designated Area of Change, where growth is both expected and desired. Developing the hospital use on the subject site will also ensure that the character and intensity of the residential portions of the Santa Barbara/Martineztown community (that are located within an Area of Consistency) are reinforced.
 - B. POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

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The request will direct growth on the subject site under the MX-H zone district. The proposed development of a hospital use will be located along designated Major Transit Corridors within an Area of Change, which is encouraged as articulated in the ABC Comp Plan.

- 16. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goals and Policies regarding from Chapter 8 Economic Development:
 - A. POLICY 8.1.1(a): Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.
 - The request is located within three designated Major Transit Corridors and, once operational, will employ approximately one-hundred people contributing to a range of occupational skills and salary levels to include administrative staff, nurses, doctors, and night-time shift workers.
 - B. POLICY 8.1.1(c): Prioritize local job creation, employer recruitment, and support development projects that hire local residents.
 - The request will more than likely prioritize local job creation and recruitment during the construction phase of the proposed development; however, staff notes that Nobis Rehabilitation Partners headquarters is located in Allen, Texas. It is therefore unclear how the proposed use will continue to prioritize local job creation and hire local residents.
 - C. POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.
 - The request will serve to improve the quality of life for new and existing residents by providing a high-quality hospital use that can be accessed by nearby community members and the larger Albuquerque Metropolitan area. The area surrounding the subject site includes an Embassy Suites Hotel, TriCore Laboratories, and the Career Enrichment Center. The proposed hospital use will help to foster a robust, resilient, and diverse economy.
- 17. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

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As demonstrated by the policy-based analysis, the proposed Site Plan is consistent with applicable Comprehensive Plan Goals and policies.

B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is not within any previously approved NR-SU or PD zoned property. No development agreements or regulations on the site are known outside of the standards set forth in the Controlling Site Development plan for Subdivision.

C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The subject site is within the Controlling Gateway Center Site Development Plan for Subdivision (EPC Z-93-46_DRB-94-183). The major amendment allows the hospital use on Area 3/Tract A. The associated site plan proposes the development of the hospital which complies with all applicable site standards in the controlling site plan. Future reviewers shall check the site plan for standards. Where the controlling site development plan is silent, the site plan is required to comply with all applicable provisions of the IDO. The site plan shall comply with the DPM and all other adopted City regulations.

The Site Plan is subject to the allowable maximum heights, setbacks and related standards specified on the controlling site plan. All other IDO standards have been met. The Site is not subject to height standards applicable to CPO-7 because the Controlling Site Development Plan takes precedent over the IDO pursuant to IDO section 1-10(A) pre-IDO approvals.

All conditions must be met prior to DFT Final Sign off.

D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure has adequate capacity for the proposed development based on existing roadways, transit, water and electric utilities. A Safety Study and Traffic Impact Study (TIS) is underway for the subject site, which will determine if any additional transportation needs are required. The applicant will

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be required to work with transportation, hydrology, and fire during the DFT final sign off process to ensure that mitigation efforts are met based on the results of the Traffic Study currently under review by NM DOT and City Transportation Planning. A condition of approval has been added regarding the Traffic Study.

E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The applicant has demonstrated that the request would not negatively impact the surrounding area based on responses to applicable Comprehensive Plan Goals and Policies. The applicant has stated that they have taken steps to mitigate any adverse impacts on the surrounding community by choosing to follow applicable IDO Standards for the Site Plan aside from the maximum building height allowance on the controlling SDP.

F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within a Master Development Plan.

G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area; therefore, no cumulative impact analysis is required.

- 18. The subject site is within CPO-7, therefore staff has provided an analysis of IDO §14-16-3-4(H) overlay zone standards. Since the site is within the boundaries of the controlling SDP, most standards do not apply pursuant to IDO §14-16-2-10(A):
 - A. 3-4(H)(2)(a) & (b) SITE STANDARDS:

Lot Width, Minimum – N/A, request is not multi-family.

Usable Open Space, Minimum – N/A, the request is not multi-family.

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B. 3-4(H)(3)(a) & (b) SETBACK STANDARDS:

Low-density Residential Development – N/A, request is not low-density residential.

MX-L Zone District – N/A, request is not zoned MX-L.

C. 3-4(H)(4)(a) & (b) BUILDING HEIGHT:

Residential and Mixed-use zone districts on project sites less than 5 acres, Maximum building height is 26 feet - N/A, the controlling site development plan for subdivision allows a maximum building height of 180 feet, which prevails over IDO standards (IDO section 1-10(A)

Building height bonuses do not apply - N/A, applicant is not requesting building height bonuses.

D. 3-4(H)(5)(a) & (b) SIGNS:

MX-L Zone District – N/A, subject site is not zoned MX-L.

MX-M Zone District – If the EPC approved zone change to MX-H is reversed on appeal back to MX-M, the applicant would be allowed to place signs on the subject site since it does abut arterial or collector streets pursuant to IDO Subsection 14-16-5-12 (Signs) for the MX-M zone district.

19. The applicant has provided a Safety Study/Crash Analysis for the proposed development. The Safety Study included an analysis of the intersections of Mountain Rd NE/Edith Blvd., Mountain Rd. NE/Woodward Pl, and Mountain Rd NW/I25 Frontage Rd. based on NMDOT (New Mexico Department of Transportation) database records and crash reports.

This analysis was conducted due to comments received from NMDOT stating that an access points off of Mountain Rd. NE would not be approved due to previous crash analysis conducted for the area by the State. The applicant has been in contact with NMDOT and the City Transportation Planning division to discuss mitigation efforts among conducting a Traffic Safety Study/Crash Analysis. The applicant has submitted a full TIS and Traffic Study to the NMDOT and City Transportation Planning division which outlines mitigation efforts for the site.

20. As of July 2, 2024, NMDOT provided an update that the Traffic Study is under review, but has not been completed. Upon completion NMDOT will provide recommendations for

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mitigation. As of July 9, 2024, the City Transportation Engineer provided updated comments stating that Transportation Planning has reviewed the Safety Study and is awaiting the Traffic Study. Transportation mitigation measures have been discussed and City Transportation Planning is okay with the site plan moving forward to be heard by the Environmental Planning Commission (EPC).

- 21. The applicant provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners (within 100 feet) via certified mail and email as required.
- 22. A facilitated meeting between the applicant and the Santa Barbara Martineztown Neighborhood Association was held virtually on March 21, 2024 from 6 8 PM. The facilitated meeting report notes community objection to the request, that consensus was not achieved, and that the parties remain at an impasse with regard to this project.
- 23. City departments and other agencies reviewed this application. Albuquerque Public Schools (APS), Solid Waste Department (SWD), and Public Service Company of NM (PNM) submitted the most substantial comments. APS noted vehicular entry/exit for the subject site directly across from school entry/egress, SWD stated that an approved site plan for access will be required, and PNM noted facilities / easements on or near the site and a request for the applicant to contact the New Delivery Department to coordinate electric service.

RECOMMENDATION -PR-2024-009765, SI-2024-00468, May 16, 2024

APPROVAL of Project #: 2024-009765, Case #: 2024-00468, a Site Plan-EPC, Major Amendment for a 3 acre portion (Area 3/Tract A) of the controlling Gateway Center Site Development Plan for Subdivision for all or a portion of Tract A Plat of Gateway Subdivision, Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an un-platted parcel), located at 1100 Woodward Pl NE, between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage, approximately 23 acres., based on the preceding Findings.

CONDITIONS OF APPROVAL - PR-2024-009765, SI-2024-00468

1. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(I)(2)(m)

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Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.

- 2. Pursuant to IDO section 14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
- 3. Upon approval by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met. The reviewer shall see the site plan analysis section of the staff report for an in-depth review of the proposed Site Plan.
- 4. A zoning certification for the MX-H zone designation of the site shall be obtained prior to DFT final sign off. If the associated zone change is not approved, the site plan will be subject to MX-M zone district standards, in which case the applicant shall only provide up to 20 overnight beds instead of the 48 proposed.
- 5. The subject site is located within 330 feet of a Residential zone district, therefore shall require a Conditional Use approval, pursuant to Subsection 14-16-6-6(A). The Conditional Use approval shall be obtained prior to DFT final sign-off.

6. Site Plan Sheet

- A. The applicant shall define building setbacks listed under the site data section of the site plan an clarify whether they are IDO minimums or the actual setbacks dimensioned on the site plan sheet.
- B. The parking table shall be updated to reflect the amount of parking provided. 160 Parking spaces are provided and the table reflects 154 spaces.

7. Landscape Sheet

- A. The plan shall show all SF of planting beds and dimensions between trees on the Site Plan.
- B. Boulders and landscape gravel types and amounts shall be provided.

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8. Detail Sheet:

- a. The applicant shall provide a detailed drawing for the generator.
- b. A detail of the attached wall to enclose the dumpster and generator area on the western side of the building shall be provided.
- 9. Signage: A 7'4" x 10' illuminated monument sign is proposed, which is also subject to Sign Standards in the IDO and is subject to a separate sign permit. The location of the monument sign shall be specified on the site plan.
- 10. Solid Waste Condition: The applicant shall work with the Solid Waste Department to secure an approved site plan for access by the Solid Waste Department.
- 11. PNM Condition: There are PNM facilities and/or easements along the south side of the site and at the northeast corner. Any existing and/or new PNM easements and facilities shall be reflected on a future Site Plan and any future Plat.
- 12. City Transportation Planning: The transportation mitigation measures as determined based on the Traffic Safety Study/Crash Analysis and Traffic Study shall be finalized prior to DFT final sign-off.

Megan Jones & Vicente Quevedo Principle Planner & Senior Planner

Notice of Decision cc list:

Tierra West, LLC, <u>slozoya@tierrawestllc.com</u>
Cross Development, <u>meagan@crossdevelopment.net</u>
Santa Barbara Martineztown NA, Loretta Naranjo Lopez, <u>Injalopez@msn.com</u>
Santa Barbara Martineztown NA, Theresa Illgen, <u>theresa.illgen@aps.edu</u>
EPC file

Legal, dking@cabq.gov, acoon@cabq.gov

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Agency Comments

PLANNING DEPARTMENT

Transportation Development Services

Transportation Planning has reviewed the Safety Study and is awaiting the Traffic Study.

Transportation mitigation measures have been discussed and Transportation is OK with this project being heard by the commission. The transportation mitigation measures will be finalized prior to DFT approval.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Solid Waste Department

A site plan approved for access by the Solid Waste Department will be required. The site plan can be sent to hgallegos@cabq.gov for review. 30' of overhead clearance will be required if the dumpster will be service in the interior of the building. Will food be served or processed at this facility, if so a sanitary drain will be required where the trash enclosure is located

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

No Adverse Comment.

Albuquerque Public Schools (APS)

- a. EPC Description: SI-2023-00468, Site Plan, EPC, major amendment.
- b. Site Information: Gateway Subdivision, Tract B-1, Tract D-1-B-1, , Lots 16 and 17, Trotter Addition No. 2 and A, and Tract D-1-A-1.
- c. Site Location: 1100 Woodward Place, between Mountain Road and Lomas Blvd.
- d. Request Description: Major amendment to EPC Site Plan for Subdivision, medical rehab facility.
- e. APS Comment: Per comments APS previously submitted, "Location is directly across Mountain Road NW from APS Alternative Schools CEC and ECA campus. The curb cut depicted in the Option on the application indicates vehicular entry/exit will be located directly across from school entry/egress." The plan will have inevitable traffic ramifications that should be addressed. Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

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Public Service Company of New Mexico (PNM)

- There are PNM facilities and/or easements along the south side of the site and at the northeast corner.
- It is the applicant's obligation to determine if existing utility easements or rights-ofway are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM. If existing electric lines or facilities need to be moved, then that is at the applicant's expense.
- Any existing and/or new PNM easements and facilities need to be reflected on a future Site Plan and any future Plat.
- Structures, especially those made of metal like storage buildings and canopies should not be within or near PNM easements without close coordination with and agreement from PNM.
- Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Please adhere to the landscape standards contained in IDO Section 14-16-5-6(C)(10) as applicable.
- The applicant should contact PNM's New Service Delivery Department as soon as
 possible to coordinate electric service regarding any proposed project. Submit a
 service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to
 review.
- If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to revie

ENVIRONMENTAL PLANNING COMMISSION
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A) PHOTOGRAPHS

Hearing Date: July 18, 2024 Pictures Taken: May 7, 2024



<u>Figure 1:</u> Looking north from the subject site, toward existing APS educational uses across Mountain Road.

<u>Figure 2:</u> Looking south from the subject site towards adjacent hotel use.



Hearing Date: July 18, 2024 Pictures Taken: May 7, 2024



<u>Figure 3:</u> Looking east from edge of subject site toward I-25 Frontage.

Figure 4: Looking west along Mountain Road, along the northern edge of the subject site. Existing bus route 5 stop (Montgomery-Carlisle) is visible.



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Page B

B) HISTORY

1	CITY OF ALBUQUERQUE
2	LAND USE APPEAL UNDER THE IDO
3	BEFORE AN INDEPENDENT
4	LAND USE HEARING OFFICER
5	
6	
7	<u>APPEAL NO. AC-24-11</u>
8	Project # PR-2024-009765
9	
10	Tierra West, LLC, Inc., agent for Cross Development,
11	A 11
12 13	Appellants,
13	
14 15	Santa Barbara-Martineztown Neighborhood Association,
15 16	Santa Barbara-Martineztown Neighborhood Association,
17	Opponents.
18	opponents.
19	
	REMAND
20 21 22 23 24 25	
22	INTRODUCTION
23	DISCUSSION
24	INSTRUCTIONS
26	I. INTRODUCTION
. –	
27	This is an appeal of a zone-amendment decision from the Environmental Planning
28	Commission (EPC). Specifically, the EPC approved a zone amendment application to change
29	the zone district of a 3-acre, vacant parcel of land from its exiting MX-M zone district to a
	F
30	MX-H zone district. The 3-acre site is part of a larger site plan for subdivision that may
31	arguably be controlled, to some extent, by the existing site plan that dates back to at least
32	1994. ¹

^{1.} I use the term "arguably" because, as discussed below, there is sparse and conflicting evidence in the record regarding the site plan and how it may alter the applicability of certain provisions in the IDO, including the use design standards of the character protection overlay zone.

Appellants, the Santa Barbara-Martineztown Neighborhood Association (SBMNA),
are represented by counsel. In their timely filed appeal, the Appellants request that the
application and decision be remanded back to the EPC because the record is inadequate, the
EPC was not well-informed about how the existing 1994 site plan impacts the site and the IDO
standards [AR-005]. ² The Appellants also argue that the EPC erred in its findings 7 through
12 because it misapplied the IDO [AR-06]. In this regard, Appellants essentially argue that
EPC failed to consider whether there is a public need for the zone-change [AR- 07].

Despite that the consolidated record is still wanting, after reviewing it, listening to arguments and cross examination testimony in a two-hour quasi-judicial appeal hearing, I find that the record clearly demonstrates that in approving the application, the EPC relied on material inaccurate and conflicting evidence that was submitted by the City Staff Planner who was assigned to this matter. As a result, this matter must be remanded back to the EPC for a *de novo* hearing.

II. DISCUSSION

To avoid prejudicing a party to this appeal in the remanded hearing, I will not discuss the efficacy of the appeal arguments, but I will discuss in general terms the reasoning supporting

^{2.} The original appeal record that was compiled, presumably after the appeal was filed, lacks material evidence that was submitted to the EPC. Apparently, to remedy the deficient record, a second appeal record was created. The second record included most of the missing documents that were not included in the first appeal record. However, the second record lacks documents that were included in the first appeal record. Consequently, rather than parse through each record, both records are now consolidated into one appeal record. This unfortunately results in multiple duplications of documents. Notably though, the consolidated record is still inadequate because there are still missing documents that are unaccounted. Notwithstanding, the consolidated record has been re-Bates-stamped which is shown on the lower, right side of each page as "AR" (Appeal Record) followed by the Bates stamped page numbers.

a remand under IDO, § 6-4(V)(3)(d)6. In addition, basic and minimal instructions to bring any
quasi-judicial administrative hearing and decision into compliance with the IDO and State law
will be offered to the EPC. See IDO, § 6-4(V)(3)(d).

Briefly, the application site is for Tract A as designated in a plat which represents a portion of the Gateway Subdivision encompassing several additional acres of developed land. [AR-211]. Apparently, the site plan for subdivision which includes the 3-acre zone amendment site was approved by the City in 1994 [AR-211]. According to former City Staff Planner, Seth Tinkle, after the EPC approved the site plan, the landowner was granted several 2-year extensions; the site plan has not expired as of February 15, 2024 [AR-212]. The zone map amendment application materials do not include the plat or the site plan for subdivision, nor did the EPC have them when evaluating the application in this matter.

Under the IDO, there are no regulations requiring that an applicant submit a proposed or an associated site plan with a zone amendment application. However, it is well-known and codified in the IDO that applicants bear "the burden of providing a sound justification for the requested decision, based on substantial evidence" and the applicant "bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary." See IDO §§ 6-4(E)(3) and 6-4(E)(4) respectively.

In this matter, it is clear that the Gateway site plan for subdivision is material to the zone amendment request.³ Testimony at the appeal hearing confirms that because the 1994 site plan has allegedly not expired, any development on the 3-acre site is subject to the design standards

^{3.} The record does include a proposed conceptual site plan for the hospital use intended for the zone amendment [AR-086].

and building height allowances incorporated into the site plan for subdivision in 1994.		
Although the extent of the site plan for subdivision design standards are unclear from the		
consolidated record, what is clear is that according to testimony elicited in the appeal hearing,		
the 1994 standards demonstrably exceed and allegedly supersede what is currently allowed		
under the applicable character protection Overly zone 7 (CPO-7) height standards		
encompassed in the IDO. Yet, in his testimony before the EPC, Staff Planner Tinkle advised		
the EPC that all development at the site must "adhere to" the CPO-7 standards for setbacks,		
building height, and other standards that are "meant to protect and preserve this area's distinct		
community" [AR-140].		

Furthermore, during the EPC hearing, Staff Planner Tinkle was asked by EPC Commissioner Eyster if the proposed MX-H zone is a transition from an existing adjacent MX-H zone. [AR-167]. In his response, Staff Planner Tinkle testified that the CPO-7 standards in the IDO:

could foster this transition because the site standards, setback standards and building height standards associated with this overlay zone would apply to any future development on the subject site. The MX-H zones to the East would allow greater density and intensity on the subject site because they are not subject to the CPO-7 standards. The MX-M Zone districts to the southwest and the MX-T, to the north allow lower density and lower intensity uses than the requested MX-H, zone district. Therefore, Staff finds that the request could reasonably serve as a transition between the more intense mixed-use zones to the east, and the less intense mixed-use zones to the West.

[AR-168].

Staff Planner Tinkle failed to advise the EPC that the CPO-7 overlay regulations are, or could be, supplanted by the design standards incorporated in and with the 1994 site plan for subdivision. The evidence drawn out of the appeal hearing results in the Staff Planner's explicit

rationale or theory supporting that the proposed MX-H zone can be a transition erroneous. Thus, the EPC had inaccurate material evidence in its evaluation of this application. Moreover, it appears that the EPC partly relied on the staff planner's testimony in approving the application. See EPC Findings 5, 8.D, 10.A, and 12.D. Based on the testimony at the appeal hearing, these findings are inaccurate as they relate to the CPO-7, and therefore these material findings are not supported by substantial evidence.

Regarding the analysis required under IDO, § 6-7(G)(3)(d), there are only assumptions and guesswork to support EPC finding 12 regarding § 6-7(G)(3)(d). IDO, § 6-7(G)(3)(d) is a material piece of the overall analysis required for a zone amendment application. Any finding regarding it should be well-supported with substantial evidence, not conjecture.⁴ In addition, because the existing zoning at the site is MX-M not C-3, EPC finding 12.C is erroneous.⁵

Next, if the proposed zone in fact creates a spot zone, there is insufficient evidence in the record to support that the proposed MX-H zone is different from surrounding zone districts and that it can function as a transition between "adjacent" zone districts. See IDO, § 6-7(G)(3)(h). For that matter, without "protections" of the CPO-7 regulations, the analysis required and used as a justification posited in the record for the alleged spot zone are ill-founded. This issue must be revisited in the remand hearing to satisfy the evidentiary

^{4.} Notably, apparently the applicants' agents, who have expertise in traffic engineering, were discouraged from submitting traffic evidence. Although the record shows that automobile traffic thresholds are not exceeded, making a full traffic analysis potentially unnecessary, expert traffic evidence regarding improvements, etc., would potentially address some of the open questions surrounding the traffic problems in the area and presumably would in part address what is required in § 6-7(G)(3)(d).

^{5.} Although, the fact that at one time the site was zoned C-3 is relevant to establish the site's zoning history, to comport with State law as well as the IDO, any analysis under § 6-7(G)(3)(c) must compare the existing MX-M zone with any "significant changes" or "community conditions."

requirements. If the analysis is indeed necessary, evidence of "how" the MX-H zone functions as a transition should be well articulated and supported with substantial evidence.

Finally, in reviewing the EPC transcript minutes, I respectfully remind the EPC to affirmatively afford parties the opportunity of cross examination in some meaningful manner that is suitable under the circumstances that satisfies minimum due process requirements for quasi-judicial administrative hearings. Although the record supports a conclusion that nobody requested cross examination in this matter, nonetheless, the EPC should assure that it takes the time to always at a minimum afford the opportunity anyway and it should do so in the remand hearing in this matter.

III. INSTRUCTIONS

- 1. Because the record is insufficient, partly supported on erroneous evidence and partly supported in assumptions, it is not well-supported by substantial evidence for a decision; to expeditiously dispose of the matter, the application shall be remanded directly to the EPC for reconsideration *de novo*.
- 2. The parties and the City Planning Staff are free to supplement the record with additional evidence on which the EPC can review and make a learned decision on the applications based on the administrative, quasi-judicial standard.
- 3. The notice requirements of IDO, § 6-4(K) must be met by the applicants for a *de* novo, rehearing.
- 4. The EPC must afford the opportunity for cross-examination in a manner that is efficient under the circumstances and that satisfies procedural due process under New Mexico

137 law. 138 5. Because the IDO places the burden on the applicants to satisfy the numerous IDO tests for zone amendments, Planning Staff must accept all evidence submitted by the applicants 139 140 whether Staff believes it is relevant or not. The EPC should make independent findings and conclusions. 141 142 This matter is remanded. 143 Respectfully Submitted: 144 Steven M. Chavez, Esq. 145 Land Use Hearing Officer 146 May17, 2024 147

148

149 <u>Copies to</u>:

150 City Council

151 EPC

152 Appellants through Counsel

Opposition

154 City Planning Staff

155

PLANNING DEPARTMENT URBAN DESIGN & DEVELOPMENT DIVISION 600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102 P.O. Box 1293, Albuquerque, NM 87103 Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

February 15, 2024

City of Albuquerque, City Council 1 Civic Plaza NW Albuquerque, NM 87102

Project # PR-2024-009765 RZ-2024-00001- Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Tierra West, LLC, Inc., agent for Cross Development, requests a zoning map amendment from MX-M to MX-H, for all or a portion of Tract A, Plat of Gateway Subdivision, located at 1100 Woodward Pl NE, between Mountain Rd, and Lomas Blvd, approximately 3.0 acres. (J-15-Z)

Staff Planner: Seth Tinkle

On February 15, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2024-009765, RZ-2024-00001– Zoning Map Amendment (Zone Change), based on the following Findings:

- 1. The request is for a zoning map amendment (zone change) for an approximately 3-acre site legally described as all or a portion of Tract A Plat of Gateway Subdivision, located at 1100 Woodward Pl NE, between Mountain Rd, and Lomas Blvd (the "subject site").
- 2. The subject site is zoned MX-M (Mixed-use Medium Intensity) and is currently vacant. The applicant is requesting a zone change to MX-H (Mixed use High Intensity) which would result in a spot zone.
- 3. The applicant proposes to change the zoning to facilitate the proposed future development of a hospital use on the subject site. There is not a site plan associated with this request, therefore staff's analysis is based solely on the zone change to MX-H.
- 4. The subject site is in an area that the Comprehensive Plan designates an Area of Change. It is not within a designated Center. It is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor.
- 5. The subject site is located within the Santa Barbara Martineztown Character Protection Overlay Zone (CPO-7), and thus must adhere to the standards associated with this Overlay Zone.
- 6. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.

- 7. The request clearly facilitates the following applicable Goal and Policies from Comprehensive Plan Chapter 5 Land Use:
 - A. <u>Goal 5.1 Centers and Corridors:</u> Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would allow a broader range of higher-intensity land uses on the subject site, which is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor. Any development made possible by the request could result in growth on the subject site, which is currently vacant, and located along and within the aforementioned Corridors.

B. <u>Policy 5.1.1 Desired Growth:</u> Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would allow a broader range of higher-intensity land uses on the subject site, which is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor. Any development made possible by the request could result in growth on the subject site, which is located within these aforementioned Corridors. Locating growth within Centers and Corridors promotes sustainable development patterns, according to the ABC Comp Plan.

C. <u>Policy 5.1.2 Development Areas:</u> Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas.

The request would allow a broader range of higher-intensity land uses on the subject site, which is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. The subject site is also located in an Area of Change, where growth is both expected and desired, according to the ABC Comp Plan. Any development made possible by the request could result in growth on the subject site, which is vacant and located within the aforementioned Corridors and Area of Change.

- 8. The request clearly facilitates the following applicable Goal and Policies from Comprehensive Plan Chapter 5 Land Use:
 - A. <u>Goal 5.2 Complete Communities:</u> Foster communities where residents can live, work, lean, shop, and play together.

The request could foster a community where residents can live, work, learn, shop, and play together because the MX-H zone district allows a broader mix of higher-intensity land uses in comparison to the MX-M Zone District. The subject site is currently vacant and surrounded by a mix of commercial, educational, and office land uses that generally range from mid-to-high intensity. Any development made possible by the request could add to this diversity of land uses, since the subject site is currently vacant.

B. <u>Policy 5.2.1 Land Uses:</u> Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

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The request could create a healthy, sustainable, and distinct community with a mix of uses that are conveniently accessible from surrounding neighborhoods. It would allow for a broader mix of higher-intensity land uses on the subject site, which is located in a distinct mixed-use area and community (Santa Barbara Martineztown), and in close proximity to numerous other communities. Any development made possible by the request could add to the already-existing mix of uses near and surrounding the subject site, which is currently vacant and located along and within several Major Transit Corridors, and in an Area of Change, where the ABC Comp Plan encourages development to accommodate growth sustainably over time.

C. <u>Policy 5.2.1 e):</u> Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request could create a healthy, sustainable community with a mix of uses that are conveniently accessible from surrounding neighborhoods because the MX-H zone district would allow a broader mix of higher-intensity land uses on the subject site, which is conveniently accessible from surrounding neighborhoods. Any development made possible by the request could add to the already-existing mix of uses near and surrounding the subject site, which is currently vacant and located along and within several Major Transit Corridors, and in an Area of Change, where the ABC Comp Plan encourages development to accommodate growth sustainably over time.

D. <u>Policy 5.2.1 h):</u> Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request could encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding area because the subject site is currently vacant and the uses and standards allowed in the MX-H zone district are generally similar to the surrounding properties zoned MX-M, with a few exceptions. Due to the standards established by the CPO-7 Overlay Zone, including site standards, setback standards, and building height standards, any future development that adheres to CPO-7 standards would be compatible in form and scale to the immediately surrounding development, where CPO-7 standards also apply.

E. <u>Policy 5.2.1 n):</u> Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request could encourage more productive use of vacant lots and under-utilized lots because the subject site is currently vacant and being used (informally) as surface parking. Any development made possible by the request could encourage more productive use than the currently vacant lot.

9. The request clearly facilitates the following applicable Goal and Policies from Comprehensive Plan Chapter 5 - Land Use:

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A. <u>Goal 5.3 Efficient Development Patterns:</u> Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Any development made possible by the request could promote efficient development patterns and use of land because subject site is already served by existing infrastructure and public facilities. Future development on the subject site featuring uses allowed in the MX-H Zone District could support the public good in the form of economic development, job creation, and an expansion to the tax base.

B. <u>Policy 5.3.1 Infill Development:</u> Support additional growth in areas with existing infrastructure and public facilities.

The subject site is a vacant infill site located in an area already served by existing infrastructure and public facilities. Any future growth and development on the subject site would occur in an area that has adequate existing infrastructure and access to a range of public facilities.

- 10. The request clearly facilitates the following applicable Goal and Policies in Comprehensive Plan Chapter 5 Land Use:
 - A. <u>Goal 5.6-City Development Areas:</u> Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located wholly in an Area of Change, where growth is both expected and desired. Any future development on the subject site, which is currently vacant, could encourage, enable, and direct growth to this Area of Change. Due to the standards established by the CPO-7 Overlay Zone, including site standards, setback standards, and building height standards, any future development adhering to CPO-7 standards would be compatible in form and scale to the immediately surrounding development, where CPO-7 standards also apply. Future development could also reinforce the character and intensity of the surrounding area given the general compatibility between the MX-H and surrounding MX-M zone districts, as well as the existing buffer between the subject site and the lower-density and lower-intensity development located west of the site.

B. <u>Policy 5.6.2 Areas of Change:</u> Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request could facilitate more intense development of the subject site because the MX-H zone district allows higher-intensity mixed-use development in comparison to the MX-M zone district. The subject site is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors, within 660' of the Lomas Blvd., and within an Area of Change, where growth and more intense development is encouraged.

C. <u>Policy 5.6.2 d):</u> Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

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The request could encourage higher-density mixed-use development because the MX-H zone district allows higher-density and higher-intensity mixed-use development in comparison to the MX-M zone. The subject site is served by Bus Route 5 and is abutted by a transit stop on the site's northern boundary. It is also located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. The subject site is in close proximity to a wide range of land uses, including both commercial and retail uses.

11. The request clearly facilitates Policy 8.1.1 <u>Diverse Places</u> in Comprehensive Plan Chapter 8-Economic Development: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scales to encourage economic development opportunities.

The request could foster a range of interesting places and contexts with different development intensities, densities, uses, and building scales opportunities because the MX-H zone district allows higher-intensity land use than the MX-M zone district, in an area that is already characterized by having a broad range of developmental intensities, densities, existing land uses, and building scales. Any future development of the subject site, which is currently vacant, could encourage economic development through the creation of construction jobs and a more productive use of land.

- 12. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:
 - A. <u>Criterion A:</u> Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. Because this is a spot zone, the applicant must further "clearly facilitate" implementation of the ABC Comp Plan (see Criterion H). The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable Goals and policies in the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.
 - B. <u>Criterion B:</u> The subject site is located wholly in an Area of Change, so this criterion does not apply. The response to Criterion B is sufficient.
 - C. <u>Criterion C:</u> The subject site is located wholly in an Area of Change. The applicant argues that the existing zoning is inappropriate because it meets Criteria 2 and 3 (listed above).

The applicant states that a significant change in the conditions affecting the site justifies request because the proposed MX-H zoning is consistent with the prior zoning of C-3, as shown in IDO Table 2-2-1 Summary Table of Zone Districts. While Table 2-2-1 does show that the IDO Zone District equivalent to C-3 zone district is either the MX-H or NR-C zone district, the applicant does not demonstrate how this resulted in a significant change in the conditions of the subject site, which has remained vacant and undeveloped over time, thus remaining in the same general condition.

The applicant also states that the request meets Criteria 3 above. The applicant's policy-based analysis does demonstrate that the request would clearly facilitate a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the

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- community than the current zoning. Because Criterion C states that the applicant must demonstrate that the existing zoning is inappropriate because it meets at least one of the criteria above, and Criteria 3 is met, the response to Criterion C is sufficient.
- D. Criterion D: The applicant analyzes all new permissive, conditional, and accessory uses in the MX-H Zone District and then demonstrates how Use-specific Standards in Section 16-16-4-3 of the IDO associated with particular uses would adequately mitigate potentially harmful impacts. The applicant adequately demonstrates that the two new permissive uses in the MX-H zone, Adult Retail and Self-storage, would be mitigated by the Use-specific Standards in Section 16-16-4-3 of the IDO that are associated with these new permissive uses. In this instance, Adult Retail would be prohibited entirely due to the subject site's proximity to the school(s) to the north, while Self-storage would be controlled by Use-specific standards that reduce on-site traffic and mitigate potentially unseemly aesthetic qualities. Staff finds that the IDO's Use-specific Standards would mitigate potentially harmful impacts associated with newly permissive uses. Staff also notes that prohibitions within CPO-7 would further protect the existing community from harmful impacts associated with newly permissive, conditional, and/or accessory uses on the subject site.
- E. <u>Criterion E:</u> The subject site is currently served by infrastructure, which will have adequate capacity once the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. Any future development on the subject site, which is currently vacant, would be required to adhere to all obligations and standards under the IDO, DPM, and/or an Infrastructure Improvements Agreement. Therefore, the response to Criterion E is sufficient.
- F. <u>Criterion F:</u> The applicant is not completely basing the justification for the request upon the subject site's location on a Major Collector roadway. Rather, the applicant has adequately demonstrated that the request clearly facilitates a preponderance of applicable Comprehensive Plan Goals and policies. The response to Criterion F is sufficient.
- G. <u>Criterion G:</u> The applicant's justification is not completely or predominantly based upon economic considerations. Rather, the applicant has adequately demonstrated that the request clearly facilitates a preponderance of applicable Comprehensive Plan Goals and policies. The response to Criterion G is sufficient.
- H. <u>Criterion H:</u> The request would result in a spot zone because it would apply a zone different from surrounding zone districts. The applicant acknowledges that the request would create a spot zone in their response to Criterion H, but explains that it would be justified because the subject site will function as a transition between adjacent zone districts and would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

The applicant has demonstrated that subject site could function as a transition between the MX-H zone districts to the east, the properties zoned MX-M to the south and west, and the properties zoned MX-L, MX-T and R-T north and further west of the subject site due to the varying levels of developmental intensity associated with each zone district. Staff notes that the subject site is located within the CPO-7 Overlay Zone and the standards associated with this Overlay Zone could foster this transition, because the site standards, setback standards, and building height standards associated with this Overlay Zone would apply to any future development on the

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subject site. Because the MX-H zones to the east would allow greater density and intensity than on the subject site due to CPO-7 standards, and the MX-M zone districts to the south and west would allow lower-density and lower-intensity uses, the requested MX-H zone district could serve as a transition between the more intense mixed-use zones to the east and the less intense mixed-use zones to the west.

As required, the applicant has shown that the request will clearly facilitate implementation of the ABC Comp Plan and is applicable to sub-criteria number one. The response to Criterion H is sufficient.

- 13. The applicant provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners (within 100 feet) via certified mail and email as required. The applicant notified the Santa Barbara Martineztown Neighborhood Association and the North Valley Coalition of their request.
- 14. The Santa Barbara Martineztown Neighborhood Association accepted a Pre-Submittal Neighborhood Meeting within 15 calendar days of notification (on November 21, 2023) and proposed a meeting date of January 18th. The applicant originally agreed to a meeting sometime in January (date not specified), but requested a sooner date on November 29, 2024, citing "undue delay." The CABQ Office of Alternative Dispute Resolution then offered a Zoom meeting format, with flexible availability, beginning as early as December 4, 2023. However, the Neighborhood association was "adamant that the meeting be held on January 18th," according to facilitated meeting notes provided by the CABQ Office of Alternative Dispute Resolution and a timeline provided by the applicant. Based on this information, it appears that the Neighborhood Association effectively declined to meet within the 30-calendar day window specified in 6-4(B)(4) of the IDO. If the Santa Barbara Martineztown NA had accepted ADR's offered Zoom meeting within those 30 days, the Neighborhood Association would have met with the applicant during this timeframe. However, as stated in subsection 6-4(B)(9), the requirement for a pre-submittal neighbor meeting was waived, and instead, a facilitated meeting was held on January 18th. Staff has also been informed by the applicant that a follow-up non-facilitated meeting was held on January 30th.
- 15. Staff is aware of opposition to this request by the Santa Barbara Martineztown Neighborhood Association. In the facilitated meeting notes provided by the CABQ Office of Alternative Dispute Resolution, objections to the request were based on the communities feeling that the MX-H designation is not equivalent to the former Sector Plan C-3 designation, the potential of increased traffic, and the Applicant's submission prior to the date of the meeting. These notes state that "community stakeholders made several additional objections, which were not related to the subject application. Those objections were omitted, here."
- 16. The Santa Barbara Martineztown Neighborhood Association has submitted a comment on the case requesting it be deferred so that the Neighborhood Association can have more time to discuss and organize around the request. These comments also state that the Santa Barbara Martineztown Neighborhood Associations objects to statements made in the facilitated meeting notes, the nature of the request as a spot zone, and the uses permitted in the MX-H zone district.
- 17. During public input at the February 15, 2024 EPC Hearing, community members expressed strong concern over increased traffic resulting from potential development on the subject site. Community

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members also emphasized, based on existing traffic studies, the need for improved transporation infrastructure near the subject site.

<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **March 1, 2024**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Megan Jones

for Alan M. Varela, Planning Director

AV/ST/MJ

cc: Tierra West, LLC, slozoya@tierrawestllc.com
Cross Development, meagan@crossdevelopment.net
Santa Barbara Martineztown NA, Loretta Naranjo Lopez, lnjalopez@msn.com
Santa Barbara Martineztown NA, Theresa Illgen, theresa.illgen@aps.edu
North Valley Coalition, Peggy Norton, peggynorton@yahoo.com
North Valley Coalition, James Salazar, jasalazarnm@gmail.com
Legal, dking@cabq.gov
EPC File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 30, 2011

Project# 1000060

11DRB-70318 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the referenced/above action(s) for all or a portion of **GATEWAY SUBDIVISION** zoned SU-2/ C-3, located on the north side of LOMAS BLVD NE and the west side of INTERSTATE 25 containing approximately 24.8365 acre(s). (J-15)

At the November 30, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 8, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

Cc: Daniel Alsup – Modrall Sperlig – 500 4th St. NW Ste 1000 – Albuquerque, NM 87103

Cc: Sandia Foundation – 6211 San Mateo Blvd. NE, Ste 100 – Albuquerque, NM 87109

Marilyn Maldonado

file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

February 26, 2014

Project# 1000060

14DRB-70026 - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MODRALL SPERLING agents for SANDIA FOUNDATION request the referenced/above action for all or a portion of GATEWAY SUBDIVISION zoned SU-2/ C-3, located on the north side of LOMAS BLVD NE and the west side of INTERSTATE 25 containing approximately 24.8365 acre(s). (J-15)

At the February 26, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 13, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

Cc: MODRALL SPERLING

File

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

2

Date: August 18, 2000

OFFICIAL NOTIFICATION OF DECISION

John Hammons Industries 300 John O. Hammons Pkwy Springfield, MO 65806

FILE: 00128 00000 00904

LEGAL DESCRIPTION: for Tracts B and C,
Gateway Subdivision, zoned SU-2/C-3, located on
Lomas Boulevard NE between Interstate 25 and
Woodward Place, containing approximately 9.35
acres. (J-15) Russell Brito, Staff Planner

On August 17, 2000, the Environmental Planning Commission voted to approve 00128 00000 00904, a site development plan for building permit for Tracts B and C, Gateway Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

- This is a request for approval of a site development plan for building permit for an approximately 9.4 acre site located on Lomas Boulevard NE, adjacent to Interstate 25 and Woodward Place.
- 2. The submitted site plan furthers the applicable Goals and policies of the Comprehensive Plan by proposing a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.
- 3. The submitted site plan furthers the applicable Goals, objectives and procedures of the Martineztown/Santa Barbara Sector Development Plan by proposing a development that may help improve economic conditions in the Plan area; expanding infrastructure where necessary to accommodate new development; stabilizing land use patterns; and by illustrating the relationship of the proposed development to the existing neighborhood.
- The submitted site plan furthers and abides by the EPC approved site development plan for subdivision which created the subject site (Z-93-46).
- The site development plan for building permit will be adequate with some minor changes, additions and clarifications.
- 6. Development of the western pad sites within the master plan should not occur until the site is in compliance with the and approved master plan (Z-93-46). The following concerns were presented by the adjoining neighborhood and include:

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- Correct documentation.
- Restoration of property.
- Provision of amenities.
- The Planning Commission, under the Zoning Code, can review master plans periodically if construction
 has not taken place within a prescribed number of years.

CONDITIONS:

- The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
- The subject site shall be replatted to create one cohesive lot.
- Pedestrian and bicycle amenities:
 - a. Pedestrian crossings of vehicular drives and accesses shall be minimized: the pedestrian path from Woodward Place to main hotel entrance shall be moved just south of the southernmost vehicular access; and the pedestrian path from Woodward Place to the conference center entrance shall be moved to the southern end of the conference center drop off area.
 - b. The pedestrian paths in the parking areas shall be protected from encroachment by vehicle parking with the strategic placement of bollards near vehicular drive aisles that will allow for the passage of wheelchairs.
 - The locations of all bicycle parking shall be clearly indicated on the site plan.
- 4. The following lighting note shall be added to the site plan: "Site lighting shall be full cut-off fixtures (e.g. shoe box fixtures) to minimize fugitive light."
- Landscaping:
 - a. The planting areas adjacent to the pedestrian paths shall have shade trees in addition to the shrubs and ground cover plantings shown. Shade trees shall be planted in 5x5 planters at plus or minus 25 feet on center along the length of the entire pedestrian way.
 - b. The landscaping calculations shall be supplemented with area and percentage figures for the turf area provided. Turf areas shall not comprise more than 20% of the landscaped area.
 - c. The landscaping areas along Woodward Road and Lomas Boulevard shall be developed with berms, 2-1/2' to 3'-high, to provide buffering for the parking rows along the streets. The turf in these recommended berm areas shall be eliminated in favor of lower water use plants or severely reduced.

Elevations:

 The elevations sheet shall specify alternate color designations for the facade colors for future reference (e.g. orange, medium brown, cream).

- b. The three, glass pyramid structures on the tower's roof and the single glass pyramid structure on the porte-cochere shall be shown on the building elevations sheet of the site development plan for building permit.
- c. The discrepancy between the elevations sheet and the colored drawings regarding the southern end of the west facade (what appears to be a restaurant with outdoor seating) shall be resolved prior to final sign-off at the DRB.
- The development shall have a self-contained compactor. Sanitary drain must be in place for cleanups.
 Incorporate some type of design to limit visibility of compactor from the publics' view.
- 8. Public Works, Transportation Conditions:
 - a. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the TIS negotiations between the developer and the City must be completed. Including the signalization of Woodward Place and Lomas Boulevard.
 - All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - c. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - d. Location, size and radii of driveways on Woodward Place must be adjusted to the satisfaction of the Traffic Engineer.
 - e. Full size parking spaces must be placed in the nearest proximity of the structure, small car spaces to be located at the perimeter.
 - f. Vehicle access to the site from Woodward Place is inadequate. Median openings are needed, or possibly the complete removal of the median.
 - Placement of street trees on Interstate 25 and on Lomas Boulevard.
 - On Woodward Place, build median openings or remove median, as acceptable to the Traffic Engineer.
 - The landscaping plan must indicate an acceptable treatment of the space between curb and sidewalk (street trees as per the Street Tree Ordinance).
- The applicant shall have this plan reviewed by the project engineer for the Big I to ensure that the
 elevations, shown on this plan, next to the Interstate ramps are still accurate.
- 10. Screen all HVAC so that the top of parapet is greater then or equal to top of any equipment and any visible equipment shall be screened or tented so that it is not viewable from the freeway.
- 11. The site lighting shall comply with the following:
 - a. There shall be no building mounted signs on the east or west facades of the building.
 - Façade lighting of the hotel shall be limit to the corners of the building. Site lighting and lighting of rooftop elements shall comply with provisions of the New Mexico Night Sky Protection Act.

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- c. Any façade lighting or lighting of rooftop elements shall require the approval of the Development Review Board; such approval may be given only after mailed notice of the DRB hearing is provided to the Citizens Information Committee of Martineztown, Martineztown/Santa Barbara Neighborhood Association and the Spruce Park Neighborhood Association. The notification will be the responsibility of the applicant and will be required 15 days prior to the public hearing.
- 12. The parking calculations shall specifically refer to the number of rooms and the square footages of the conference center and the restaurant.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 1, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal; if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely

Robert R. McCabe, AIA, APA

Planning Director

RM/RB/ac

OFFICIAL NOTICE OF DE ION AUGUST 17, 2000 00128 00000 00904 PAGE 5

cc: Herb Denish & Assoc., P.O. Box 2001, Albuq, NM 87103
Jess Martinez, Citizens Information Committee of Martineztown, 501 Edith NE, Albuq. NM 87102
Frank Martinez, Citizens Information Committee of Martinez, 501 Edith NE, Albuq. NM 87102
Carol Nordengren, Santa Barbara Martineztown, 2204 Broadway NE, Albuq. NM 87102
Christina Chavez-Apodaca, 517 Marble NE, Albuq. NM 87102
Jesse Lopez, 1127 Walter NE, Albuq. NM 87102
Loretta Naranjo-Lopez, 1127 Walter NE, Albuq. NM 87102
Rupert Holland, Spruce Park Neigh. Assoc., 415 Maple St. NE, Albuq. NM 87106

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

Date: Harch 24, 1994

OFFICIAL MOTIFICATION OF DECISION

Sandia Foundation 700 Lomas Bivd NE, #240 Albuquerque, NM 87103

FILE: Z-93-46
LEGAL DESCRIPTION: The westerly
portions of Tracts P and Q, Lands of
Southwestern Construction Company,
zoned SU-2/C-3 (SC), located at the
northwast corner of Lomas Boulevard, NE
and the I-25/Lomas off-ramp, containing
approximately 25 acres. (J-25)

On Harch 24, 1994 the Environmental Planning Commission voted to approve Z-93-46, your request for approval of a site development plan for subdivision purposes, based on the following Findings and subject to the following Conditions:

FINDINGS:

- This case was deferred from the August 26, 1993 EPC public hearing to allow the preparation of a Traffic Impact Analysis and an Air Quality Impact Assessment. These studies have been completed and reviewed by the appropriate City agencies.
- This case was heard and approved by the EPC on May 20, 1993, appealed to the City Council, and remanded to the EPC by LUPZ on July 28, 1993.
- A facilitated meeting was held on August 18, 1993. There was no specific resolution to the issues reached at this meeting.
- 4. A Haster Development Plan was approved for this property in 1988, but final sign-off of the plan by DRB was never obtained. The City Council found that the 1988 EPC approval as to this site is not binding.
- 5 The terms "property" and "developments" as found on page 75 of the Martineztown/Santa Barbara Sector Development Plan mean a subdivided lot for the purposes of this project.
- 6. The grading and drainage plan has been approved for Phase 1 only.
- A public announcement has been made by the federal Judiciary disclosing a plan to relocate the Federal Courthouse to a site within the subdivision proposed in this application.
- The Center City Downtown Core Revitalization Strategy sets a larger centext for Downtown that includes the immediately adjacent neighborhoods, including Martineztown/Santa Barbara, as well as for the major institutional and cultural resources of Albuquerque's Center City.
- The Downtown Core Plan states that "the neighborhood and activity centers within the Downtown Core should be complementary rather than competitive".
- 10. The Downtown Core Strategy states specifically that courthouses belong in the Downtown Core.
- The Albuquerque/Bernalillo County Comprehensive Plan Policy 6.C under Urban Centers states that "structures which would dominate their environment shall be located only in Urban Centers". The site in this application is not located within an Urban Center.
- 12. Relocation of the Courthouse out of the Downtown Core would be a repudiation of investment decisions that have been made there to date by Federal, State and local governments, as well as private investors, and would serve as a disincentive to further investments in this Downtown Core.
- 13. This application is for a property that is zoned SU-2/C-3 Heavy Commercial according to the Martineztown/Santa Barbara Sector Development Plan. That Sector Plan, under this zoning definition states that "the heavy commercial zoning should restrict certain uses which would be detrimental to the community". Relocation of the Courthouse outside of the Core would be detrimental to the Albuquerque community as a whole.
- 14. The proposed Courthouse use for this site is inconsistent with the long range goals of the Albuquerque/Bernalillo County Comprehensive Plan and the Hartineztown/Santa Barbara Sector Development Plan.

CITY OF ALBUQUERQUE PLANNING DEPARTMENT PLANNING DIVISION

ENVANUMMENTAL PLANNING COMMISSION Harch 24, 1994

CONDITIONS:

- 1. The requirements of the Transportation Division of the City Public Works Department, as detailed in their memo dated March 15, 1994, shall be met.
- There shall be two bus bays on the interior "spine" road, and one bus bay on east bound Mountain Road, east of the interior road.
- The "NOTE:" on the site development plan for subdivision purposes stating "Structures elsewhere on the site can be up to 60 feet" shall be removed.
- A transfer of densities among the different parcels shall not exceed 10% from those tabulated on the Site Plan for Subdivision provided that the maximum total is not exceeded.
- A Courthouse use shall not be an approved use for this site.

THIS CASE IS SCHEDULED FOR FINAL SITE DEVELOPMENT PLAN SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD ON APRIL 12, 1994.

YOUR DES CASE MURBER IS DES 94-183. IN ORDER TO RECEIVE FINAL SIGN-OFF AT THE APRIL 12, 19. NEETING, THE FOLLOWING ITEMS NEED TO BE SUBMITTED TO THE PLANNING DEPARTMENT BY APRIL 5, 1994:

- A MARRATIVE DESCRIPTION (A 'COMPLIANCE LETTER') STATING HOW THE EPC'S CONDITIONS OF APPROVAL HAVE BEEN HET;
- AM INFRASTRUCTURE LIST FOR ANY REQUIRED PUBLIC IMPROVEMENTS (STREETS, UTILITY LINES, EYC.);
- SIX COPIES OF YOUR REVISED SITE DEVELOPMENT PLAN WHICH INCORPORATES THE CHANGES REQUIRED BY EPC.

PRIOR TO SUBDIVISION AND/OR OBTAINING A BUILDING PERMIT, YOU MUST HAVE YOUR SITE DEVELOPMENT PLAN SIGNED-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB); ANY APPEAL WILL REQUIRE DEFERRAL OF SITE PLAN SIGN-OFF UNTIL THE APPEAL IS RESOLVED.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY APRIL 8, 1994, IN THE MAINER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$5% IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 7-14-45.B.2.c Commission acting under this ordinance and who have legal standing as defined in Section 7-14-45.B.2.c to the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the Planning Division within 15 days of submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the Planning Commission's decision. The date the determination in a Saturday, Sunday or holiday the 15-day period for filing an appeal and if the fifteenth day falls on a Saturday, Sunday or holiday the 15-day period for filing an appeal, and if the determination is considered as the deadline for filing as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing as listed in the Merit System Ordinance and it has been properly followed. If it decides that all City plans, policies and ordinance are decided as the Environmental Planning Division for the Merit System Ordinance and ordinance are decided as the Environmental Planning Division for the Merit System Ordinance and ordinance are decided as the Environmental Planning Division for the Merit System Ord

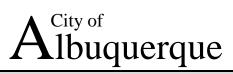
YOU WILL RECEIVE MOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE GUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE THE OF APPROVAL HAVE BEEN HET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Acting Planning Director

cc:Herbert H. Denish and Assoc., P.O. Box 2001, Albuq., NM; 87103 Veronica Arellano, Santa Barbara/Martineztown Neigh., Assoc., 900 Edith NE, Albuq., NM 87102 ENVIRONMENTAL PLANNING COMMISSION
Project # PR-2024-009765 / Case # SI-20240-00468
Hearing Date: July 18, 2024

Page C

C) APPLICATION INFORMATION





DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

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	De	ecisio	ons Requiring a Pub	olic Meeting or Hearing	Policy	Policy Decisions		
☐ Archaeological Certificate (Form P3)		Site Form F		g any Variances – EPC	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)		Comprehensive	
☐ Historic Certificate of Appropriatenes (Form L)	ss – Minor	Mas	ter Development Pla	n (Form P1)	☐ Adoption or Amendment of Historic Designation (Form L)			
☐ Alternative Signage Plan (Form P3)		Histo		propriateness – Major	☐ Amendment of IDO Text (Form		orm Z)	
☐ Minor Amendment to Site Plan (Form	m P3) □	Dem	nolition Outside of HF	PO (Form L)		Annexation of Land <i>(Form Z)</i>		
☐ WTF Approval (Form W1)		Histo	oric Design Standard	s and Guidelines <i>(Form L)</i>	☐ Amendment to Zoning Map – EPC (Form Z)		– EPC (Form Z)	
		Wire	eless Telecommunica W2)	itions Facility Waiver	☐ Ame	endment to Zoning Map	– Council (Form Z)	
					Appea	Appeals		
					□ Dec	Decision by EPC, LC, ZHE, or City Staff (Form		
APPLICATION INFORMATION	<u> </u>				<u> </u>			
Applicant: Cross Development					Pho	one: 727-543-2112		
Address: 4317 Marsh Ridge Road	d				Em	ail: meagan@cross	development.net	
City: Carrollton				State: Texas	Zip	:75010		
Professional/Agent (if any): Tierra We	est, LLC				Pho	Phone: 505-278-7088		
Address: 5571 Midway Park Pl.	. NE				Em	Email: slozoya@tierrawestllc.com		
City: Albuquerque			State: NM	Zip	Zip: 87109			
Proprietary Interest in Site:			List all owners:					
BRIEF DESCRIPTION OF REQUEST								
Major Amendment to	existing EP	C Si	ite Plan for Subd	ivision - Gateway Cen	ter			
SITE INFORMATION (Accuracy of the	e existing lega	ıl des	cription is crucial!	Attach a separate sheet if	necessa	ry.)		
Lot or Tract No.: TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845			CONT 2.7845 AC	Block:	Unit:			
Subdivision/Addition: Gateway Subdivision				MRGCD Map No.:	UPC Code:			
Zone Atlas Page(s): J-15-Z			sting Zoning: MX-H	(Recently Approved)	Pro	Proposed Zoning:		
# of Existing Lots: 1			f Proposed Lots: 1		Tot	Total Area of Site (acres): 2.8		
LOCATION OF PROPERTY BY STRE	ETS							
Site Address/Street: 1100 Woodwa	ard Place N	Bet	ween:Mountain I	Rd	and: Lo	mas Blvd		
CASE HISTORY (List any current or	prior project a	nd ca	ase number(s) that r	may be relevant to your re	quest.)			
(—								
Signature: Date: 4.4.24								
Printed Name: Sergio Lozoya □ Applicant or ♠ Agent								
FOR OFFICIAL USE ONLY								
Case Numbers	Action		Fees	Case Numbers		Action	Fees	
					ı			
Meeting/Hearing Date:					Fee Total:			
Staff Signature:			Date:	Pro	ject#			

FORM P1: SITE PLAN - EPC

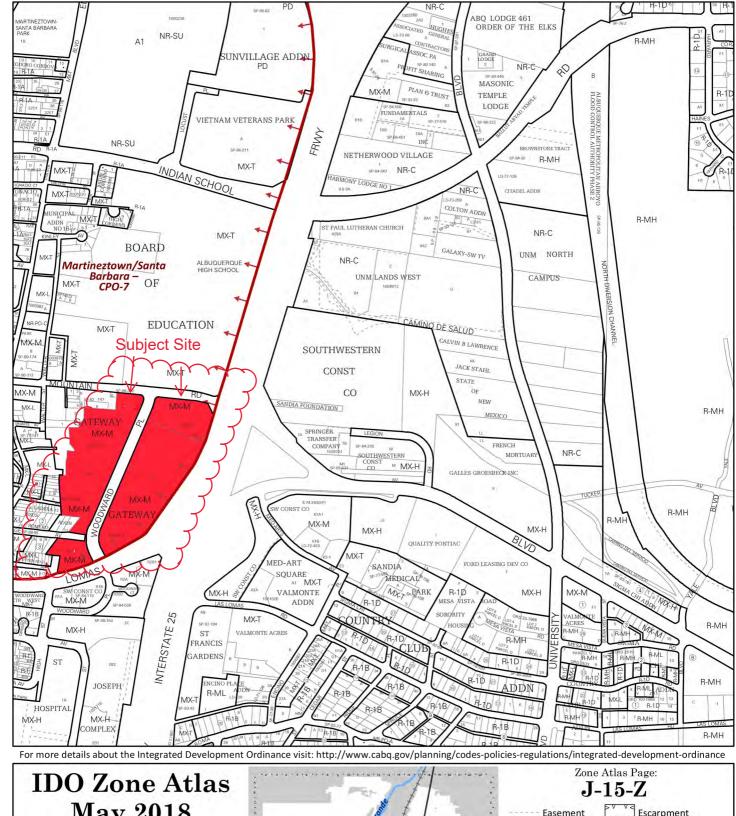
Staff Signature:

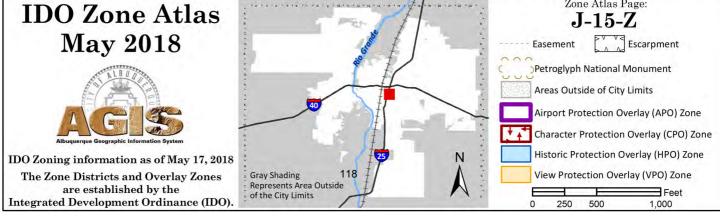
Date:

Ple	ease refer to the EPC hearing schedule for public hearing dates and deadlines.	Your attendance is required.
	SITE PLAN – EPC MASTER DEVELOPMENT PLAN MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN Interpreter Needed for Hearing? if yes, indicate language: A Single PDF file of the complete application including all documents being submitted m prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via ema provided on a CD. PDF shall be organized with the Development Review Application and the remaining documents in the order provided on this form. 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 Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-14. Signed Traffic Impact Study (TIS) Form Justification letter describing, explaining, and justifying the request per the criteria in IDC 14-16-6-6(F)(3), as applicable NA Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) Proof of enail with read receipt OR Certified Letter offering meeting to applicable ass	nust be emailed to PLNDRS@cabq.gov ail, in which case the PDF must be ad this Form P1 at the front followed by 6-6-5(A) D Sections 14-16-6-6(J)(3) or O) sociations In) ion provided in accordance with IDO iation representatives. In) provided by Planning Department or additional information provided in all as design requirements for buildings, only) 1 5-2(D) for all commercial and multifamily
	NA Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated VARIANCE – EPC In addition to the above requirements for the Site Plan – EPC or Master Developments is related to, please describe, explain, and justify the variance per the criteria in IDO	ent Plan the proposed variance request
	Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted 6(L) See Form V.	d Connectivity), 14-16-5-4 (Subdivision
	the applicant or agent, acknowledge that if any required information is not submitted with this cheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	s application, the application will not be
Sig	gnature:	Date: 4.4.24
Pri	inted Name: Sergio Lozoya	☑ Applicant or ☐ Agent
FO	OR OFFICIAL USE ONLY	
	Case Numbers: Project Number:	NIB II

117

Revised 8/12/21





January 3, 2024

Mr. David Shaffer, Chair Environmental Planning Commission City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

RE: Memorandum of Understanding for Entitlement and Permit Applications for proposed Zone Map Amendment and associated project by Cross Development on lands owned by JHDQ Land Holding LLC C/O Atrium Holding Company, legally described as Tract A Plat of Gateway Subdivision approximately 2.7845-Acres

JHDQ Land Holding LLC C/O Atrium Holding Company hereby authorizes Cross Development to hire an agent, Tierra West LLC, to obtain information and submit entitlement and permit applications for a Zone Map Amendment at the above referenced Property, and act as Cross Developments agent for the limited purpose of entitling, permitting, and subdividing, at Cross Development's expense, the above referenced Property owned by JHDQ Land Holding Company C/O Atrium Holding Company

Sincerely,

JHDQ Land Holding LLC C/O Atrium Holding Company

Won Huang
Print Name //1
By: WongM
By: Signature
President
Title
1/3/2024
Date

January 3, 2024

Mr. David Shaffer, Chair Environmental Planning Commission City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

RE: Letter of Authorization for Entitlement and Permit Applications for proposed Zone Map Amendment and associated project by Cross Development on lands owned by JHDQ Land Holding LLC C/O Atrium Holding Company, legally described as Tract A Plat of Gateway Subdivision approximately 2.7845-Acres

Cross Development hereby authorizes Tierra West, LLC to obtain information and submit entitlement and permit applications for a Zone Map Amendment at the above referenced Property, and act as Cross Developments agent for the limited purpose of entitling, permitting, and subdividing the above referenced Property owned by JHDQ Land Holding Company

Sincerely,

Cross Development

·
Deno Maggi
Print Name
Dung
Signature
Manager
Title
1/4/24
Date



Tim Keller, Mayor Sarita Nair, CAO

City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

DATE: March 12, 2024

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):

PR-2024-009765 SI-2024-00334

Agent:

Tierra West, LLC

Applicant:

Cross Development

Legal Description:

Tract A Plat of Gateway Subdivision

Zoning:

MX-H (Recently approved, awaiting appeal)

Acreage:

3.0 (approximately)

Zone Atlas Page(s): J-15-Z

CERTIFICATE OF NO EFFECT:



CERTIFICATE OF APPROVAL:





SUPPORTING DOCUMENTATION:

Historic Google Earth images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

The property has been bladed clear since at least 2002 and most of the property was surveyed under NMCRIS 18613 and NMCRIS 73483 with no significant finds. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

Senior Principal Investigator

Acting City Archaeologist

Lone Mountain Archaeological Services, Inc.



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Medical Rehab Facility	
Building Permit #: Hydrology File #:	
Zone Atlas Page: J-15-Z DRB#: EPC#:	Work Order#:
Legal Description: TRACT A PLAT OF GATEWAY SUBDIVISION CONT	
Development Street Address: 1100 WOODWARD PL NE ALBUQUERQ	UE NM 87102
Applicant: Amanda Herrera	Contact: Tierra West LLC
Address: 5571 Midway Park Pl	
Phone#: 505-858-3100 Fax#:	
E-mail: aherrera@tierrawestllc.com	
Development Information	
Build out/Implementation Year:2025 Current/Proposed	Zoning: MX-M / MX-H
Project Type: New: (x) Change of Use: () Same Use/Unchanged: () San	ne Use/Increased Activity: ()
Change of Zoning: (x)	
Proposed Use (mark all that apply): Residential: () Office: () Retail: () M	fixed-Use: (x)
Describe development and Uses: Medical Rehab Facility with 60 beds	
Medical Reliab Facility with 60 beds	
Days and Hours of Operation (if known):	
Facility	
Building Size (sq. ft.): 64,000 SF Hospital	
Number of Residential Units:	
Number of Commercial Units:	
Traffic Considerations	
ITE Trip Generation Land Use Code Hospital (610)	
Expected Number of Daily Visitors/Patrons (if known):*	
Expected Number of Employees (if known):*	
Expected Number of Delivery Trucks/Buses per Day (if known):*	
Trip Generations during PM/AM Peak Hour (if known):* AM (77/30) PM	(33/68)
Driveway(s) Located on: Street Name Woodward	

Adjacent Roadway(s) Posted Speed:	Street Name Mountain Rd	Posted Speed 25
• • • • • • • • • • • • • • • • • • • •	Street Name Woodward	Posted Speed 25
* If these values are not know	wn, assumptions will be made by City staff. Depend	ding on the assumptions, a full TIS may be required.
Roadway Information (adjacent		Transit Corridor - Major Collector
Comprehensive Plan Corridor Designa (arterial, collecttor, local, main street)	ation/Functional Classification:	Major Corrector
Comprehensive Plan Center Designati (urban center, employment center, activity center, et		
Jurisdiction of roadway (NMDOT, Cit		
Adjacent Roadway(s) Traffic Volume	: 4178 (22) Volume-to- (if applicable)	Capacity Ratio (v/c): 0.243
Adjacent Transit Service(s): City F	Bus Service Nearest Transit Stop(s): Bus Stop Route 5
Is site within 660 feet of Premium Tra	nsit?:_No	
Current/Proposed Bicycle Infrastructu (bike lanes, trails)	re: Existing Shared Bike	Path on Mountain Rd
Current/Proposed Sidewalk Infrastruct	ture: Existing Sidewalk on along Mountain Rd.	both sides of the roadway
Relevant Web-sites for Filling out Ro	padway Information:	
City GIS Information: http://www.cabq	.gov/gis/advanced-map-viewer	
Comprehensive Plan Corridor/Designa	tion: See GIS map.	
Road Corridor Classification : https://webs.pdf	ww.mrcog-nm.gov/DocumentCenter/View/1	920/Long-Range-Roadway-System-LRRS-
Traffic Volume and V/C Ratio: https://w	www.mrcog-nm.gov/285/Traffic-Counts and	https://public.mrcog-nm.gov/taqa/
Bikeways: http://documents.cabq.gov/pla.81)	nning/adopted-longrange-plans/BTFP/Final/E	3TFP%20FINAL_Jun25.pdf (Map Pages 75 to
TIS Determination		
Note: Changes made to development TIS determination.	proposals / assumptions, from the information	ation provided above, will result in a new
Traffic Impact Study (TIS) Require	d: Yes [] No [
Thresholds Met? Yes [] No		
Mitigating Reasons for Not Requiring	TIS: Previously Studied: []	
Notes:		
MP-P.E.	1/5/2024	
TRAFFIC ENGINEER	DATE	

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

- 1. Access -- location and width of driveways
- 2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
- 3. Bike Lanes (check for designated bike routes, long range bikeway system) (check MRCOG Bikeways and Trails in the 2040 MTP map)
- 4. Location of nearby multi-use trails, if applicable (check MRCOG Bikeways and Trails in the 2040 MTP map)
- 5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
- 6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
- 7. Distance from access point(s) to nearest adjacent driveways/intersections.
- 8. Note if site is within a Center and more specifically if it is within an Urban Center.
- 9. Note if site is adjacent to a Main Street.
- 10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.



July 3, 2024

Mr. Jonathan R. Hollinger, Chair Environmental Planning Commission 600 Second NW Albuquerque, NM 87102

RE: SITE PLAN - EPC MAJOR AMENDMENT

TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC

IDO ZONE ATLAS PAGE J-15-Z

Dear Mr. Hollinger:

Tierra West LLC, on behalf of Cross Development, respectfully requests a Major Amendment to the controlling Site Plan for a subject site located at 1100 Woodward Pl. NE, Albuquerque, NM 87102.

The proposed amendment is to allow the Hospital use on the subject site, and adjusts the existing setback standards.

The legal description of the subject site is Tract A Plat of Gateway Subdivision containing 2.7845 acres. The subject site is located at 1100 Woodward Pl. NE, just south of Mountain Rd. NE and west of I-25 S Frontage Road. The current zoning of this parcel is Mixed-Use – Moderate Intensity (MX-M); the EPC has recently approved a zone change to Mixed Use – High Intensity (MX-H), which is currently undergoing an appeal.

IDO provision 14-16-6-6(I)(2)(d) 2 states that if any of the proposed (site plan) boundary with a prior approved Site Plan that will remain in place, a Major Amendment shall be required.

This justification letter will discuss the request, the history of the subject site, and will outline the request per IDO 6-6(I)(3) Review and decision criteria.

IDO Section 1-10 Transitions from Previous Regulations

Per IDO Section 14-16-1-10(A)(2), any use standards or development standards associated with pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of this IDO. In the case of the Gateway Site Plan for Subdivision, the established design standards concerning height remain valid.

Proposed Development

Nobis Rehabilitation Partners is an Inpatient Rehabilitation Facility (IRF). IRFs provide intensive rehabilitation services using an interdisciplinary team approach in a hospital environment. Admission to an IRF is appropriate for patients with complex nursing, medical management, and rehabilitative needs (such as hip replacements, knee replacements,). Rehabilitation programs at IRFs are supervised by rehabilitation physicians and include services such as physical and occupational therapy, rehabilitation nursing, and speech-language pathology. Approximately ninety percent (90%) of patients come from acute care settings with an average stay of 12-14 days so that they can be discharged back to their homes. On any given day, the

average occupancy of this facility will be approximately 85-90%. Nobis' facilities of this size typically staff approximately 60 people during the day and 40 at night.

Proposed Amendment and Zone Map Amendment Discussion

The subject site at 1100 Woodward Pl. NE, Albuquerque, NM, is currently zoned as Mixed-Use Moderate Intensity (MX-M). Tierra West LLC, on behalf of Cross Development, is proposing a rezoning to Mixed-Use High Intensity (MX-H) to develop a Physical Rehabilitation Hospital by Nobis Rehabilitation Partners. This change is essential due to the limitations imposed by the MX-M zoning, which restricts hospital use to a maximum of 20 beds. This limitation is insufficient for the proposed facility, which aims to accommodate around 60 beds.

The need for the MX-H zone arises from the community's growing healthcare demands. By 2030, over 40% of Bernalillo County's population is projected to be older adults, many of whom will require rehabilitation services due to chronic conditions such as heart disease, cancer, and stroke. A facility with only 20 beds would be inadequate to address these needs. The MX-H zoning allows for a higher bed capacity, essential for providing comprehensive rehabilitation services.

Furthermore, the increased capacity under MX-H zoning enables operational efficiency by supporting the deployment of adequate medical staff, advanced equipment, and specialized programs. The site's strategic location, well-served by major transit corridors like Mountain Rd NE, I-25 Frontage Rd, and Lomas Blvd, is ideal for a high-density medical facility. This aligns with Albuquerque's Comprehensive Plan goals, which advocate for infill development, efficient land use, and enhanced community services.

Rezoning to MX-H is crucial for developing a rehabilitation hospital that meets the community's healthcare needs. The existing MX-M zoning's 20-bed limit is inadequate, making the MX-H designation necessary to support the proposed facility's scale and scope. This amendment will facilitate the development of a vital healthcare service, improve community health outcomes, and align with the city's broader planning and development objectives.

Community Need

There is a clear community need for the requested site plan amendment. Not only does the site plan amendment clearly facilitate the ABC Comprehensive Plan by providing a request which aligns with the City's development goals; the MX-H zone and site plan would facilitate the development of a Physical Rehabilitation Hospital with the appropriate number of beds and will fill a need of healthcare services for the aging community in the greater Albuquerque Area.

The applicant did a thorough analysis regarding the City of Albuquerque, its population, and the need for additional healthcare services. In this analysis, Nobis found that by 2030 over 40% of the population in Bernalillo County will be Older Adults (1New Census data shows New Mexicans are getting older: UNM Newsroom cabq_senioraffairs_onesheet_8-5x11_oct2021-aging-study.pdf). Though New Mexico's population increased by 2.8% from 2010 to 2020, most of the increase was in the population of people ages 65 and older, which increased by 43.7%. This increase in adults who are 65 and older is consistent with national averages, which show that in 2020 the US population that was 65 and older is up from 13% in 2010.

An analysis done by UNM's Geospatial and Population studies at UNM showed that the 65+ cohort makes up a larger portion of New Mexico's population. This age group has not left the state at the same rate that younger people do, the study states, "New Mexico seniors are aging in place, rather than leaving the state like some of our working-age population. We are also

seeing retirees move to New Mexico. These two trends combined result in a rapidly aging New Mexican population."

In addition to the aging population, New Mexico has been shown to have a high prevalence of heart disease, cancer and stroke (2NM-IBIS - Health Indicator Report - Prevalence of Multiple Chronic Conditions among Adults Ages 45 Years and Older by Year, New Mexico, * to 2017) The prevalence of these conditions demonstrate the need for more healthcare services, specifically rehabilitation services where patients can recover from major surgeries and injuries related to the illnesses outlined above. The following is taken directly from the study:

"...many New Mexicans living with the challenge of multiple chronic conditions may not have the health literacy skills, income, community resources, or **access to healthcare services** (emphasis added) that they need to successfully take care of themselves."

The combination of an aging population along with the prevalence of chronic illnesses in New Mexico and Albuquerque clearly demonstrates a need for healthcare services and thus the need for the site plan and associated MX-H zone which will allow for the development of a Rehabilitation Hospital with 40+ beds. The MX-M zone does allow the hospital use, but it is limited to 20 beds, which is not sufficient to fill the need in the City of Albuquerque.

Planning Context

Tierra West LLC respectfully requests a Major Amendment to the controlling Site Plan titled Gateway Center. Currently, the lot is vacant. It is located within the Central ABQ Community Planning Area and is located within an Area of Change, as designated by the ABC Comp Plan. Furthermore, it is in the Santa Barbara / Martineztown Character Protection Overlay Zone, CPO-7. The subject site abuts two Major Transit Corridors, Mountain Rd., and I-25 Frontage, and is within 660 feet from Lomas Blvd., which is also designated as a Major Transit Corridor.

The overall area is characterized by a variety of uses. To the north, across Mountain Rd., is Early College Academy / Career Enrichment Center, along with Albuquerque High School, all zoned MX-T. Directly south of the parcel is a lot zoned MX-M, which is occupied by a hotel. Directly to the west is a medical facility, zoned MX-M and beyond that lies 50 acres of mixed-use development with a variety of zones, such as R-1B, NR-LM, and MX-M. Directly to the east is a parcel zoned MX-H, and beyond that there are parcels zoned MX-T, MX-M, and MX-H.

See Figure 1 below for zoning information, and Figure 2 for land uses surrounding the subject site.



Figure 1: Zoning information

Table 1. Surrounding Zoning			
North	MX-T	Mixed – Use, Transition	
East	MX-H and MX-M	Mixed-Use, Medium and High Intensity	
South	MX-M	Mixed-Use, Medium Intensity	
West	MX-M	Mixed-Use, Medium Intensity	
Subject Site	MX-H –	Mixed-Use, High Intensity	
	Pending appeal		

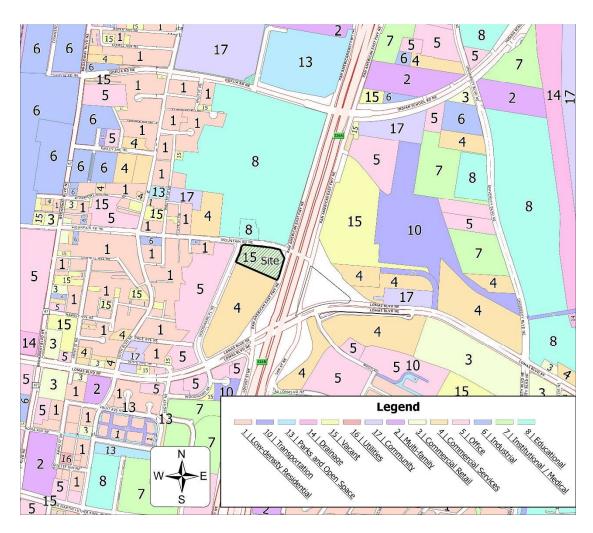


Figure 2: Land Use

Table 2. Surrounding Land Use Categories		
North	8 - Educational (school)	
East	4 - Commercial services (self-storage)	
South	4 - Commercial services (hotel)	
West	5 - Office (medical)	
Subject Site	15 - Vacant	

History

The subject site is currently vacant and has no prior development history. Prior to the adoption of the IDO, this parcel was subject to the Martinez Town Sector Plan. Under this sector plan, the EPC approved a Site Plan for Gateway Center on March 24, 1994, containing seven areas of land that now contain Woodward Pl., TriCore Labs, Embassy Suites, and this vacant lot. While the other six areas have been developed as outlined in the original site plan, this site has remained vacant. The sector plan outlines a desire for mixed-use zoning and development and calls for more intense uses to be further away from developed neighborhoods and residential areas. This site lies over 300 feet from the nearest residential unit and behind the Tri-core laboratory unit.

The EPC approval of the controlling Gateway Center site plan, DRB-94-183, faced two public appeals on June 6, 1994. While the appeals themselves were not contained in the record, the responses from the City Council that were contained in the record respond similarly. Both appeals were denied by a vote of 9 for and 0 against. The response to the first appeal is wholly contained in the record and has six findings to support the appeal denial.

These findings are summarized as follows: 1) The EPC approval of this site plan was consistent with both the Comprehensive Plan and the Martineztown / Santa Barbara Sector Development Plan, 2) approval of the plan alone did not vest any property rights, 3) a courthouse use shall not be approved for this site, 4) an in-depth traffic analysis would be in order before approving site development plans for building purposes, 5) the findings and action of the EPC do not deprive owners of uses allowed under zoning, and 6) Area 7 was to be approved by the Zoning Enforcement Manager before development. Based upon those findings this site plan will not only comply with that original site plan but with the recently adopted IDO.

A Zone Map Amendment was recently approved for the subject site, though it is currently being appealed by the Santa Barbara / Martineztown Neighborhood Association. Per the IDO, the purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The proposed use fits within that zoning district.

Site Plan – EPC Major Amendment Justification

The Site Plan – EPC Major Amendment will further several Goals and Polices found in the ABC Comp Plan as shown in the following analysis. The analysis describes how the proposed Site Plan – EPC Major Amendment furthers Goals and Polices regarding Character, Centers and Corridors, Complete Communities, City Development Patterns. These Goals and policies are supported because the request will provide much needed high density, infill development as described in the definition of MX-H in the IDO, cited above. Further, the subject site is within 600-feet of three different Major Transit Corridors – Mountain Road NE, I-25 Frontage Road, and Lomas Boulevard.

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The proposed Site Plan – EPC Major Amendment would enhance, protect, and preserve the existing Santa Barbara / Martineztown area because it would facilitate mixed use development. Locating more intense uses to the southern portion of the Santa Barbara / Martineztown area would protect the existing residential areas by locating more intense uses where they are

appropriate and desired. I.e., by focusing development on the subject site, which is an area of change, and within 660-feet of 3 Major Transit Corridors, development pressure will be alleviated from the existing residential community. The request furthers Goal 4.1 – Character.

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

The proposed Major Amendment would encourage quality development that is consistent with the distinct character of the Santa Barbara / Martinez Town community. The Santa Barbara / Martineztown community has been historically characterized by land uses which vary in intensity. There are several manufacturing / industrial uses along Broadway Blvd which are zoned NR-LM. The area consists of a variety of Mixed-Use zones ranging from MX – T, MX - L, and MX – M. The existing residential areas are zoned primarily R-1A and are characterized by single family residential development.

To preserve the area's distinct character, more intense uses should be located away from the residential areas. The site plan amendment would continue that intent and would encourage high quality development that is consistent with the distinct character of Santa Barbara / Martinez Town as described above. The request furthers Policy 4.1.1 Distinct Communities. As shown this site lies over 300 feet from the nearest resident and furthers that policy.

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

The request would further Policy 4.1.2 Identity and Design because it would ensure that more intense uses are located to the southern portion of the existing and established Santa Barbara / Martineztown community. The site for the requested hospital use is appropriately located for more intense uses given its proximity to three Major Transit Corridors and the Interstate (I-25). By locating intense uses at the southern boundary of Santa Barbara / Martineztown where they are appropriate and desired, the existing residential areas are relieved of development pressure and thus are preserved. The request furthers Policy 4.1.2 - Identity and Design.

Goal 5.1 – Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The requested Site Plan Amendment would further Goal 5.1 by focusing more intense development along two Major Transit Corridors, Mountain Rd NE, and I-25 frontage. The subject site is within 660-feet of Lomas Blvd NE, a designated Major Transit Corridor. Development along these three Major Transit Corridors will ensure that the Santa Barbara / Martineztown area grows as a community of strong Centers connected by a multi-modal network of Corridors. Mountain Rd NE has a bike lane for east and south bound travel. There is a bus stop at the northern boundary, which is serviced by Route 5, and has a frequency of 25 minutes. The bike lanes, along with the public transport service both contribute to the site plans accessibility and facilitate growth connected by a multi-modal network of corridors. The request is consistent with Goal 5.1 – Centers and Corridors.

Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is located within 660 feet of three Major Transit Corridors and would thus help shape the built environment into a sustainable development pattern because more intense uses are desired by Major Transit Corridors and within Areas of Change. The request would facilitate high intensity, mixed-use development which would allow a wider range of services for the public in Albuquerque, the greater metro area and beyond. Further the request would help capture regional growth as Lomas Blvd is classified as a Regional Principal Arterial by the MRMPO Long Range Roadway System.

The request furthers with Policy 5.1.1 – Desired Growth.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request furthers 5.1.1(c) as it promotes compact infill development at a subject site within 660-feet three Major Transit Corridors: Mountain Rd, I-25 Frontage Rd, and Lomas Blvd. Development of the subject site would promote infill development as it is in an established area of the city. The requested Major Amendment discourages the need for development on the urban edge by focusing development near Downtown, along designated ABC Comp Plan Corridors, in an established area already served by infrastructure and public resources such as transit. The request further sub-policy 5.1.1(c).

Policy 5.1.2 – Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request furthers Policy 5.1.2 – Development Areas as it would direct more intense growth to the subject site, which is in proximity to three Major Transit Corridors: Mountain Rd, I-25 Frontage, and Lomas Blvd. The subject site is also within an Area of Change as designated by the ABC Comp Plan. Areas of Change and sites located along major transit corridors are appropriate for more intense growth, density, and land uses. Further, development of the vacant subject site would provide more stability to the Santa Barbara / Martineztown community and to the Central ABQ Community Planning Area by infilling a vacant lot, which can attract crime and other nuisances.

Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

The amendment request would foster development within 660-feet of three Major Transit Corridors: Mountain Rd, I-25 Frontage Rd, and Lomas Blvd. Development along these corridors help facilitate the use of transit services, and the proximity to Lomas Blvd would ensure accessibility to those who use alternative modes of transportation, i.e., riding the bus. The request furthers Policy 5.1.10 Major Transit Corridors.

Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The requested Site Plan amendment furthers Goal 5.2 – Complete Communities since it fosters the development of a long-standing vacant subject site in an area characterized by mixed use development. The subject site is in proximity to Downtown, is within the Central ABQ CPA, and the Santa Barbara / Martineztown CPO. This site plan fosters complete communities as it will

serve the areas mentioned above along with the greater Albuquerque Metropolitan area and beyond. The requested site plan change promotes the live, work, learn, heal, and play ethos because it would be yet another service in a wide range of services provided near established residential and mixed-use communities. The request furthers Goal 5.2 — Complete Communities.

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

The request furthers Policy 5.2.1 because the subject site is in proximity to Downtown, is within the Central ABQ CPA, and the Santa Barbara / Martineztown CPO. Development at this site creates healthy, sustainable, and distinct communities as it will serve the areas mentioned above, along with the greater Albuquerque Metropolitan area. Development facilitated by this site plan would promote the existing mixed-use character of the area and would add more amenities and variety in land uses for nearby residents to use. The subject site's proximity to transit also promotes health and sustainability by encouraging and facilitating the use of alternative modes of transportation. The request furthers Policy 5.2.1 – Land Uses.

e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed Site Plan Major Amendment would support the creation of healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods by encouraging infill development on a lot that is easily accessible due to its location along the Mountain Rd and I-25 Frontage Major Transit Corridors. Furthermore, if approved, the hospital use would be unique to the surrounding area, increasing the variety of uses in the area and creating more sustainable, distinct communities. The request furthers sub-policy 5.2.1(e).

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

If approved, this Major Amendment would encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development because the immediately surrounding development is relatively high-intensity and large. To the south sits Embassy Suites, an 8-story, 100-foot-tall building. To the west is TriCore Laboratories, a 4-story, approximately 45-foot-tall building. To the north sits the Career Enrichment Center and Albuquerque High School, whose gymnasium stands approximately 55 feet tall. To the east is I-25, a highly trafficked urban freeway. This amendment would allow for development that is compatible in form and scale to the immediately surrounding development. The request furthers sub-policy 5.2.1(h).

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

This Site Plan Major Amendment if approved, would encourage more productive use of a vacant lot by increasing its available uses, which would then spur new development on the site. The resulting new development would be significantly more productive of a use than is present in the currently vacant lot. Furthermore,

development on this vacant site would discourage misuse of the lot. For example, on Google Maps Street view, the vacant lot has been and may still be used as an unpaved parking lot, presumably for the schools across the street. This amendment would allow the lot to be developed in a safe and productive manner. The request furthers sub-policy 5.2.1(n).

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

The request would further Goal 5.3 Efficient Development patterns because the subject site is in an area with existing infrastructure and public facilities. The subject site also promotes the use of transit, a public amenity, as it is located within 660-feet of the Lomas Blvd Major Transit Corridor, and directly abuts Mountain Rd and I-25, both of which are designated Major Transit Corridors in the ABC Comp Plan. The request furthers Goal 5.3 Efficient Development Patterns.

Policy 5.3.1 – Infill Development: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The requested major amendment furthers Policy 5.3.1 – Infill development as it promotes development patterns that maximize the utility of existing infrastructure. The subject site is in the Central ABQ CPA, and within a developed area of the city with established infrastructure and public facilities. The development of the vacant site would encourage the efficient use of land and thus supports the public good. The request furthers Policy 5.3.1.

Policy 5.3.2 – Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

This Site Plan Amendment would discourage growth in areas without existing infrastructure and public facilities by directing said growth to an area that has the existing infrastructure and public facilities required to support it. This lot has been vacant throughout history, despite the surrounding area being developed significantly over the past twenty years. Therefore, infrastructure and public facilities have been developed and currently exist in a capacity that can support future land uses. The request furthers Policy 5.3.2 – Leapfrog Development.

Policy 5.3.7 – Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly, and social responsibilities are borne fairly across the Albuquerque area.

The hospital use that would be allowed via this site plan amendment would be useful to society. The proposed usage, a physical rehabilitation hospital, would provide much-needed non-emergency medical services, easing the pressure on local hospitals by allowing for off-site, moderate-length outpatient treatment. Furthermore, the location of this lot, on the corner of Major Transit Corridors Mountain Rd and 1-25 Frontage, would ensure that any resulting development is located carefully, away from residential streets, and equitably, in the center of Albuquerque, near I-25 (an urban freeway), making it easy to access. This would ensure even distribution of social assets and fair sharing of social responsibilities in Albuquerque.

b) Ensure appropriate setbacks, buffers, and/ or design standards to minimize offsite impacts.

This amendment does not modify any setbacks, buffers, and/or design standards set out in the current zone district. The controlling site plan is silent on design standards for this site other than building height. In the case of building height, the proposed development would be sitting at 55 feet high, which is lower than the 68 feet typically allowed in the MX-H zone district and significantly lower than the 180 feet allowed by the current controlling site plan. This height is in character with surrounding development. Where the controlling site plan is silent, the IDO ensures appropriate setbacks, buffers, and design standards to minimize offsite impacts from potential development resulting from this amendment.

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

The request furthers Goal 5.6 – City Development areas as it would encourage and direct growth to the subject site, which is located wholly within an Area of Change. Areas of Change are where development is generally expected and desired, the requested amendment and subsequent development would be appropriate in intensity, density, and location. The request furthers Goal 5.6 – City Development Areas.

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

The requested amendment is for a subject site that is located within an Area of Change and within 660-feet of three Major Transit Corridors. Approval of the requested amendment would direct growth and more intense development where change is encouraged, expected, and appropriate. The request furthers Policy 5.6.2 – Areas of Change.

Goal 8.1 – Placemaking: Create places where businesses and talent will stay and thrive.

The site plan major amendment and proposed development further Goal 8.1 – Placemaking because the request creates places where businesses and talent will stay and thrive. The proposed development will create jobs for a range of workers with varying occupational skills and salary levels. There will be 60 workers of varying qualifications working during the day (administrative staff, nurses, doctoral) and 40 workers (administrative staff, nurses, doctoral) for the nighttime shifts. The request furthers Goal 8.1 Placemaking.

Policy 8.1.1 – Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request furthers Policy 8.1.1 – Diverse Places because the allowance of a hospital use on this site would foster a range of development intensity, density, uses and building scale in an area with a wide range of existing land uses. Further, the subject site's location along three Major Transit Corridors, within an Area of Change, and within the Central ABQ CPA are

contributing factors to the appropriateness and success of this economic development opportunity.

a) Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

The request would further sub-policy 8.1.1(a) by investing in a subject site that is located within 660-feet of three different Major Transit Corridors. The proposed site plan amendment and proposed subsequent hospital development would create a variety of employment opportunities for a range of occupational skills and salary levels. The request furthers sub-policy 8.1.1(a).

c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request furthers sub-policy 8.1.1(c) because the newly allowed hospital use would facilitate development which would generally hire local residents. The allowance of the requested hospital use would facilitate development on the subject site, thus prioritizing job creation and local hiring. The request furthers sub-policy 8.1.1(c).

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed site plan amendment would encourage an economic development effort that would improve the quality of life for new and existing residents by allowing a range of land uses at the appropriate location, scale, intensity, and density. The subject site is located within the boundaries of three separate Major Transit Corridors. Development along these corridors would foster a robust, resilient, and diverse economy because the requested use would allow a needed high-quality use that would benefit the community. Further, the development would be an infill development, and would maximize existing infrastructure and resources such as public transit, and would provide opportunity for new jobs, thus ensuring a resilient economy. The request furthers Policy 8.1.2 – Resilient Economy.

Site Plan EPC - Major Amendment - Review and Decision Criteria

As outlined in IDO provisions 14-6-6-6(I)(2)(d) this proposed site plan includes a portion of the boundary of a site plan approved by the EPC prior to the adoption of the IDO, a Major Amendment pursuant to Subsection 14-16-6-4(Z) is necessary. Provision 14-16-6-4(Z)(1)(b) states that the major amendment shall be reviewed by the decision-making body that originally approved the site plan, in this case being the EPC.

The request is supported by the Comprehensive Plan Goals and polices and meets the requirements for a Site Plan – EPC per IDO **Section 14-16-6-6(I)(3)**, Review and Decision Criteria a - h, as follows:

6-6(I)(3)(a): The Site Plan is consistent with the ABC Comp Plan, as amended.

As discussed above, the requested Site Pan - Major Amendment will benefit the surrounding neighborhood because it is consistent with and furthers the ABC Comp Plan and the applicable

Goals and Policies therein and clearly facilitating the implementation of the ABC Comp Plan as shown in the previous analysis. The analysis describes how the proposed Zone Map Amendment is consistent with Goals and Policies regarding Character, Centers and Corridors, Complete Communities, City Development Patterns. These Goals and policies are supported because the request will provide much needed high density, infill development as described in the definition of mixed-use zoning in the IDO, cited at the beginning of this letter. Further, the subject site is within 600-feet of three different Major Transit Corridors – Mountain Road NE, I-25 Frontage Road, and Lomas Boulevard.

6-6(I)(3)(b): The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The site plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and related development agreements and/or regulations.

6-6(I)(3)(c): The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The site plan is beholden to the existing, controlling site plan (EPC Z-94-46 / DRB-94-183). The primary purpose of this amendment is to allow a hospital use within Area 3 / Tract A of the above-mentioned site plan (EPC Z-94-46 / DRB-94-183). There are limited design standards found in the EPC Z-94-46 / DRB-94-183 site plan, however, the maximum building height and square footage shall remain as a design standard applicable to this site and project. We are also amending the site plan to allow setbacks for Area 3 / Tract A of the site plan to follow the setback provisions as described in the IDO. Where the existing controlling site plan (EPC Z-94-46 / DRB-94-183) is silent, the IDO applies. This includes but is not limited to façade design, parking, access and circulation, signage, etc. The request will comply with the DPM standards with the related improvements associated with this development.

6-6(I)(3)(d): The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City's existing infrastructure has adequate capacity for the proposed development. A Traffic Impact Study is currently underway for the project. The TIS will identify any adverse impacts the development would have on the existing transportation network. Prior to the development of the site, any mitigation requirements as a result of the TIS will be addressed and made a condition of issuance of the building permit. This process ensures no negative impacts to the area's transportation infrastructure. We will be making all required submittals to Hydrology, Transportation, etc. The site plan will also follow the DFT Site Plan process, in which infrastructure will be addressed. See attached traffic safety study along with an executive summary and response from NMDOT and the City as part of this application.

6-6(I)(3)(e): The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The request mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable. The Major Amendment would introduce a new use to the existing Gateway Site Plan for Subdivision. The spirit of the existing, controlling site plan, which was approved in 1997, is maintained. The proposed hospital use would generate less traffic than the existing approved office use. Further, the site plan allows over 100' feet in building height, though the proposed development would stay well under that at 55' in height. The new proposed hospital use provides less intensity and density than the existing approved office use. The development is consistent with the portion of the Gateway Site Plan that is already built out. To the south of the subject site is a hotel at approximately 100' in height, to the west of the subject site are medical labs, which at their highest point are 45' in height. To the north of the subject site is the CEC, which is approximately 35' in height. The subject site is bound by I-25 frontage to the east and is within the boundary of three Major Transit Corridors. Not only are adverse impacts mitigated, but this development will also be a benefit to the surrounding area and communities.

6-6(I)(3)(f): If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not within any Master Development Plan boundaries. However, the subject site is beholden to the Gateway Site Plan for Subdivision, and the IDO. The proposed site plan amendment adheres to the controlling site plan, and the IDO and relevant standards applicable to the zone district the subject property is in.

6-6(I)(3)(g): If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

A cumulative impact analysis is not required in this location because it does not fall within a Railroad and Spur Small Area.

Facilitated Meeting - Santa Barbara Martinez Town Neighborhood Association

A facilitated meeting with the Santa Barbara Martinez Town Neighborhood Association was held on March 21, 2024, via Zoom from 6pm-8pm. The report is attached as part of this application packet. It is important to note that the Neighborhood Association is opposed to the request, however, there was no direct input on the proposed Site Plan – Amendment, or comments from the neighborhood regarding site design, building placement, etc. The applicant is open to listening to site specific grievances should the neighborhood provide comment on that topic.

Conclusion

The requested site plan major amendment would benefit the surrounding neighborhood by being consistent with the ABC Comp Plan and furthering applicable Goals and Policies in the ABC Comp Plan as shown in the preceding analysis. The proposed amendment furthers a preponderance of Goals and Polices regarding Character, Centers and Corridors, Complete Communities, City Development Patterns, and others. These Goals and policies are supported

because the request would provide much needed high density, infill development as described in the definition of MX-H in the IDO. Further, the subject site is within 660-feet of three different Major Transit Corridors — Mountain Road NE, I-25 Frontage Road, and Lomas Boulevard, where this type of development is desired. Lastly, the request aligns with the controlling site plan adopted prior to the adoption of the IDO and promotes mixed uses as desired by the community and outlined in the now repealed sector plan.

Tierra West, on behalf of Cross Development, respectfully requests that this Site Plan Major Amendment is considered and approved by the Environmental Planning Commission. Thank you for your consideration.

Sincerely,

Sergio Lozoya Sr. Planner

cc: Meagan Vieren

JN: 2023123 SL/db/



June 4, 2024

Mr. Jonathan R. Hollinger, Chair Environmental Planning Commission 600 Second NW Albuquerque, NM 87102

RE: SITE PLAN – EPC MAJOR AMENDMENT

TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC

IDO ZONE ATLAS PAGE J-15-Z

Dear Mr. Hollinger:

Tierra West LLC, on behalf of Cross Development, respectfully requests a Major Amendment to the controlling Site Plan for a subject site located at 1100 Woodward Pl. NE, Albuquerque, NM 87102.

The legal description of the subject site is Tract A Plat of Gateway Subdivision containing 2.7845 acres. The subject site is located at 1100 Woodward Pl. NE, just south of Mountain Rd. NE and west of I-25 S Frontage Road. The current zoning of this parcel is Mixed-Use – Moderate Intensity (MX-M); the EPC has recently approved a zone change to Mixed Use – High Intensity (MX-H), which is currently undergoing an appeal.

Please review the Executive Summary of the Traffic Safety Study, below.

Traffic Memo – Crash Analysis, Executive Summary

This Crash Analysis was prepared in conjunction with the development of a 48-bed rehabilitation center and provides a comprehensive analysis of crash data at three key intersections near Mountain Rd and the south frontage road of Interstate 25. A new 48 bed rehabilitation hospital for the period between January 1, 2018, and December 31, 2022. The intersections studied are Mountain Rd. / Edith Blvd., Mountain Rd. / Woodward Pl., and Mountain Rd. / I-25 W. Frontage Rd., utilizing crash reports and database records from the New Mexico Department of Transportation (NM DOT). This crash analysis will also be included in the full Traffic Impact Study for this project.

Intersection #1 – Mountain Rd. / Edith Blvd.: The analysis for this intersection revealed a total of seven crashes over the five-year period. Notably, two of these incidents resulted in injuries, while the remaining five were property damage only (PDO) crashes. Unfortunately, the crash database did not provide specific details on the types of crashes that occurred, limiting the depth of analysis for this location.

Intersection #2 — **Mountain Rd.** / **Woodward Pl.:** No crashes were recorded at this intersection in the past five years, prompting an extension of the analysis period back to 2015. Over the extended eight-year period, only three crashes were documented, including one right-angle crash and two fixed-object crashes occurring in 2015 and 2016. This indicates a relatively low crash frequency and severity at this intersection.

Intersection #3 – Mountain Rd. / I-25 W. Frontage Rd.: A total of 48 crashes were reported at this intersection, with six resulting in injuries and the remainder being PDO crashes. Despite being flagged as a high crash location, the data from 2018 to 2022 showed a crash rate of 0.83 crashes per million entering vehicles, suggesting past safety measures by NM DOT have been effective. The analysis identified two primary crash trends: southbound vehicles improperly turning left from the second lane and drivers mistaking the signal change at the E. Frontage Rd. for their own light change.

NMDOT performed an internal Crash Safety Analysis and subsequently installed mitigation measures about 2016? Based upon the recent review of the crash data the mitigation measures have significantly reduced the number of crashes at these three intersections. To provide further mitigation measures this report recommends additional measures.

Recommendations: To address the identified crash trends at the Mountain Rd. / I-25 W. Frontage Rd. intersection, several recommendations are made:

- 1. Mask the green signal indicator at E. Frontage Rd. to prevent confusion for drivers at the W. Frontage Rd.
- 2. Install lane configuration signage on the signal mast arm to clearly indicate the lane purposes for southbound traffic.
- 3. Implement bright yellow backplates on signal heads to enhance their visibility.

These measures aim to improve intersection safety and reduce the incidence of crashes, ensuring safer navigation for all road users in the area.

Tierra West, on behalf of Cross Development, respectfully requests that this Site Plan – EPC Major Amendment is considered and approved by the Environmental Planning Commission. Thank you for your consideration.

Sincerely,

Sergio Lozoya Sr. Planner

cc: Megan Vieren

JN: 2023123 SL/db/aj

	University Management DOT
From:	Haynes, Margaret, DOT
То:	Ron Bohannan
Cc:	Sergio Lozoya; Cherne, Curtis; Jon Niski; Terry Brown; Haynes, Margaret, DOT; Perea, Nancy, DOT
Subject:	Mountain Rd. Rehab Facility (Mountain Rd. / I-25)- Safety Study
Date:	Tuesday, July 2, 2024 8:40:02 AM
Good morning	Ron.
	rently reviewing the requested safety study for the Rehab Facility adjacent to I-25
	rontage Road and Mountain. We have discussed preliminary recommendations for this
	ve forward. The study is in the queue to review. NMDOT will finalize its
	ions when the review is complete.
TO CONTINUE TO THE CONTINUE THE CONTINUE TO THE CONTINUE TO THE CONTINUE TO THE CONTINUE TO TH	and the factor to confine contractor
Thanks,	
Margaret	
	Haynes, P.E.
District 3 As	sistant Traffic Engineer
New Mexico	Department of Transportation
7500 Pan Ar	nerican Freeway N.E.
Albuquerqu	ie, NM 87109
	6 cell (VOICE ONLY)
200 200 200	(1010201(21)

Sergio Lozoya

From: Cherne, Curtis < CCherne@cabq.gov>
Sent: Wednesday, June 26, 2024 8:54 AM

To: Terry Brown; Ron Bohannan; Haynes, Margaret, DOT

Cc: Jon Niski; Sergio Lozoya; Armijo, Ernest M.

Subject: RE: [#2023123] {#2023123} - Mountain Rd. Rehab Facility (Mountain Rd. / I-25)- Looks

good

Terry,

Looks good to me.

Thanks,



CURTIS CHERNE, P.E.

senior engineer505.924.3986

e <u>ccherne@cabq.gov</u> cabq.gov/planning

From: Terry Brown <tbrown@tierrawestllc.com>

Sent: Tuesday, June 25, 2024 10:38 AM

Cc: Cherne, Curtis <CCherne@cabq.gov>; Jon Niski <JNiski@tierrawestllc.com>; Sergio Lozoya

<SLozoya@tierrawestllc.com>

Subject: RE: [#2023123] {#2023123} - Mountain Rd. Rehab Facility (Mountain Rd. / I-25)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Margaret / Curtis,

Here are the proposed mitigation measures for the Mountain Rd. Rehabilitation Center TIS / Safety Analysis:

- 1) Install signal masking on westbound signal indicators (green) at the Mountain Rd. / I-25 E. Frontage Rd. to prevent green indicators from being visible at the I-25 W. Frontage Rd.
- 2) Install laneage signing on top of mastarms for southbound traffic on the I-25 W. Frontage Rd. approaching Mountain Rd.

- 3) Install new bright yellow backplates on all signal heads at the intersection of Mountain Rd. / I-25 W. Frontage Rd.
- 4) Install new curbing to close outside shoulder within 500 feet north of stop bar at Mountain Rd. Include transition back to existing curbing.
- 5) Re-stripe Mountain Rd. from I-25 W. Frontage Rd. to approximately 200 feet west of new Rehab Hospital driveway to comply with MUTCD. Also, construct new 4" P.C.C. raised curbing (or other delineators as approved by the City of Albuquerque and the NM DOT) along north side of eastbound lane on Mountain Rd. approximately 50 feet to the east and 50 feet to the west of the new right-in, right-out driveway.

Please call me if you have questions or need additional information.

Best Regards,

Terry O. Brown, P.E.



5571 Midway Park Pl. NE Albuquerque, NM 87109 (505) 858-3100 – Office (505) 270-6981 – Cell

e-mail: tbrown@tierrawestllc.com

From: Ron Bohannan < rrb@tierrawestllc.com>

Sent: Monday, June 24, 2024 3:59 PM

To: Terry Brown <tbrown@tierrawestllc.com>; Haynes, Margaret, DOT <margaret.haynes@dot.nm.gov>

Cc: Cherne, Curtis < Cc: Cherne, Curtis < Cc: Cherne@cabq.gov>; Jon Niski < JNiski@tierrawestllc.com>

Subject: RE: [#2023123] {#2023123} - Mountain Rd. Rehab Facility (Mountain Rd. / I-25)

Terry can you list out all of the mitigation measures we discussed today as well.

Thanks Ron

From: Terry Brown < tbrown@tierrawestllc.com>

Sent: Monday, June 24, 2024 11:47 AM

To: Haynes, Margaret, DOT < margaret.haynes@dot.nm.gov >

Cc: Cherne, Curtis < Cc: Cherne@cabq.gov">Cc: Cherne, Curtis < Cc: Cherne@cabq.gov; Ron Bohannan < rrb@tierrawestllc.com; Jon Niski < JNiski@tierrawestllc.com;

Subject: [#2023123] {#2023123} - Mountain Rd. Rehab Facility (Mountain Rd. / I-25)

Margaret -

Here is the concept I think you want for the right-in, right-out driveway on Mountain Rd. I marked it up on an MUTCD display that is four lanes, but the concept is the same except Mountain Rd. is two lanes with a TWTL.

Curtis,

Also, the attached sketch shows the proposed striping for the existing AHS Student driveway to the east of our proposed right-in, right-out driveway.

Please call me if you have questions or need additional information.

Best Regards,

Terry O. Brown, P.E.



5571 Midway Park Pl. NE Albuquerque, NM 87109 (505) 858-3100 – Office (505) 270-6981 – Cell

e-mail: tbrown@tierrawestllc.com



February 29, 2024

Jonathan Hollinger Chair - Environmental Planning Commission City of Albuquerque 600 2nd Street NW Albuquerque NM 87102

RE: SENSITIVE LANDS ANALYSIS FOR 1100 WOODWARD PL NE, LEGALLY DESCRIBED AS: TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC

Dear Mr. Hollinger:

This report outlines the constraints identified within the proposed Major Amendment to an EPC controlled Site Plan. The subject site is located at 1100 Woodward and is legally described as Tract A Plat of Gateway Subdivision and is approximately 2.8 – acres.

The subject site is zoned Mixed-Use – High Intensity (MX-H) and is currently vacant with desert shrubs with minor to no previous grading.

Tierra West, LLC has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land, documenting the below:

Item:	Presence:	Commentary:	
Floodplains and Flood	Area of	The site is an area with minimal flood risk.	
Hazard	minimal		
	flood hazard.		
Steep Slopes	None	The overall site is not in an area with steep	
		slopes	
Unstable Soils	None	Based on USDS Web Soil Survey Data, the	
		site soils are mainly sandy.	
Wetlands (Constant supply	None	No areas of standing water are present or	
of water)		site.	
Arroyo	None	No Arroyos were identified.	
Irrigation Facilities	None	No irrigation facilities were identified.	
Escarpment	None	No areas of escarpment were identified.	
Large stands of mature trees None		No trees present.	
Archeological sites	None	No archaeological issues have been	
		uncovered.	

The sensitive lands analysis has found that none of the above features have been determined to constrain the development of the site. Additionally, none of the above features have been determined to be present on this site or have negative impacts as identified in the various documents supporting our findings of no sensitive land issues.





If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Sergio Lozoya Sr. Planner

CC: Meagan Vieren

JN: 2023123 sl/jn/RRB

Market Development Criteria Supports 40 Bed Inpatient Rehab Hospital In Albuquerque



rehabilitation hospital operator with decades hospitals in 16 markets over the past 4 years. of experience, has facilitated the growth ana success of establishing new inpatient rehab Rehabilitation Partners, an inpatient The proprietary analysis by Nobis

The robust analysis by Nobis considers the size points around the acute care hospitals volume, as needs for additional inpatient rehabilitation of a market (>750k), population growth with a heir performance and types of cases, as well ocus on senior adult population growth and projections in addition to numerous data services compared to the availability of existing inpatient rehab services.

inpatient rehabilitation hospital in Albuqueraue The analysis supports the need for a 40-bed

The Proposed Albuquerque Inpatient Rehabilitation Hospital Will Provide the Needed Rehab Services the Increased Aging Population in Albuquerque to Meet the Growth Projected in

By 2030 Over 40% of the Population in Bernalillo County will be Older Adults¹ 149

New Mexico Has High Prevalence of Heart Disease, Cancer, and Stroke ²

^tNew Census data shows New Mexicans are getting older: UNM Newsroom cabq senioraffairs onesheet 8-5x11 oct2021-aging-study.pdf ²NM-IBIS - Health Indicator Report - Prevalence of Multiple Chronic Conditions among Adults Ages 45 Years and Older by Year, New Mexico, * to 2017

Snapshot of Nobis

BUSINESSOVERVIEW



• Founded in 2018 by Chester Crouch, Nobis Rehabilitation Holdings, LLC ("Nobis") is a privately held healthcare management company headquartered in Allen, Texas. Nobis management has significant experience developing, scaling, and operating IRFs with a history of successful exits for investors.

Nobis has an indirect minority interest (through wholly owned Nobis Hospital Investments, LLC) in each of its operating partners holdings companies or individual IRF's. Nobis is the hospital operations manager and provides management services to these IRFs through Nobis Rehabilitation Partners, LLC, a wholly-owned subsidiary of Nobis operations commence, a profit interest in each hospital, and a buyout of its management in the event of an OpCo Rehabilitation Holdings, LLC. Nobis receives a pre-opening fee, a 5% of Patient Net Revenue Fee once hospital

IT'S PEOPLE

- Nobis Executive Team is made up of professionals who are top within the IRF Industry
- 40 support personnel in the Nobis Corporate Office

150

- 2,500 total employees across all the companies
- Nobis Advisory Board made up of highly experienced industry professionals

OUR GROWTH

- Opened 16 free standing IRF's in 9 states since 2021 to
- 2 additional opening in 2024 and 5 planned for opening in 2005
- Targeting to open a total of 30 free standing IRF's
- IRF's range in size from 40-60 beds. All 40 bed facilities are able to expand an additional 20 beds







PropCo and majority of equity for each IRF PropCo • Each group holds the IRF OpCo's under a Holding Co.

Each IRF PropCo is an individual SPE.



M

Nobis Executive Team



Founder & President **Chester Crouch**

30+ years of healthcare leadership experience, Chester has held various hospital leadership roles in the acute, post-acute, non-

151

Chester founded Nobis in 2018 that today has developed 16 profit, for-profit, and private sectors of healthcare.

new IRF across 10 states.

- IRFs, and grew the company until Reliant sold to Encompass, Co-Founded Reliant Hospital Partners, LLC, an operator of FKA HealthSouth,in 2015.
- He also served many years as a member of the Board of Directors for AMRPA



Chief Compliance Officer **Tracey Nixon**

- oversight for corporate compliance, licensure, quality assurance, educator for the IRF industry. At Nobis, Tracey has executive all regulatory and risk management as well as facilities, HIM, 30+ years of experience in post-acute care serving in local, regional and national roles. She is a regular speaker and coding, credentialing and internal operational audits.
 - Tracey is certified in healthcare compliance (CHC) and serves on the Board of Directors for AMRPA



Chief Financial Officer Jerry Huggler

- 25+ years healthcare financial expertise and leadership in health. At Nobis, Jerry has executive oversight for all organizations with a focus in (IRF), LTACH, and home both for profit and non-profit acute and post-acute aspects of finance, revenue cycle and accounting,.
 - Jerry has provided leadership on 9 home health acquisitions totaling more than \$211M in revenue as well as leading the acquisition of 7 LTAC hospitals.



Chief Operating Officer Christopher Bergh

- operations, budgetary accountability and marketing for multiple inpatient rehabilitation hospitals and long-term acute care 25+ years of healthcare leadership expertise in post-acute
- At Nobis, Chris has executive oversight for all hospital operations and corporate leadership in therapy, nursing, pharmacy, sales, and managed care.

development, partnerships, and corporate communication and

At Nobis, Gina has executive oversight for new market

profit, public, and private organizations.

The early portion of her career was devoted to clinical roles at

digital marketing.

11 different healthcare organizations.

and leadership roles in non-profit acute care hospitals, and for-

40+ years of healthcare expertise holding a number of clinical

Chief Development Officer & Public

Gina Thomas

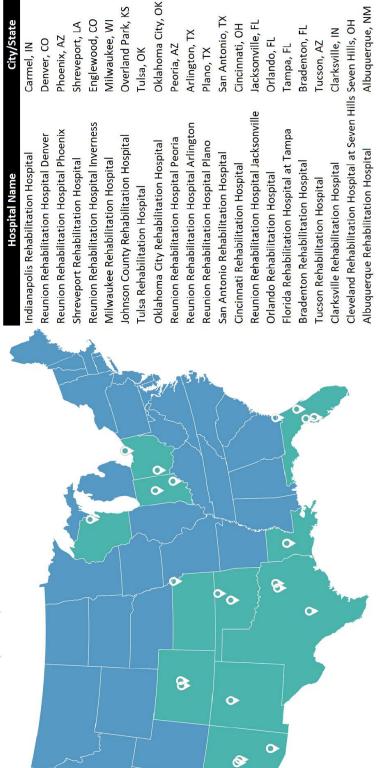
Relations Officer

inpatient rehab hospitals and 7 long-term acute care hospitals Chris served previously as the EVP at Ernest Health over 24

All Rights Reserved

Nobis Managed Hospitals

Nobis partners with 4 different investors for the hospital development has opened 16 hospitals over the last 3 years. Nobis will open 2 more by end of 2024. Beyond 2024: We have another 5 under development with the latest announcement in Albuquerque and we are planning future growth beyond these.



2022 2022 2022

2022

Page D

D) STAFF INFORMATION

April 25, 2024

TO: Sergio Lozoya

Tierra West, LLC

FROM: Megan Jones, Principal Planner

Vicente Quevedo, Senior Planner

City of Albuquerque Planning Department

TEL: (505) 924-3352

RE: PR-2024-009765, SI-2024-00468, Gateway Center/1100 Woodward Pl NE Site Plan-EPC, Major Amendment

We've completed a first review of the proposed amendment and Site Plan. We would like to discuss the request, have a few questions, and suggested revisions. We're available to answer questions about the process and requirements. Please provide the following:

- ⇒ A revised project letter (one electronic copy)
- \Rightarrow Revised Site Plan Drawings (one 24x36 hard copy & one electronic copy)

by 9 AM on May 1, 2024.

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

1) Introduction:

- A. Though We've done our best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what we have for the legal description:
 - a. All or a portion of Tract A, Plat of Gateway Subdivision; Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an unplatted parcel), between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage, approximately 23 acres.

C. It is our understanding that this is a request for a major amendment to the Gateway Center SDPS to amend the allowable use table for area 3 to permit a hospital use with the associated site plan for the rehab hospital to be reviews by the EPC. Are any other revisions proposed?

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission
- B. Timelines and EPC calendar: the EPC public hearing is on May 16, 2024. Final staff reports will be available about one week prior, on May 9th.
- C. I will email you a copy of the agency comments once they are received and will forward any late ones to you.

3) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.

- A. Please provide an updated buffer Map and proof of notice to property owners within 100' no later than Wednesday May 1, 2024
- B. It appears that a facilitated meeting was held on March 21, 2024 with SBMT. Can you please tell us about this meeting?
 - a. The facilitated meeting notes state: "SBNA objects to this interpretation of the IDO and does not agree that the 1994 site plan is controlling. This issue remains unresolved between the parties."
- C. Have you received any additional requests or held any meetings with community members since the meeting.
- D. Please let me know if you receive any additional comments. If you do, these will be included in our staff report.
- E. The sign posting period is 15 days prior and after the EPC hearing date from Wednesday May, 2023 to Friday May 31, 2024.

4) Project Letter:

A. The project letter looks good, one item of note for the Planning Context section – Table 1, Zoning shows the zoning for the subject site as MX-M but then a purpose statement for the MX-H zone district is included at the bottom of page 3. The last paragraph of the History

section mentions a Zone Map Amendment. Please list the requested MX-H zone and move the MX-H purpose statement to the last paragraph of the History section. Also, consider re-reviewing the project letter in light of the recent LUHO recommendation to City Council.

5) Justification Criteria, goals & policies:

- A. Policy 4.1.1. Applicant is interpreting "distinct character" to mean varying intensity of land uses. Advise that applicant refrain from utilizing repealed SDP citations. See example below:
 - "The now repealed Sector Development plan discusses how more intense uses should be located away from the residential areas. The site plan amendment would continue that intent and would encourage high quality development that is consistent with the distinct character of Santa Barbara / Martinez Town as described above. The request furthers Policy 4.1.1 Distinct Communities. As shown this site lies over 300 feet from the nearest resident and furthers that policy."
- B. Goal 5.1 Centers and Corridors Mentions the Central ABQ CPA and multi-modal network of corridors is mentioned but not detailed out. Recommend removing both references. Or, if the Central ABQ CPA will continue to be used as justification, additional detailed analysis throughout the policy justification section is warranted.
- C. Policy 5.1.1 Desired Growth Consider revising statement to reference that the subject site is within 660 feet of 3 Major Transit Corridors. Also, consider removing the second paragraph that references surrounding communities, unless the rehabilitation facility staff has confirmed that residents from surrounding areas will specifically drive to the hospital to utilize their services?
- D. 5.1.1(c) Consider revising statement regarding transit corridors. An additional reference to the Central ABQ CPA is mentioned (See item B above).
- E. 5.1.10 Regarding Major transit corridor reference has changed to "within 660-feet of three Major Transit Corridors". See item C above.
- F. Goal 5.2 Complete Communities How would this development foster a live, work, learn, shop and play together area? Consider removing Goal 5.2.
- G. 5.2.1(a) Will local residents that need to utilize the rehab hospital's services be walking or biking to the site?
- H. Goal 8.1 Is the reference to the Central ABQ CPA report with related to businesses and talent staying and thriving, or ensuring a variety of land uses? This is unclear per the justification language. Is the applicant able to detail how the proposed development will in fact create jobs for a range of workers and recruit local talent?
- I. Goal 8.2 Not sure how this goal fits related to the justification. Entrepreneurship usually relates to new and innovative business ventures which a rehab hospital does not necessarily fit within. There is another reference to the Central ABQ CPA boundary but this time is states that the subject site is near rather than within the boundary. Consider removing Goal 8.2.

J. Criterion C – Project letter states that the site plan "complies with all applicable provisions of this IDO". Applicant is required to provide a more detailed response than the one provided, please expand on how the development is compliant with the controlling site development plan versus the IDO and what provisions of the IDO are being followed.

6) Site Plan Drawing Review

A. Site Plan Sheet

- 1. Please provide a list of what development standards are being followed by the controlling site plan. Where the site plan is silent IDO standards apply.
- 2. Parking spaces shall be Setback 20-feet from the ROW pursuant to IDO 5-5(F)
- 3. Please provide dimensions for all Setbacks
- 4. The listed land use on the site plan sheet is incorrect. The use should be "Hospital"
- 5. The note on the site plan sheets shall specify that this is an amendment to Area 3 of the controlling site plan for "Tract A" only.
- 6. The Scale seems off. sidewalk is measuring at 15'. Please confirm. The width of the sidewalk is listed as 5'
- 7. Table 5-3-1 Required walkway width shall be 11' wide along the street facing façade if there's a pedestrian entrance. Please confirm or revise.
- 8. IDO 5-3(D)(3)(c) ensure that materials to alert motorists is met
- 9. Is there an access point off of mountain road? The drawing is hard to read at this location. Please explain.
- 10. Did you find out if the Route 5 bus stop on mountain has a peak service of 30-45 minutes? Is that why you are claiming a transit reduction to parking.
- 11. Missing 1 motorcycle parking space per table 5-5-4.

B. Landscape Plan

- 1. Total lot area is off. Should be 119,790 according to the acreage of 2.75 provided. The acreage calculated should be 2.78 acres.
- 2. Building GFA does not match the site plan sheet. The building GFA 55098 is calculated as SF on the Landscape Plan.

3. Trees shall be in compliance with the street tree ordinance 25' a part. Please dimension.

C. Sign detail sheets

- 1. please label these as sign details with a title block similar to the rest of the drawing set.
- 2. All signs shall specify colors and materials.
- 3. Signs shall be pursuant to IDO section 14-16-5-12

D. Elevations

- 1. The East and west building elevations were missing form the print out, but they are in the electronic copy.
- 2. The west facing fade appears to have a door/entrance on the site plan, but there is no door on the elevation. Please revise or explain.

E. Detail sheet 1

- 1. Dumpster elevations shall include dimensions
- 2. Lighting shall be pursuant to IDO section 14-16-5-8
 - a. We cannot locate a light pole detail with dimensions. Light poles shall not be taller than 20' pursuant to IDO Table 5-8-1: Maximum Height for Light Poles
 - b. Wall scones and flood lights shall be pursuant to 5-8(D)(4) and 5-8(E)

Memo 2:

TO: Sergio Lozoya

Tierra West, LLC

FROM: Megan Jones, Principal Planner

Vicente Quevedo, Senior Planner

City of Albuquerque Planning Department

TEL: (505) 924-3352

RE: PR-2024-009765, SI-2024-00468, Gateway Center/1100 Woodward Pl NE Site Plan-EPC, Major

Amendment

We conducted a re-review of the revised site plan drawings and there are several items that have not been addressed or still need updating. Please see the following and get a revised site plan set to us by:

Monday May 6th at 9:00 AM

The items that are not addressed will be added as conditions in the staff report.

A. Controlling SDP

- 1. Please submit the controlling SDP sheet which is page 2 of 5 (or page 4 in the set) with the signature block and most recent amendments.
- 2. Please provide an updated Land use Scenario table that reflects the requested land use/amendment.
- 3. Items 1-5 under Major Amendment look good.

B. Site Plan:

- 1. Please add a note similar to note 5 on the controlling site plan, to the Site Plan sheet so future reviewers know to look back at the controlling site plan.
- 2. Please update the title of the Controlling site plan form Gateway to Center City to "Gateway Center"
- 3. Building setbacks listed do not match the actual setbacks on the sheet. Please list out what they are and/or provide dimensions. It seems that what is listed are IDO standards, but is not specified.
- 4. Thanks for providing keyed note 19 specifying the screen wall, but the legend reflects this symbol as a sidewalk. Please update.
- C. Landscape Plan: Landscape calculations are still off. Please update to reflect correct calculations:

Total lot area: 119.589 -

Building Footprint: 160068 =

total lot area: 103563 x .15 = Landscape required: 117,179 SF

- o Off by almost 3000 SF.
- D. Detail sheet: Please provide a detail of the generator.
- E. Sign Sheet: Shall provide a note that sign standards are pursuant to IDO section 14-16-5-12
- F. Elevations: Please provide a west facing façade showing the door/entrance without the wall enclosure. Two elevations are fine specifying the wall, but since this enclosure is not a part and the screen wall is just attached, we need to see the full façade of the building.

ENVIRONMENTAL PLANNING COMMISSION
Project # PR-2024-009765 / Case # SI-20240-00468
Hearing Date: July 18, 2024

Page E

E) PUBLIC NOTICE



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



PART I - PROCESS			
Use Table 6-1-1 in the Integrated Development Ordina	nce (IDO) to a	inswer the following:	
Application Type: Major Amendment Site Plan EP	С		
Decision-making Body: EPC			
Pre-Application meeting required:	✓Yes 🗆 No		
Neighborhood meeting required:	¥Yes □ No		
Mailed Notice required:	√Yes 🗆 No		
Electronic Mail required:	√Yes □ No		
Is this a Site Plan Application:	¥Yes □ No	Note: if yes, see second page	
PART II – DETAILS OF REQUEST			
Address of property listed in application: 1100 Woodwa	rd Place NE 87	102	
Name of property owner: JDHQ LAND HOLDING LLC C/	O ATRIUM HO	LDING COMPANY	
Name of applicant: Cross Development			
Date, time, and place of public meeting or hearing, if a	pplicable:		
EPC May 16, 2024 at 8:40am			
Address, phone number, or website for additional info	rmation:		
slozoya@tierrawestllc.com			
PART III - ATTACHMENTS REQUIRED WITH TH	IS NOTICE		
√Zone Atlas page indicating subject property.			
✓Drawings, elevations, or other illustrations of this re	quest.		
Summary of pre-submittal neighborhood meeting, if	applicable.		
✓Summary of request, including explanations of deviations, variances, or waivers.			
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO			
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).			
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON			
APPLICATION.			

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

<u> </u>	(Applicant signature)	3.1.24	_ (Date)

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



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



DART IV -	. ATTACHMENITS R	FOLURED FOR	CITE DI ANI A	APPLICATIONS ONLY
		LOCINEDION	JIIL I LAN C	III LICATIONS CIVET

Provide a site plan that shows, at a minimum, the following:

- √a. Location of proposed buildings and landscape areas.
- ✓ b. Access and circulation for vehicles and pedestrians.
- ✓c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ▼e. For non-residential development:
 - ✓ Total gross floor area of proposed project.
 - ✓ Gross floor area for each proposed use.

Undeliverable: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Wed 4/10/2024 9:21 AM

To:kris042898@icloud.com <kris042898@icloud.com>

p00-iscream-smtp-6bc4d7b9c-bsf5q rejected your message to the following email addresses:

kris042898@icloud.com (kris042898@icloud.com)

Your message is larger than the size limit for messages. Please make it smaller and try sending it again.

p00-iscream-smtp-6bc4d7b9c-bsf5q gave this error: Message size exceeds fixed limit

Diagnostic information for administrators:

Generating server: DS7PR03MB5560.namprd03.prod.outlook.com

kris042898@icloud.com

p00-iscream-smtp-6bc4d7b9c-bsf5q

Remote server returned '552 5.3.4 Message size exceeds fixed limit'

Original message headers:

```
ARC-Seal: i=1; a=rsa-sha256; s=arcselector9901; d=microsoft.com; cv=none;
```

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ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com; s=arcselector9901;

h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-AntiSpam-MessageData-

ChunkCount:X-MS-Exchange-AntiSpam-MessageData-0:X-MS-Exchange-AntiSpam-MessageData-1;

bh=jR2p+N3ziae33gALUbuFkHAmuWTKqNr7NPD19Ooryxs=;

b=dBu6uIamdAh36K7I6I4Ajy80rpE7lGRqAzu+E3dHfCi2vSp7p4+JGHtHxoXzanFK57S2lu1Mg/Dvn70lpJZmCVJ/nLZa+y3uy3v+LNj5QTCKmWNZayIzJj5y8CrpDOUzBIOafu4110FhJLrJ74DgxpT85wLpyDiCqWj0g+i4njZxIOCZe+7+IFr3PwPIVW9ie7oEyPI1E/fNvEoA71sLc6GDr93CgA/Jnwfi1TiKVj8XqxcJgQppgvQ1qCLK0RQ0lkBVvtJv3wHr79Iu3qMW64vc4zpYgN9ZlmvIcM8F7rqSm+2o+Ejr9/ZiCRwUmSSMTgKGwmVQwv0ZweiqbkLJoQ==

ARC-Authentication-Results: i=1; mx.microsoft.com 1; spf=pass

smtp.mailfrom=tierrawestllc.com; dmarc=pass action=none

header.from=tierrawestllc.com; dkim=pass header.d=tierrawestllc.com; arc=none

Received: from BN7PR03MB3681.namprd03.prod.outlook.com (2603:10b6:406:ce::22)

by DS7PR03MB5560.namprd03.prod.outlook.com (2603:10b6:5:2d0::17) with

Microsoft SMTP Server (version=TLS1_2,

 $\label{lem:cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)} \ \mbox{id} \ \ 164.20.7409.55; \ \mbox{Wed, 10 April April$

Relayed: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Wed 4/10/2024 9:21 AM

To:martinez.renee@gmail.com <martinez.renee@gmail.com>

1 attachments (18 KB)

[#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

martinez.renee@gmail.com (martinez.renee@gmail.com)

Subject: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

1100 WOODWARD PL NE _ Neighborhood Meeting Inquiry Sheet Submission

Tuesday, April 9, 2024 12:21:29 PM

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

	First				Address Line				Mobile	
Association Name	Name	Last Name	Email	Address Line 1	2	City	State	Zip	Phone	Phone
				617 Edith Boulevard						
Citizens Information Committee of Martineztown	Kristi	Houde	kris042898@icloud.com	NE	#8	Albuquerque	NM	87102	5053661439	
				515 Edith Boulevard						
Citizens Information Committee of Martineztown	Renee	Martinez	martinez.renee@gmail.com	NE		Albuquerque	NM	87102	5054108122	5052474605
		Naranjo								
Santa Barbara Martineztown NA	Loretta	Lopez	Injalopez@msn.com	1127 Walter NE		Albuquerque	NM	87102		5052707716
Santa Barbara Martineztown NA	Theresa	Illgen	theresa.illgen@aps.edu	214 Prospect NE		Albuquerque	NM	87102		5055048620

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019 ndf
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts 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 application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

http://www.cabg.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If your application 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.

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

nce-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhood

From: webmaster@cabq.gov < webmaster@cabq.gov>

Sent: Tuesday, April 9, 2024 11:02 AM

To: Office of Neighborhood Coordination <slozoya@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov> Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name Sergio Lozoya
Telephone Number
5052787088
Email Address

slozoya@tierrawestllc.com

Company Name

Tierra West LLC

Company Address 5571 Midway Park Place NE City

Albuquerque

State NM

ZIP

87109

```
Legal description of the subject site for this project:

There are four parcels that are part of the subject site:
```

There are four parcels that are part of the subject site:

1. Project Site
Situs Address: 1100 WOODWARD PL NE ALBUQUERQUE NM 87102
Legal Description: TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC
2. Tricore
Situs Address: 1001 WOODWARD PL NE ALBUQUERQUE NM 87102
Legal Description: TR D-1-A-1 PLAT FOR LOTS 1 & 2 TR D-1-A-1 GATEWAY SUBD (BEING A REPLAT OF TR D-1-A GATEWAY SUBD & AN UNPLATTEDPARCEL) CONT 8.3708 AC
3. New Heart Inc
Situs Address: 600 LOMAS BLVD NE ALBUQUERQUE NM 87102
Legal Description: TR D1B1 PLAT OF TRACT D-1-B-1 AND D-1-B-2 GATEWAY SUBDIVISION (BEING A REPLAT OF TRACT D-1-B, GATEWAY SUBDIVISION, LOTS 16 AND 17, TROTTER ADDITION NO.2 AND A
4. Embassy Suites
Situs Address: 1000 WOODWARD PL NE ALBUQUERQUE NM 87102 2704
Legal Description: TR B-1 PLAT OF TRACT B-1 GATEWAY SUBDIVISION A REPLATOF TRACTS B & C GATEWAY SUBDIVISION CONT 9.3316 AC
Physical address of subject site:
1100 WOODWARD PL NE ALBUQUERQUE NM 87102
Subject site cross streets:
Mountain and Woodward
Other subject site identifiers:
This site is located on the following zone atlas page:
J-15-Z
Capteha
x

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	f Notice*: 4/4/2024				
This no	This notice of an application for a proposed project is provided as required by Integrated Development				
Ordina	nce (IDO) Subsection 14-16-6-4(K) Public Not	i <u>ce</u> to:			
Neighb	orhood Association (NA)*: Santa Barbara	Martineztown NA			
	of NA Representative*: Loretta Naranjo L				
Email A	Address* or Mailing Address* of NA Represent	ative¹: Injalopez@msn.com			
Inform	ation Required by <u>IDO Subsection 14-16-6-4(I</u>	<u>()(1)(a)</u>			
1.	Subject Property Address* 1100 Woodwa	ard PI NE			
	Location Description Tract A Plat of Gat				
2.	Property Owner* JDHQ Land Holding L	LC C/O Atrium Holding Company			
3.	Agent/Applicant* [if applicable] Tierra We				
4.	Application(s) Type* per IDO <u>Table 6-1-1</u> [ma	ırk all that apply]			
	□ Conditional Use Approval				
	□ Permit	(Carport or Wall/Fence – Major)			
	Site Plan				
	□ Subdivision				
		(Easement/Private Way or Public Right-of-way)			
	 Variance 				
	□ Waiver				
	Other:				
	Summary of project/request ^{2*} :				
	Major Amendment to controlling Ga	ateway Center site plan to allow for			
	Hospital Use for subject site				

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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.

² Attach additional information, as needed to explain the project/request.

4. A Pre-submittal Neighborhood Meeting was required by <u>Table 6-1-1</u>: ■ Yes □ No Summary of the Pre-submittal Neighborhood Meeting, if one occurred: Aggregate Community Concerns: Traffic capacity deficit on Mountain Road, Safety concerns near Frontage Rd/Mountain Rd intersection, Gentrification impacts, Disruption of Historic Community identity, Environmental impacts Community objects to request - consensus was not achieved.

³ Physical address or Zoom link

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

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

5.	. For Site Plan Applications only*, attach site plan showing, at a minim			
		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. Hospital Use 48,000 SF
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 2.7845 Acres
- 2. IDO Zone District MX-H (Appealed, previously MX-M)
- 3. Overlay Zone(s) [if applicable] Martineztown/Santa Barbara CPO-7
- 4. Center or Corridor Area [if applicable] Mountain Rd and I-25 Frontage Corridors

 Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to <u>IDO Subsection 14-16-6-4(L)</u>, 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 or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

Cc:	_[Other Neighborhood Associations, if any]
	-

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⁶ Available here: https://tinurl.com/idozoningmap

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*: 4/4/2024					
This no	tice of an application for a proposed project is pr	ovided as required by Integrated Development			
Ordina	nce (IDO) Subsection 14-16-6-4(K) Public Notice	to:			
Neighb	orhood Association (NA)*: Santa Barbara M	artineztown NA			
	of NA Representative*: Theresa Illgen				
Email A	Address* or Mailing Address* of NA Representativ	_{re¹:} theresa.illgen@aps.edu			
	ation Required by <u>IDO Subsection 14-16-6-4(K)(1</u>				
1.	Subject Property Address* 1100 Woodward	PINE			
	Location Description Tract A Plat of Gatew	ay Subdivision			
2.	Property Owner* JDHQ Land Holding LLC				
3.	Agent/Applicant* [if applicable] Tierra West				
4.	Application(s) Type* per IDO <u>Table 6-1-1</u> [mark of				
	□ Conditional Use Approval				
	Permit	(Carport or Wall/Fence – Major)			
	■ Site Plan				
	□ Subdivision				
		(Easement/Private Way or Public Right-of-way)			
	 Variance 				
	□ Waiver				
	Other:				
	Summary of project/request ² *:				
	Major Amendment to controlling Gate	way Center site plan to allow for			
	Hospital Use for subject site				

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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.

² Attach additional information, as needed to explain the project/request.

4. A Pre-submittal Neighborhood Meeting was required by <u>Table 6-1-1</u>: ■ Yes □ No Summary of the Pre-submittal Neighborhood Meeting, if one occurred: Aggregate Community Concerns: Traffic capacity deficit on Mountain Road, Safety concerns near Frontage Rd/Mountain Rd intersection, Gentrification impacts, Disruption of Historic Community identity, Environmental impacts Community objects to request - consensus was not achieved.

³ Physical address or Zoom link

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

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

5.	5. For Site Plan Applications only*, attach site plan showing, at a mini			
		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. Hospital Use 48,000 SF
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 2.7845 Acres
- 2. IDO Zone District MX-H (Appealed, previously MX-M)
- 3. Overlay Zone(s) [if applicable] Martineztown/Santa Barbara CPO-7
- 4. Center or Corridor Area [if applicable] Mountain Rd and I-25 Frontage Corridors

 Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to <u>IDO Subsection 14-16-6-4(L)</u>, 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 <u>devhelp@cabq.gov</u> or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

Cc:	_[Other Neighborhood Associations, if any]
	 _

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⁶ Available here: https://tinurl.com/idozoningmap

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	f Notice*: 4/10/2024				
This no	tice of an application for a proposed project	is provided as required by Integrated Development			
Ordina	nce (IDO) <u>Subsection 14-16-6-4(K) Public No</u>	otice to:			
Neighb	orhood Association (NA)*: Citizens Infor	maton Committee of Martineztown			
	of NA Representative*: Renee Martinez				
Email A	Address* or Mailing Address* of NA Represe	ntative1: martinez.renee@gmail.com			
Inform	ation Required by <u>IDO Subsection 14-16-6-4</u>	l(K)(1)(a)			
1.	Subject Property Address* 1100 Woody	vard PI NE			
	Location Description Tract A Plat of G				
2.		LLC C/O Atrium Holding Company			
3.	Agent/Applicant* [if applicable] Tierra V				
4.	Application(s) Type* per IDO <u>Table 6-1-1</u> [n				
	□ Conditional Use Approval				
	□ Permit	(Carport or Wall/Fence – Major)			
	Site Plan				
	Subdivision				
		(Easement/Private Way or Public Right-of-way)			
	□ Variance				
	□ Waiver				
	Other:				
	Summary of project/request ^{2*} : Major Amendment to controlling C	Sateway Center site plan to allow for			
	Hospital Use for subject site				

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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.

² Attach additional information, as needed to explain the project/request.

4. A Pre-submittal Neighborhood Meeting was required by <u>lable 6-1-1</u>: Yes No Summary of the Pre-submittal Neighborhood Meeting, if one occurred: Aggregate Community Concerns: Traffic capacity deficit on Mountain Road, Safety concerns near Frontage Rd/Mountain Rd intersection, Gentrification impacts, Disruption of Historic Community identity, Environmental impacts Community objects to request - consensus was not achieved.

³ Physical address or Zoom link

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

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

- 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.

Hospital Use - 48,000 SF

Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 2.7845 Acres
- 2. IDO Zone District MX-H (Appealed, previously MX-M)
- 3. Overlay Zone(s) [if applicable] Martineztown/Santa Barbara CPO-7
- 4. Center or Corridor Area [if applicable] Mountain Rd and I-25 Frontage Corridors

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NOTE: Pursuant to <u>IDO Subsection 14-16-6-4(L)</u>, 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 <u>devhelp@cabq.gov</u> or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

Cc:	Santa Barbara/Martineztown Neighborhood Association	[Other Neighborhood Associations, if any]

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⁶ Available here: https://tinurl.com/idozoningmap

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	f Notice*: 4/10/2024			
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:				
Neighb	oorhood Association (NA)*: Citizens Inform	naton Committee of Martineztown		
Name (of NA Representative*: Kristi Houde			
Email A	Address* or Mailing Address* of NA Represen	tative ¹ : kris042898@icloud.com		
Inform	ation Required by <u>IDO Subsection 14-16-6-4</u>	K)(1)(a)		
1.	1. Subject Property Address* 1100 Woodward PI NE			
	Location Description Tract A Plat of Gateway Subdivision			
2.	2. Property Owner* JDHQ Land Holding LLC C/O Atrium Holding Company			
3.	Tiorra Woot II C			
4.				
	□ Conditional Use Approval			
	□ Permit	(Carport or Wall/Fence – Major)		
	Site Plan			
	Subdivision			
		(Easement/Private Way or Public Right-of-way)		
	 Variance 			
	□ Waiver			
	Other:			
Summary of project/request ² *: Major Amendment to controlling Gateway Center site plan to allow for				
Hospital Use for subject site				

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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.

² Attach additional information, as needed to explain the project/request.

4. A Pre-submittal Neighborhood Meeting was required by <u>Table 6-1-1</u>: ■ Yes □ No Summary of the Pre-submittal Neighborhood Meeting, if one occurred: Aggregate Community Concerns: Traffic capacity deficit on Mountain Road, Safety concerns near Frontage Rd/Mountain Rd intersection, Gentrification impacts, Disruption of Historic Community identity, Environmental impacts Community objects to request - consensus was not achieved.

³ Physical address or Zoom link

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

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

- 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.

Hospital Use - 48,000 SF

Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 2.7845 Acres
- 2. IDO Zone District MX-H (Appealed, previously MX-M)
- 3. Overlay Zone(s) [if applicable] Martineztown/Santa Barbara CPO-7
- 4. Center or Corridor Area [if applicable] Mountain Rd and I-25 Frontage Corridors

 Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to <u>IDO Subsection 14-16-6-4(L)</u>, 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 <u>devhelp@cabq.gov</u> or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

Cc:	Santa Barbara/Martineztown Neighborhood Association	[Other Neighborhood Associations, if any]

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⁶ Available here: https://tinurl.com/idozoningmap

[#2023123] 1100 Woodward PI - Notice of Submittal

Adam Johnstone <AJohnstone@tierrawestllc.com>

Thu 4/4/2024 9:27 AM

To:lnjalopez@msn.com <lnjalopez@msn.com>;theresa.illgen@aps.edu <theresa.illgen@aps.edu > Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannan <djb@tierrawestllc.com>

0 6 attachments (17 MB)

3 - Zone Atlas J-15-Z.pdf; 13 - Site Plan.pdf; DRB-94-183 (2).pdf; Elevations 3.18.24.pdf; Loretta Naranjo Lopez Notice.pdf; Theresa Illgen Notice.pdf;

Good morning, SBMTNA representatives,

Attached is a notice of submittal for the 1100 Woodward Pl project, along with the Zone Atlas Map and related drawings.

Thank you, Adam Johnstone

Associate Land Use Planner
AJohnstone@tierrawestllc.com
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100



[#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Adam Johnstone < A Johnstone@tierrawestllc.com >

Wed 4/10/2024 9:27 AM

To:kris042898@icloud.com <kris042898@icloud.com>

Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannan <djb@tierrawestllc.com>;martinez.renee@gmail.com <martinez.renee@gmail.com>

🛭 4 attachments (2 MB)

Kristi Houde Meeting Request.pdf; Kristi Houde Submittal Notice.pdf; 13 - Site Plan.pdf; Elevations 3.18.24.pdf;

Kristi,

Attached is both a meeting request and submittal notice for the aforementioned project, along with relevant attachments. I had sent both you and Renee Martinez an email containing this, but it was not delivered to you due to a message size limitation. I have not attached the Zone Atlas Map or the controlling site plan as they were too large - they are both attached to the email successfully sent to Renee earlier today.

Please let us know if you have any questions.

Thank you, Adam Johnstone

Associate Land Use Planner AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100

Delivered: [#2023123] 1100 Woodward PI - Notice of Submittal

postmaster@outlook.com <postmaster@outlook.com>

Thu 4/4/2024 9:31 AM

To:Injalopez@msn.com <Injalopez@msn.com>

1 attachments (30 KB)

[#2023123] 1100 Woodward PI - Notice of Submittal;

Your message has been delivered to the following recipients:

Injalopez@msn.com (Injalopez@msn.com)

Subject: [#2023123] 1100 Woodward PI - Notice of Submittal

Relayed: [#2023123] 1100 Woodward PI - Notice of Submittal

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Thu 4/4/2024 9:27 AM

To:theresa.illgen@aps.edu <theresa.illgen@aps.edu>

1 attachments (18 KB)

[#2023123] 1100 Woodward PI - Notice of Submittal;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

theresa.illgen@aps.edu (theresa.illgen@aps.edu)

Subject: [#2023123] 1100 Woodward PI - Notice of Submittal

Re: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Renee Martinez <martinez.renee@gmail.com>

Wed 4/10/2024 11:42 AM

To:Adam Johnstone <AJohnstone@tierrawestllc.com>;Kristi Houde <kris042898@icloud.com>;Roslyn Kloeppel <roslyn_kloeppel@live.com>;Sergio Viscoli <Sviscoli@yahoo.com>;susanhobson95@Yahoo.com <susanhobson95@yahoo.com>;Meghan Martinez <meghan.martinez@gmail.com>

Thanks Adam.

I will look at the documents and share them with the CICM board. The document seems too large to send on its own.

Renee Martinez, CICM president. martinez.renee@gmail.com

On Wed, Apr 10, 2024 at 9:21 AM Adam Johnstone < AJohnstone@tierrawestllc.com > wrote:

Good morning, Citizens Information Committee of Martineztown representatives,

Attached are both Meeting Requests and Submittal Notices for the aforementioned project, along with all relevant materials. Please let us know if you have any questions.

Thank you,

Adam Johnstone

Associate Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100



Relayed: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Wed 4/10/2024 9:21 AM

To:martinez.renee@gmail.com <martinez.renee@gmail.com>

1 attachments (18 KB)

[#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

martinez.renee@gmail.com (martinez.renee@gmail.com)

Subject: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

Undeliverable: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

Wed 4/10/2024 9:27 AM

To:kris042898@icloud.com <kris042898@icloud.com>

1 attachments (2 MB)

[#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice;



Your message to kris042898@icloud.com couldn't be delivered.

Security or policy settings at icloud.com have rejected your message.

AJohnstone Office 365 icloud.com
Sender Action Required

Security or policy violation

How to Fix It

The recipient's email server won't accept your message because it appears to violate their security or policy settings. Check the **Reported error** below to see if you can determine why it was blocked. Then try one or more of the following:

- If the error mentions SPF, DKIM, or DMARC issues, forward this message to your email admin for assistance.
- The recipient's email server might suspect that your message is spam. Follow the guidance in this article: <u>E-mailing Best Practices</u> <u>for Senders</u>. Then resend your message.
- If the error suggests your message is too large, try to reduce the size of your attachment. If that isn't possible, place the file on a publicly accessible cloud storage location, like OneDrive. Then add a link to the file in your message, and resend the message.
- Contact the recipient (by phone, for example) and tell them to ask their email admin to add you or your email domain to their allowed senders list.

If the problem continues, forward this message to your email admin. If you're an email admin, refer to the **More Info for Email Admins** section below.

Was this helpful? Send feedback to Microsoft.

More Info for Email Admins

Status code: 550 5.7.1

This error occurs when the recipient's domain has security or policy settings that reject the sender's message. However, we were unable to determine the specific setting that's causing this rejection. Usually the error is reported by an email server outside of Office 365. Common issues include the following: the receiving server suspects the message is malicious or spam; the Sender Policy Framework (SPF) record for tierrawestllc.com is incorrectly configured or doesn't exist; or the message includes an attachment larger than the receiving server will accept. Try one or more of the following:

Review the reported error - Check the **Reported error** shown below to help determine what the issue might be. For example, if the issue is related to an SPF failure, the reported error will usually include the acronym "SPF" or the phrase "Sender Policy Framework."

Correctly configure your SPF records - If you're the sender's email admin, make sure your domain's SPF records at your domain registrar are properly configured. Office 365 supports only one SPF record (a TXT record that defines SPF) for your domain.

the following domain name: **spf.protection.outlook.com**. If you have a hybrid configuration (some mailboxes in the cloud and some mailboxes on premises) or if you're an Exchange Online Protection standalone customer, add the outbound IP address of your on-premises servers to the TXT record. To learn how, see <u>Customize an SPF record to validate outbound email sent from your domain</u> and <u>External Domain Name System records for Office 365</u>.

Unable to relay - If the **Reported error** indicates a problem with relaying (e.g. "unable to relay"), then the email server that reported the error likely isn't set up correctly to receive and relay messages from the sender's domain. This server will usually be one of your on-premises servers in a hybrid environment, a smart host email service that you're trying to route messages through, or possibly even an email hosting service you used in the past yet still have mail flow settings pointing to (e.g. your MX record at your domain registrar still points to your previous email service provider). Check **Error reported by** shown below to determine what domain, service, or server is reporting the error. The email server needs to be configured to either accept messages from anonymous users or to include the sending domain or IP in its list of authenticated senders. On an Exchange server, you can set this up in the server's receive connector. If it's a smart host managed by another service or partner, contact the service or partner to configure their servers to accept and relay messages from your senders. Also, work with your domain registrar to make sure your MX records are properly configured.

Contact the recipient's email admin - For some scenarios, you can fix the issue by contacting the email admin at the recipient domain to ask them to add the sender's email address or your domain to their allowed senders list, or to relax the setting that's causing the rejection.

For more information and tips for fixing this issue, see <u>Fix email delivery issues for error code 5.7.1 in Office 365</u>.

Original Message Details

Created Date: 4/10/2024 3:27:32 PM
Sender Address: AJohnstone@tierrawestllc.com
Recipient Address: kris042898@icloud.com

Subject: [#2023123] 1100 Woodward Pl NE - Meeting Request and

Submittal Notice

Error Details

Error: 554 5.7.1 [CS01] Message rejected due to local policy. Please visit

https://support.apple.com/en-us/HT204137

Message rejected by: p00-iscream-smtp-6bc4d7b9c-ph2c5

Notification Details

Sent by: DS7PR03MB5560.namprd03.prod.outlook.com

Message Hops

НОР	TIME (UTC)	FROM	то	WITH	RELAY TIME
1	4/10/2024 3:27:32 PM	BN7PR03MB3681.namprd03.prod.outlook.com	BN7PR03MB3681.namprd03.prod.outlook.com	mapi	ж
2	4/10/2024 3:27:32 PM	BN7PR03MB3681.namprd03.prod.outlook.com	DS7PR03MB5560.namprd03.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	*

Original Message Headers

ARC-Seal: i=1; a=rsa-sha256; s=arcselector9901; d=microsoft.com; cv=none;

b=SGywjBNjgDPeFaOUTBJMiBNwns1xDX9WwrXLtzy6PAu+MqpWxeS/aWKYVr01sshPs22y5FiMTmQTEvUAyXBiRSGrS1j1lrsPA5KgYV8TMjG+RctkiFgmfj 01v0KrV1qn7iaoMZITQJpMwx162VDwmxDWBfS5ekygilT+XTw42XorTJJJFbDc3aNNP9MHuoz3ld1E/IAUDa88NCEwVK18LRKHyoDatrVY1ArU+UTHxler1j ndIQBnZl2oV+9rgig/BbpWa3VLUYtIMsmfUgIpOE7zfwO2zKHUEGvrMNgjwbI11srhGAPgPDBSJx1iCKR7nWjTOkSmm/C6DGIWhrTEHQ== ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com;

4nc-nessage-signature, i=1, a=rsa-shazoo, c=relaxeu/relaxeu, u=mittroso

s=arcselector9901;

h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-AntiSpam-MessageData-ChunkCount:X-MS-Exchange-AntiSpam-MessageData-0:X-MS-Exchange-AntiSpam-MessageData-1;

bh=WuMw0tbtWs0YVoz7YED80VJVf9Xxc9dRX6t6wZfE+Ws=;

b=hnmJkOdu9xEcQrjbopYKwWTxbaYjyfpTtLrjVeThFITBiP/MeNI2OQD94kWzPjFbN8xW1lm8MEpYBR0Jq22GNsKIvc1DB0It25cAPuW9DqmkWW3/MaEfcLV4FNiHZtSdBtaC1IMSr0fNXJ7o7A+yU1cmGjFBCxYi++KLsB7YcJX/2s/6mwMka0pVRRziZpt1G08E8U979CQmqCoZfsKrycFNDcuQYAzFF6loiiArDrcEPg

```
ARC-Authentication-Results: i=1; mx.microsoft.com 1; spf=pass
 smtp.mailfrom=tierrawestllc.com; dmarc=pass action=none
header.from=tierrawestllc.com; dkim=pass header.d=tierrawestllc.com; arc=none
Received: from BN7PR03MB3681.namprd03.prod.outlook.com (2603:10b6:406:ce::22)
by DS7PR03MB5560.namprd03.prod.outlook.com (2603:10b6:5:2d0::17) with
Microsoft SMTP Server (version=TLS1 2,
 \label{lem:cipher=TLS_ECDHE_RSA_WITH\_AES\_256\_GCM\_SHA384) id 15.20.7409.55; \ \mbox{Wed, 10 Apr}
 2024 15:27:32 +0000
Received: from BN7PR03MB3681.namprd03.prod.outlook.com
 ([fe80::159:7754:9ac5:c2]) by BN7PR03MB3681.namprd03.prod.outlook.com
 ([fe80::159:7754:9ac5:c2%4]) with mapi id 15.20.7409.053; Wed, 10 Apr 2024
15:27:32 +0000
From: Adam Johnstone <AJohnstone@tierrawestllc.com>
To: "kris042898@icloud.com" <kris042898@icloud.com>
CC: Sergio Lozoya <SLozoya@tierrawestllc.com>, Donna Bohannan
        <djb@tierrawestllc.com>, "martinez.renee@gmail.com"
        <martinez.renee@gmail.com>
Subject: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice
Thread-Topic: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal
Notice
Thread-Index: AQHai1sb19AP8i4OfkWH8vbUG+FdmA==
Return-Receipt-To: <AJohnstone@tierrawestllc.com>
Date: Wed, 10 Apr 2024 15:27:32 +0000
Message-ID: <BN7PR03MB36810E1EFA9DE809EF695BC5DB062@BN7PR03MB3681.namprd03.prod.outlook.com>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
msip_labels:
x-ms-publictraffictype: Email
x-ms-traffictypediagnostic: BN7PR03MB3681:EE | DS7PR03MB5560:EE
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x-ms-exchange-antispam-relay: 0
x-microsoft-antispam: BCL:0;
x-microsoft-antispam-message-info:
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x-forefront-antispam-report:
CIP:255.255.255.255;CTRY:;LANG:en;SCL:1;SRV:;IPV:NLI;SFV:NSPM;H:BN7PR03MB3681.namprd03.prod.outlook.com;PTR:;CAT:NONE;SF
S:(13230031)(1800799015)(376005)(366007);DIR:OUT;SFP:1102;
x-ms-exchange-antispam-messagedata-chunkcount: 1
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Content-Type: multipart/mixed;
        boundary="_009_BN7PR03MB36810E1EFA9DE809EF695BC5DB062BN7PR03MB3681namp_"
MIME-Version: 1.0
```

X-OriginatorOrg: tierrawestllc.com

X-MS-Exchange-CrossTenant-AuthAs: Internal

 $\textbf{X-MS-Exchange-CrossTenant-AuthSource:} \ \textbf{BN7PR03MB3681.namprd03.prod.outlook.com}$

X-MS-Exchange-CrossTenant-Network-Message-Id: 265d1851-f7bf-44a9-7556-08dc5972bde2

X-MS-Exchange-CrossTenant-originalarrivaltime: 10 Apr 2024 15:27:32.4101

(UTC)

X-MS-Exchange-CrossTenant-fromentityheader: Hosted

X-MS-Exchange-CrossTenant-id: 0148d582-3a5e-4f85-83d7-6c0b6269b5f0

X-MS-Exchange-CrossTenant-mailboxtype: HOSTED

X-MS-Exchange-CrossTenant-userprincipalname:

X-MS-Exchange-Transport-CrossTenantHeadersStamped: DS7PR03MB5560

Undeliverable: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Wed 4/10/2024 9:21 AM

To:kris042898@icloud.com <kris042898@icloud.com>

p00-iscream-smtp-6bc4d7b9c-bsf5q rejected your message to the following email addresses:

kris042898@icloud.com (kris042898@icloud.com)

Your message is larger than the size limit for messages. Please make it smaller and try sending it again.

p00-iscream-smtp-6bc4d7b9c-bsf5q gave this error: Message size exceeds fixed limit

Diagnostic information for administrators:

Generating server: DS7PR03MB5560.namprd03.prod.outlook.com

kris042898@icloud.com

p00-iscream-smtp-6bc4d7b9c-bsf5q

Remote server returned '552 5.3.4 Message size exceeds fixed limit'

Original message headers:

```
ARC-Seal: i=1; a=rsa-sha256; s=arcselector9901; d=microsoft.com; cv=none;
```

b=aylwjgfZFnKamrIQUBoIWbD0CTbICJyi1H5r7rsZT54cDbAx10vWLJgwZimG+Ju06WKzziIYNkG1tDCtpx50891NZuMddIJkAH3D
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ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com; s=arcselector9901;

h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-AntiSpam-MessageData-

ChunkCount:X-MS-Exchange-AntiSpam-MessageData-0:X-MS-Exchange-AntiSpam-MessageData-1;

bh=jR2p+N3ziae33gALUbuFkHAmuWTKqNr7NPD19Ooryxs=;

b=dBu6uIamdAh36K7I6I4Ajy80rpE7lGRqAzu+E3dHfCi2vSp7p4+JGHtHxoXzanFK57S2lu1Mg/Dvn70lpJZmCVJ/nLZa+y3uy3v+LNj5QTCKmWNZayIzJj5y8CrpDOUzBIOafu4110FhJLrJ74DgxpT85wLpyDiCqWj0g+i4njZxIOCZe+7+IFr3PwPIVW9ie7oEyPI1E/fNvEoA71sLc6GDr93CgA/Jnwfi1TiKVj8XqxcJgQppgvQ1qCLK0RQ0lkBVvtJv3wHr79Iu3qMW64vc4zpYgN9ZlmvIcM8F7rqSm+2o+Ejr9/ZiCRwUmSSMTgKGwmVQwv0ZweiqbkLJoQ==

ARC-Authentication-Results: i=1; mx.microsoft.com 1; spf=pass

smtp.mailfrom=tierrawestllc.com; dmarc=pass action=none

header.from=tierrawestllc.com; dkim=pass header.d=tierrawestllc.com; arc=none

Received: from BN7PR03MB3681.namprd03.prod.outlook.com (2603:10b6:406:ce::22)

by DS7PR03MB5560.namprd03.prod.outlook.com (2603:10b6:5:2d0::17) with

Microsoft SMTP Server (version=TLS1_2,

cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 1950.20.7409.55; Wed, 10 Apr

```
2024 15:20:43 +0000
Received: from BN7PR03MB3681.namprd03.prod.outlook.com
 ([fe80::159:7754:9ac5:c2]) by BN7PR03MB3681.namprd03.prod.outlook.com
 ([fe80::159:7754:9ac5:c2%4]) with mapi id 15.20.7409.053; Wed, 10 Apr 2024
 15:20:43 +0000
From: Adam Johnstone <AJohnstone@tierrawestllc.com>
To: "kris042898@icloud.com" <kris042898@icloud.com>,
        "martinez.renee@gmail.com" <martinez.renee@gmail.com>
CC: Sergio Lozoya <SLozoya@tierrawestllc.com>, Donna Bohannan
        <djb@tierrawestllc.com>
Subject: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice
Thread-Topic: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal
Notice
Thread-Index: AQHailomhIF2MTbA+EOJn/zhByrbpg==
Return-Receipt-To: <AJohnstone@tierrawestllc.com>
Date: Wed, 10 Apr 2024 15:20:42 +0000
Message-ID: <BN7PR03MB36816643D08BE38B27E49918DB062@BN7PR03MB3681.namprd03.prod.outlook.com>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
msip_labels:
x-ms-publictraffictype: Email
x-ms-traffictypediagnostic: BN7PR03MB3681:EE_|DS7PR03MB5560:EE_
x-ms-exchange-senderadcheck: 1
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x-microsoft-antispam: BCL:0;
x-microsoft-antispam-message-info:
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CIP:255.255.255.255;CTRY:;LANG:en;SCL:1;SRV:;IPV:NLI;SFV:NSPM;H:BN7PR03MB3681.namprd03.prod.outlook.co
m;PTR:;CAT:NONE;SFS:(13230031)(1800799015)(376005)(366007);DIR:OUT;SFP:1102;
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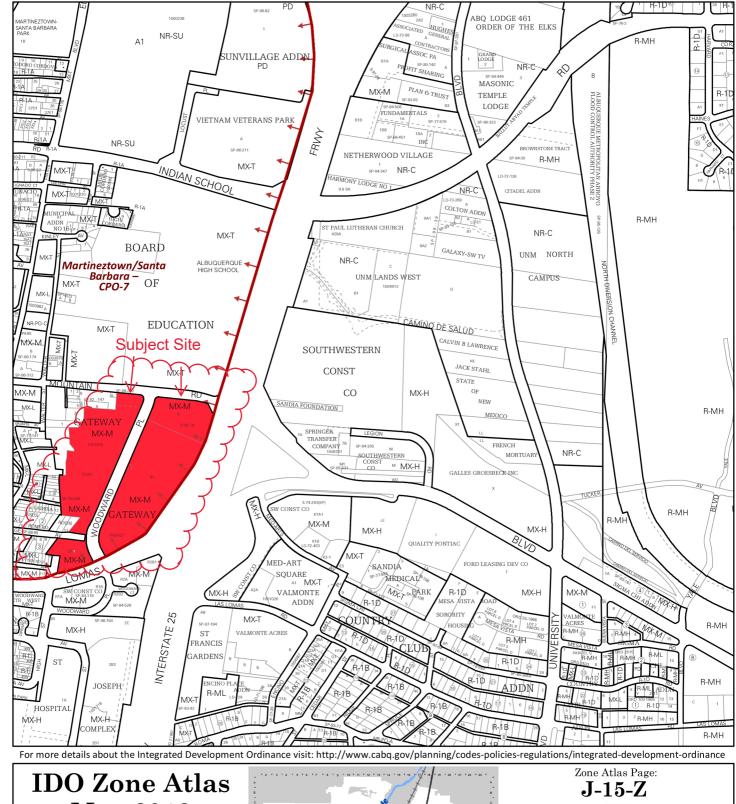
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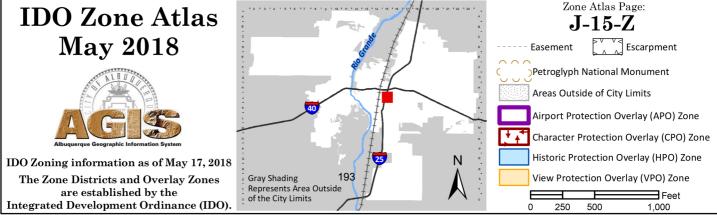
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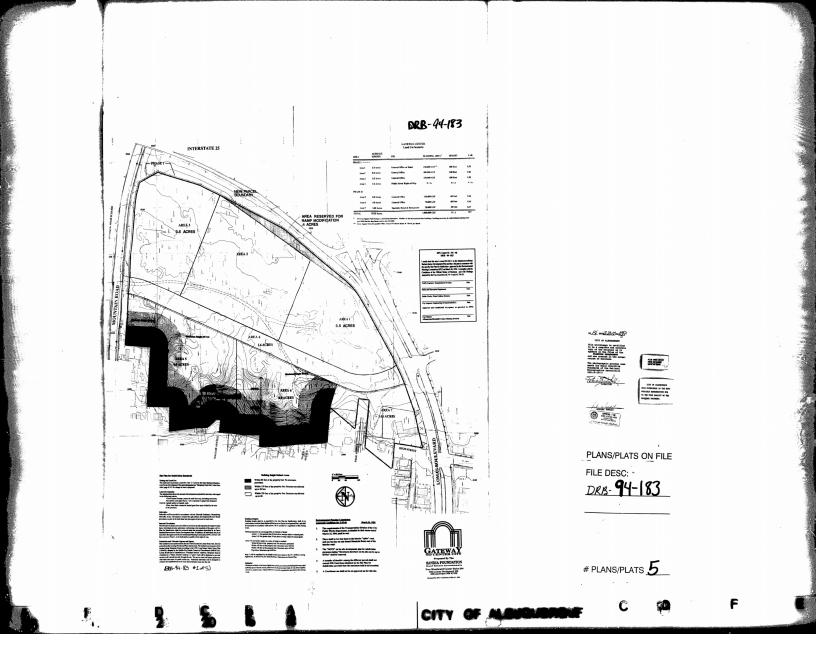
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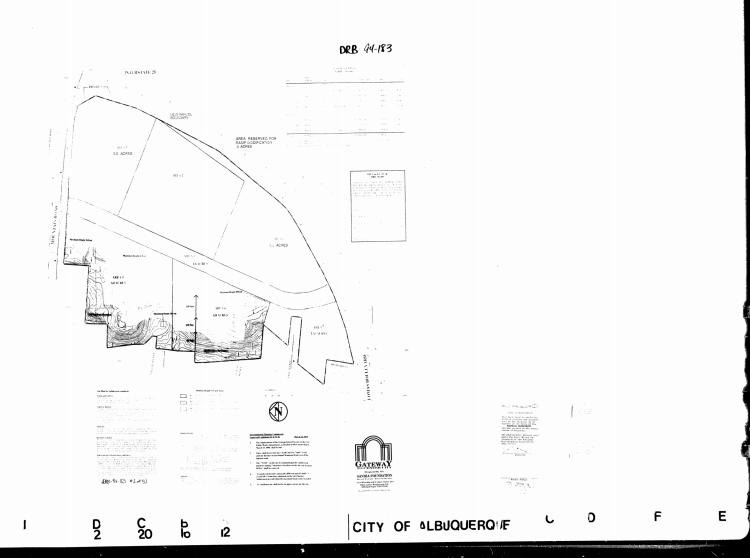
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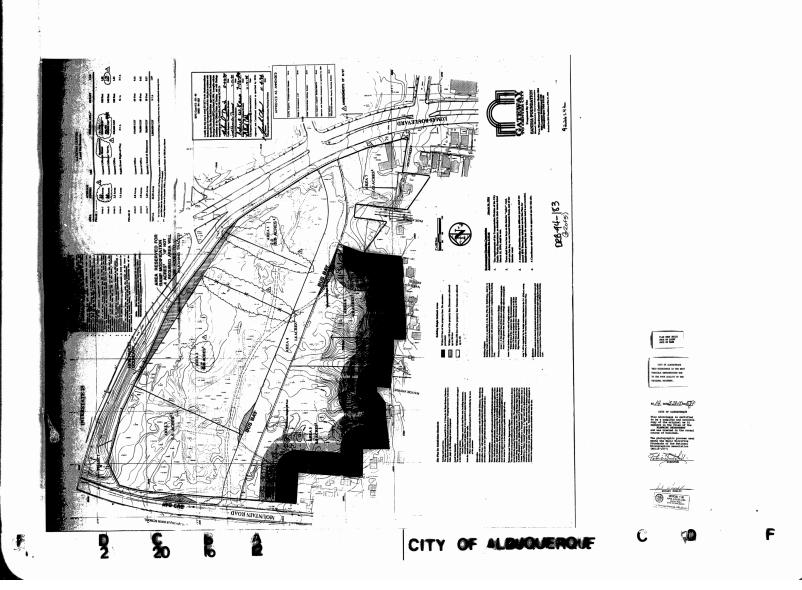


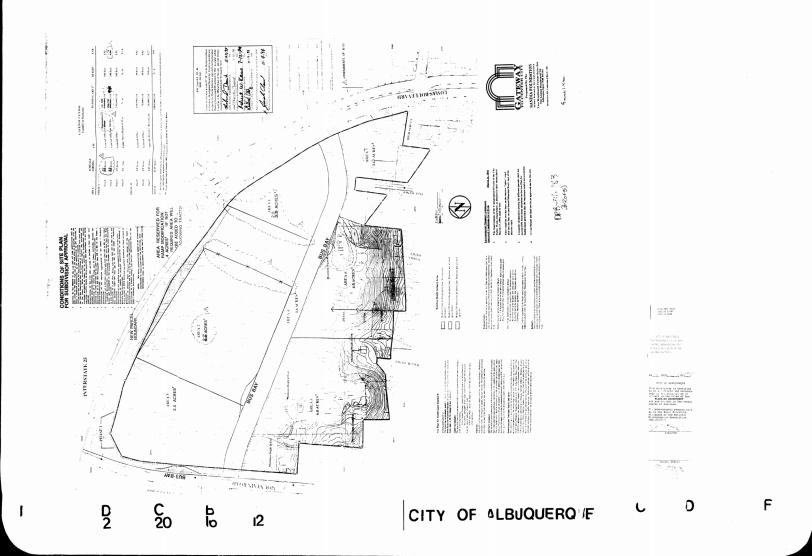
DEVELOPMENT REVIEW BOARD



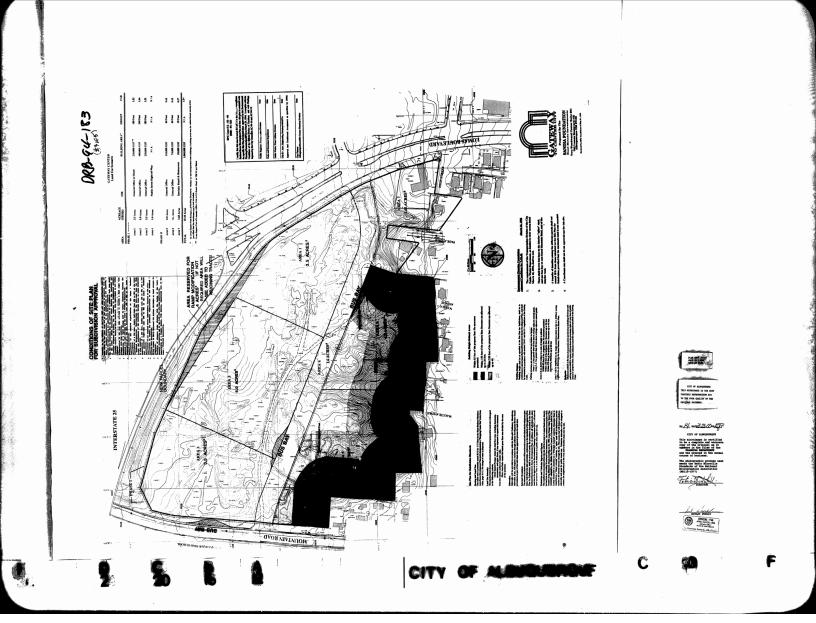


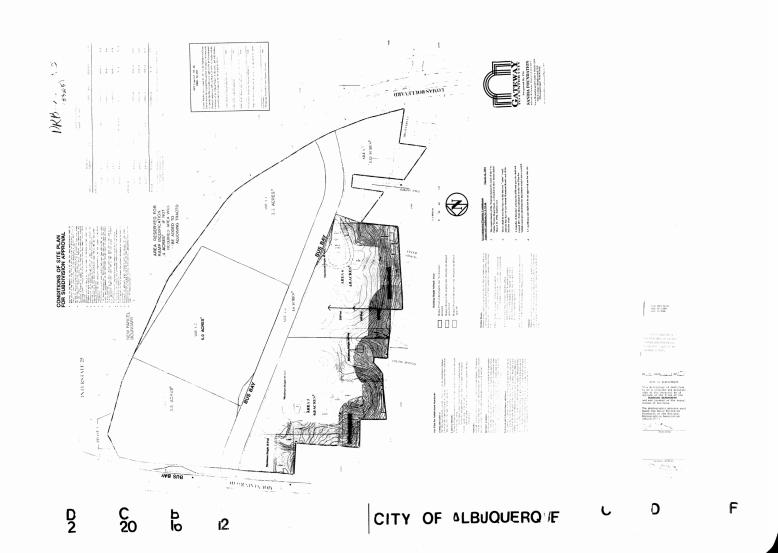
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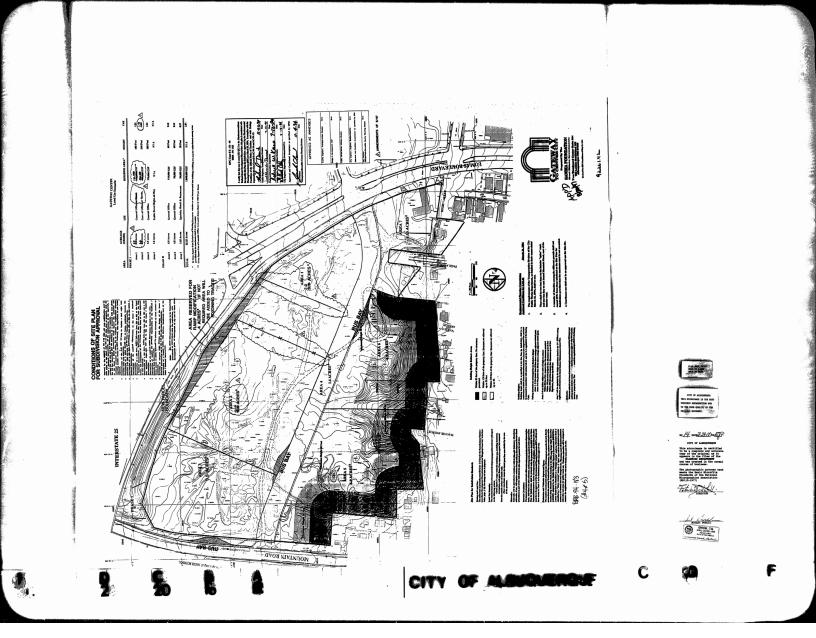


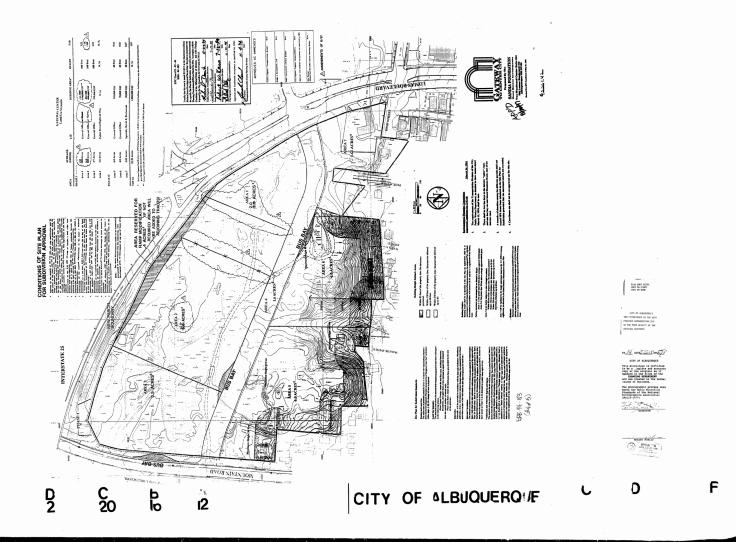


DEVELOPMENT REVIEW BOARD

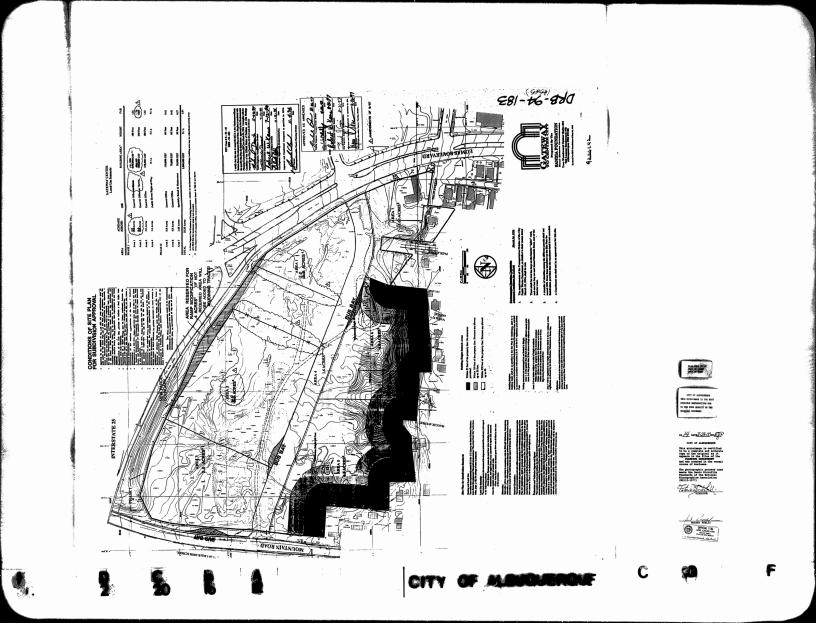


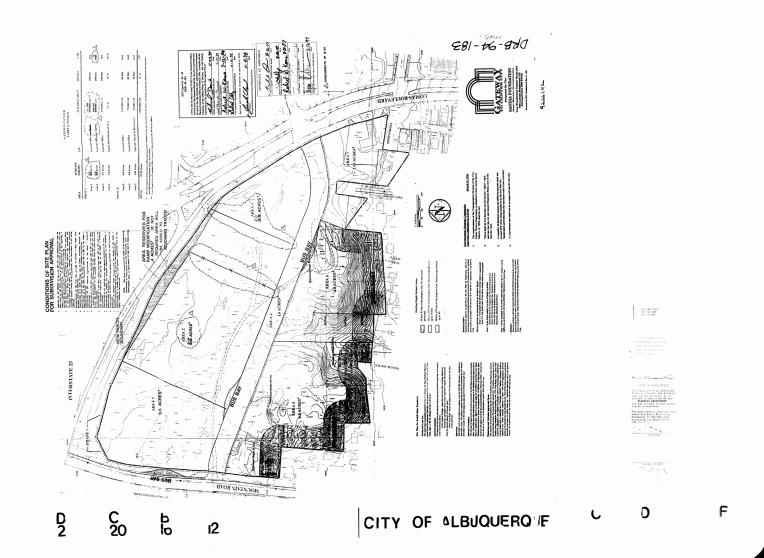


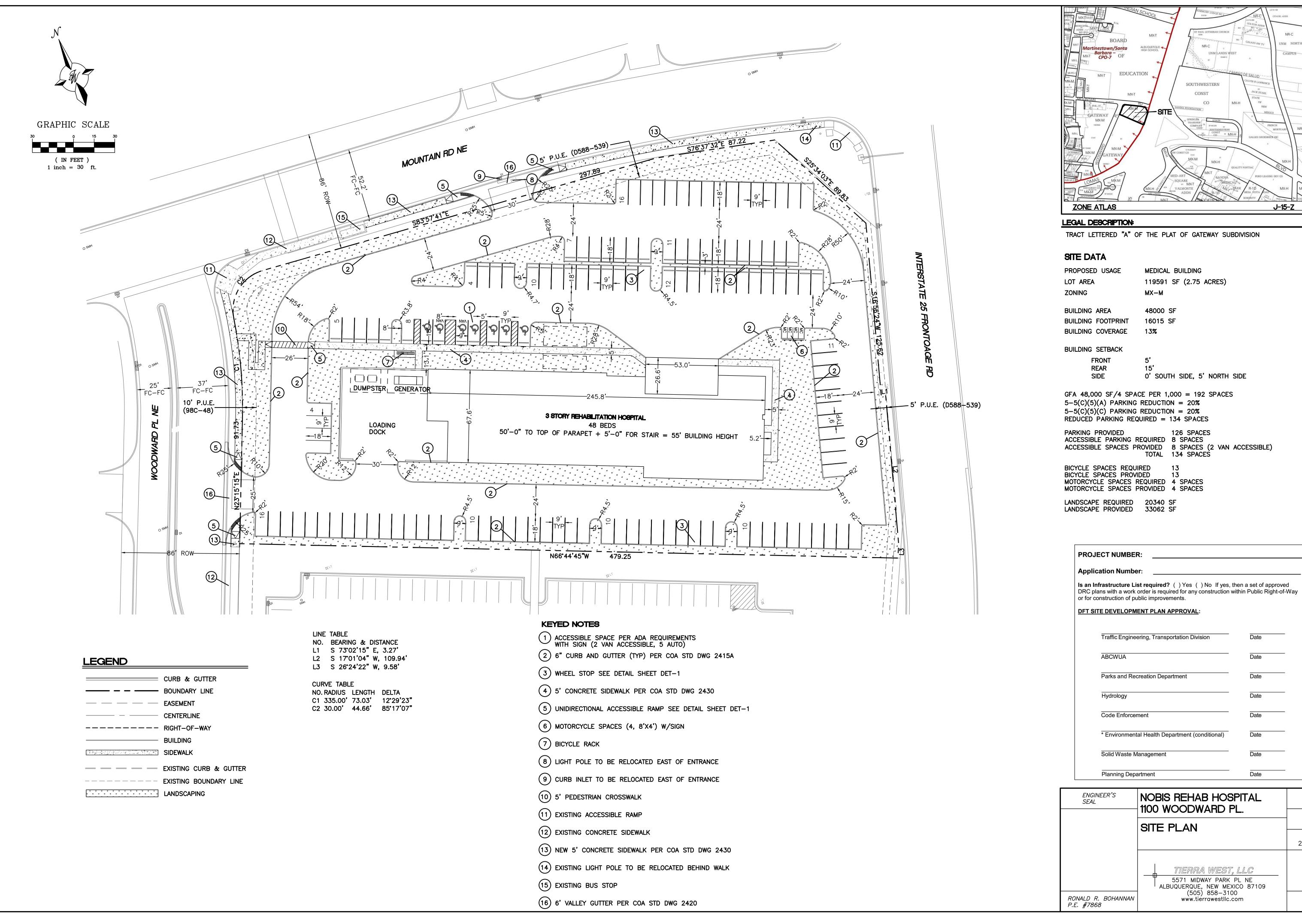




DEVELOPMENT REVIEW BOARD







J-15-Z

Date

Date

DRAWN BY

pm

DATE 2-26-24

DRAWING 2023123-SP

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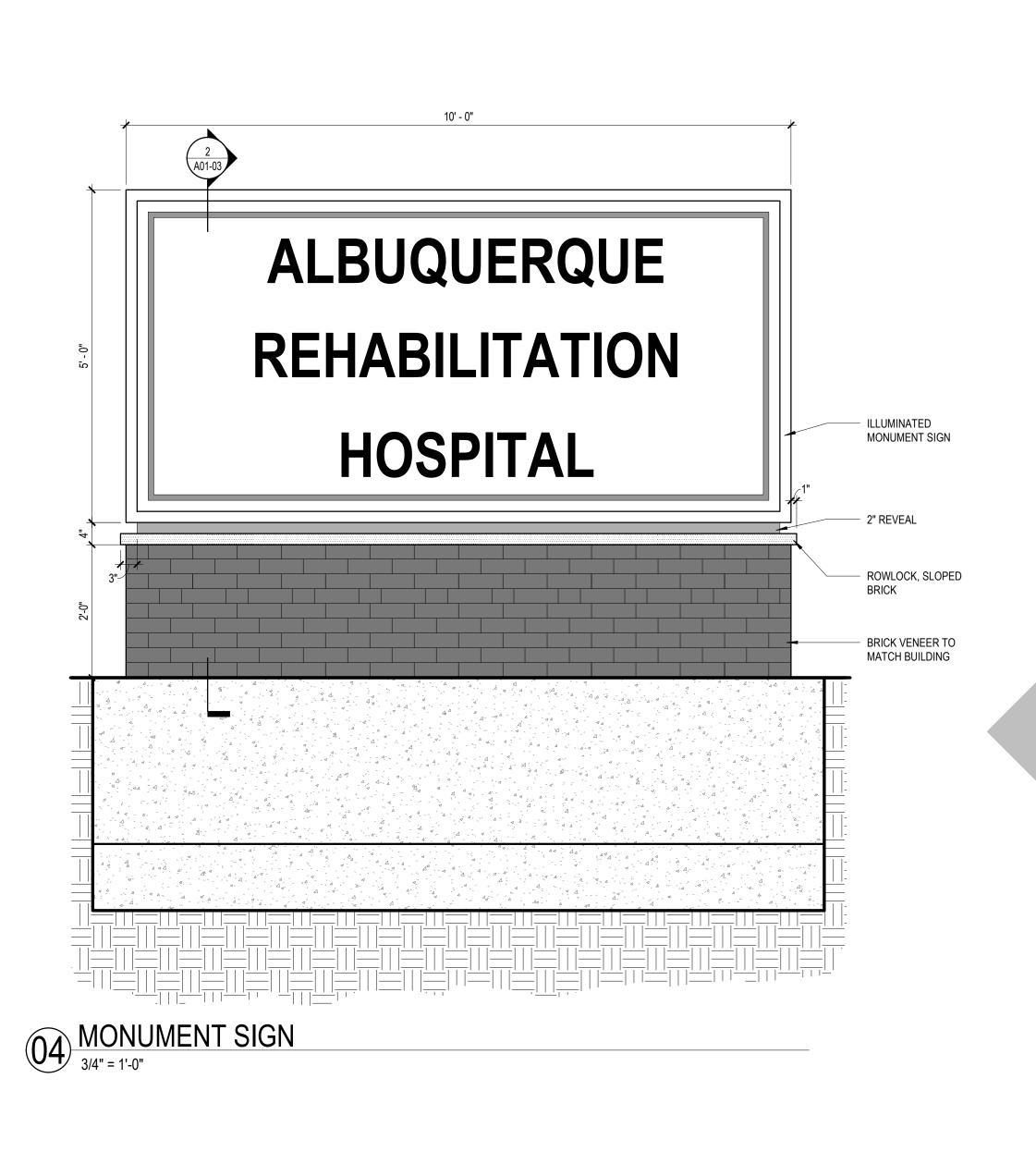
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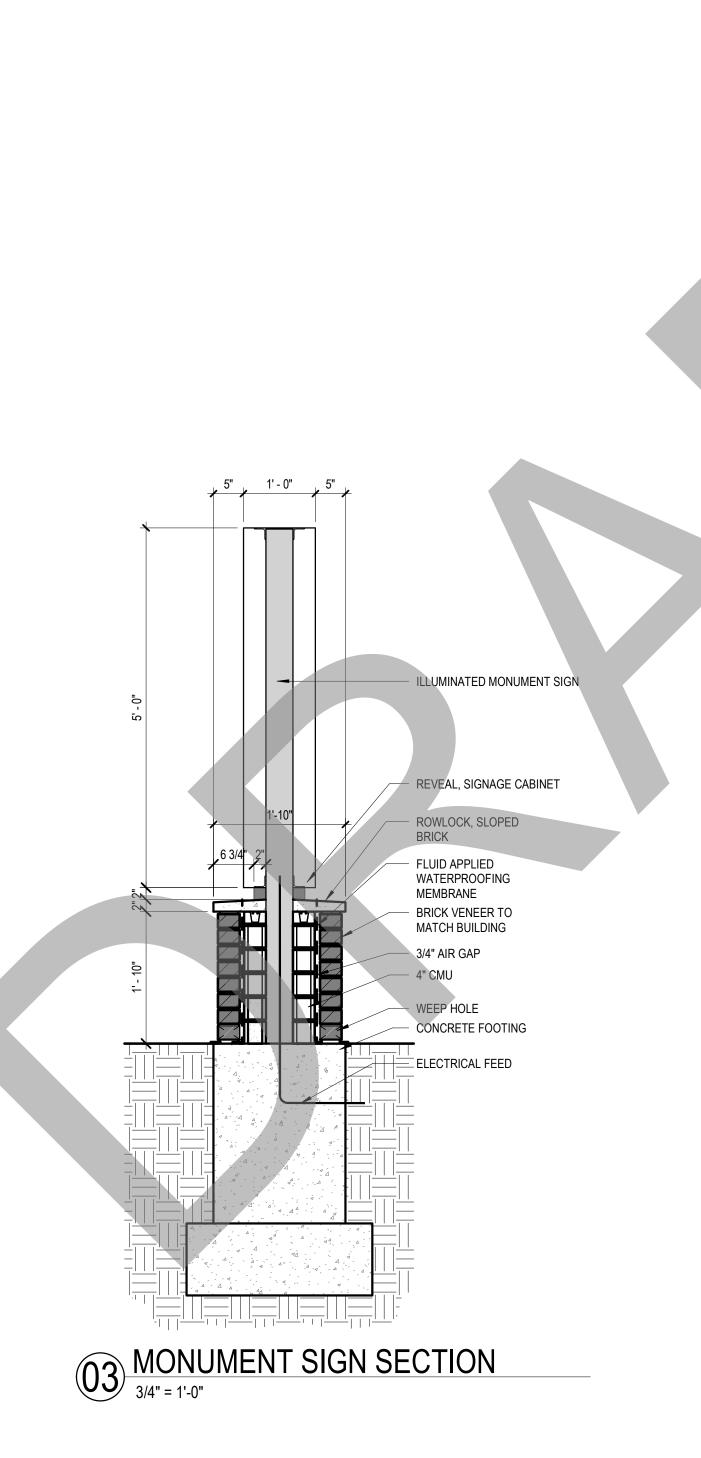
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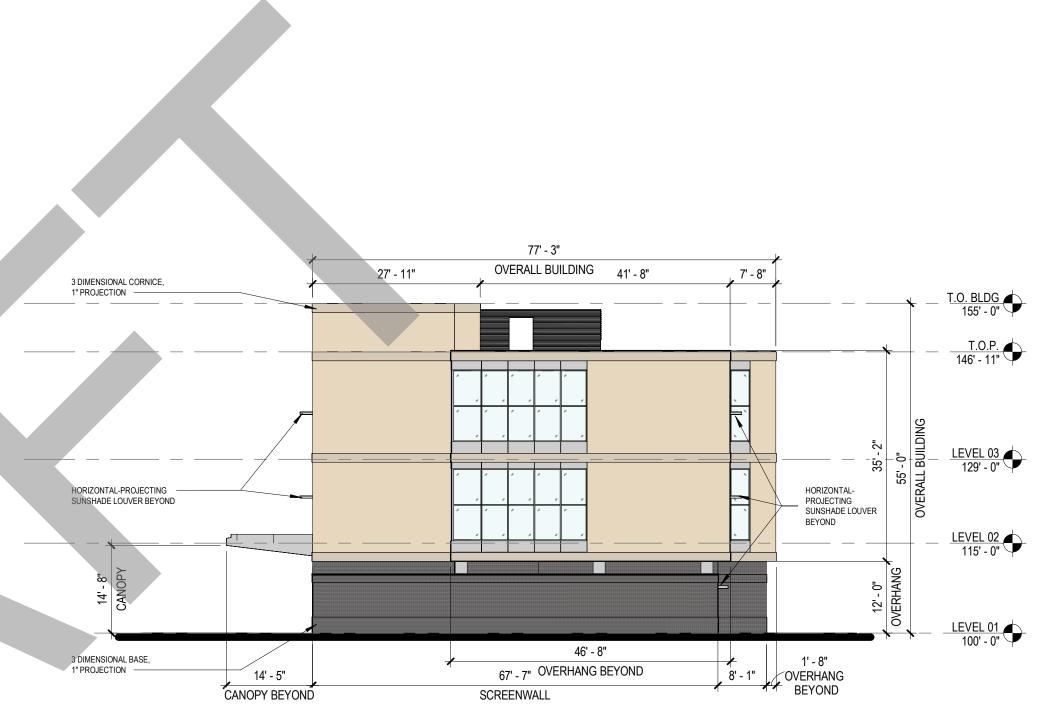
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WEST ELEVATION - STREET FACING, PARTIALLY BLOCKED BY LOADING DOCK SCREN WALL

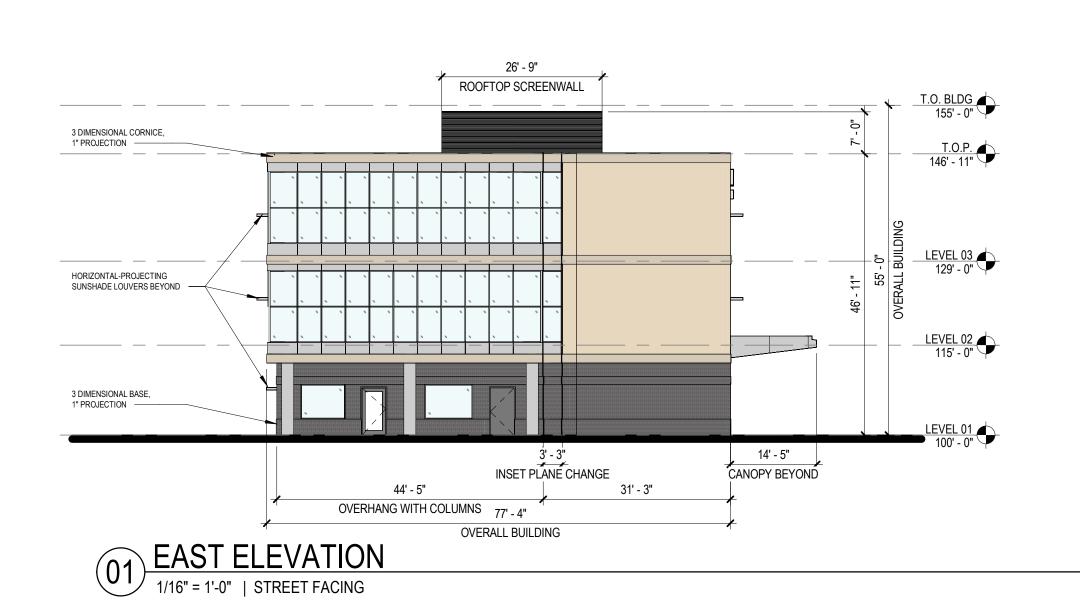
COMPLIANCE WITH 5-11(E)(2) - NEED 2
UPPER FLOOR WINDOWS
CANOPY / OVERHANGS / COLUMNS
SECONDARY STAFF ENTRY

COMPLIANCE WITH 5-11(E)(3) - NOT REQUIRED, BUT PROVIDED SIMILAR
TO NORTH FACADE
CHANGES IN COLOR
BRICK GROUND FLOOR
2 EIFS COLORS ON UPPER FLOORS
FIELD COLOR
HORIZONTAL BAND COLOR (1" PROJECTION)
MASONRY 1" PROJECTION CHANGE IN PLANE (3 DIMENSIONAL BASE)
EIFS BAND 1" PROJECTION AT PARAPET (3 DIMENSIONAL CORNICE)

LOADING DOCK SCREENWALL COMPLIANCE WITH 5-6(G)(2) PROVIDES SCREENING OF LOADING DOCK ACTIVITIES, DUMPSTERS, EMERGENCY GENERATOR, AND GROUND SET CONDENSING UNITS. PER 5-6(G)(2)(c)(1) THE WALL AROUND THE LOADING DOCK IS REQUIRED TO BE 10' TALL TO PROVIDE FULL HEIGHT SCREENING OF THE EMERGENCY GENERATOR. THE WALL WILL BE THE SAME BRICK AS LEVEL 1 OF THE BUILDING WITH BRICK 3 DIMENSIONAL PROJECTING CORNICE AND BASE, SIMILAR TO THE BUILDING.

WEST ELEVATION

1/16" = 1'-0" | STREET FACING



EAST ELEVATION - STREET FACING

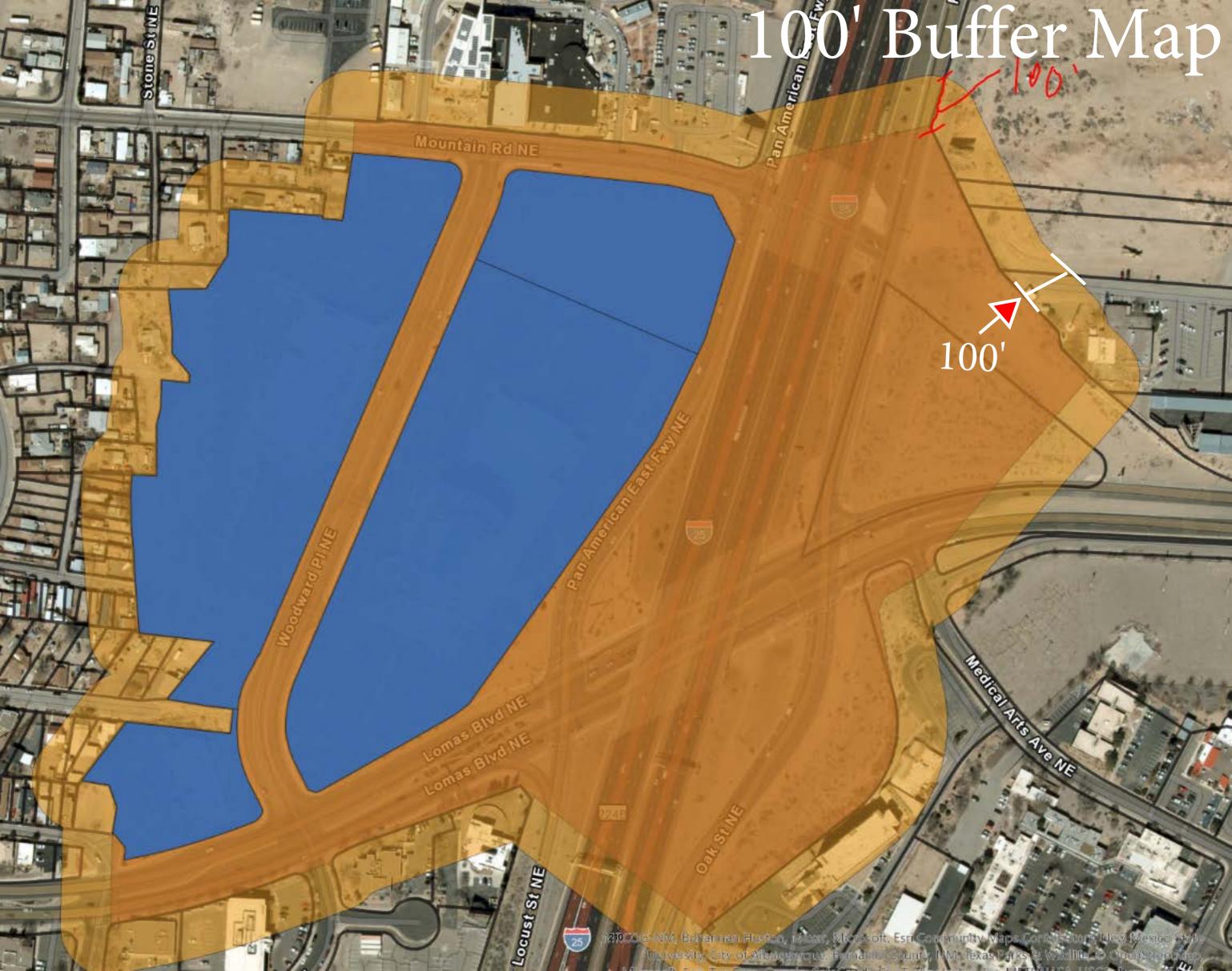
COMPLIANCE WITH 5-11(E)(2) - NEED 2
UPPER FLOOR WINDOWS
GROUND FLOOR WINDOWS - YES BUT SILLS AT 32"
CANOPY / OVERHANGS / COLUMNS
PRIMARY STAFF ENTRY

COMPLIANCE WITH 5-11(E)(3) - NOT REQUIRED, PROVIDED SIMILAR TO
NORTH FACADE
CHANGES IN COLOR
BRICK GROUND FLOOR
2 EIFS COLORS ON UPPER FLOORS
FIELD COLOR
HORIZONTAL BAND COLOR (1" PROJECTION)
MASONRY 1" PROJECTION CHANGE IN PLANE (3 DIMENSIONAL BASE)
EIFS BAND 1" PROJECTION AT PARAPET (3 DIMENSIONAL CORNICE)

ALBUQUERQUE REHABILITATION HOSPITAL

PRESENTATION ELEVATIONS

Perkins&Will



JDHQ LAND HOLDING LLC C/O ATRIUM HOLDING COMPANY 12735 MORRIS RD SUITE 400 EXT ALPHARETTA GA 30004-8904	JDHQ HOTELS LLC ATTN: ATRIUM HOSPITALITY 12735 MORRIS RD SUITE 400 EXT ALPHARETTA GA 30004-8904	TRICORE REFERENCE LABORATORIES 1001 WOODWARD PL NE ALBUQUERQUE NM 87102
NEW HEART INC 601 LOMAS BLVD NE ALBUQUERQUE NM 87102	ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION 4000 ST JOSEPHS PL NW ALBUQUERQUE NM 87120-1714	BOARD OF EDUCATION C/O PROPERTY MANAGER PO BOX 25704 ALBUQUERQUE NM 87125-0704
REGENTS OF UNM C/O REAL ESTATE DEPT 1 UNIVERSITY OF NM MSC06 3595 ALBUQUERQUE NM 87131-0001	REGENTS OF UNM C/O REAL ESTATE DEPT 1 UNIVERSITY OF NM MSC06 3595 ALBUQUERQUE NM 87131-0001	LOPEZ JUAN A & KRAUSE CAROL A 800 MOUNTAIN RD NE ALBUQUERQUE NM 87102
VIGIL FRIEDA & GEORGE WYLER & LOUIE WYLER & ELIZABETH GRIEGO ETAL 2733 GRACELAND DR NE ALBUQUERQUE NM 87102	DUNEMAN CHRISTOPHER S & JAYMIE A 919 GRECIAN AVE NW ALBUQUERQUE NM 87102	CHAVEZ ALVIN 1122 HIGH ST NE ALBUQUERQUE NM 87102
MOFFETT DOLORES & ALESHA MYRA DILLANDER 103 E ARAGON RD BELEN NM 87002-4601	CHAVEZ VALENTINO REYES 1117 HIGH ST NE ALBUQUERQUE NM 87102-2425	MOFFETT DOLORES & ALESHA MYRA DILLANDER 103 E ARAGON RD BELEN NM 87002-4601
POLISAR SHIRLEY ELIZABETH CHAVEZ 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828	CHAVEZ 1121 LLC 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828	CHAVEZ 1119 LLC 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828
CHAVEZ 1119 LLC 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828	HUGH A CARLISLE POST 13 DEPT OF NEW MEXICO 1201 MOUNTAIN RD NE ALBUQUERQUE NM 87102-2716	SANDIA FOUNDATION C/O PARADIGM TAX GROUP – ESS #0116 PO BOX 71870 SALT LAKE CITY UT 84171-0870
CROCKETT LAWRENCE & WOLFE MARIA 2539 DURANES RD NW ALBUQUERQUE NM 87104	MARTINEZ LORRAINE 1124 WALTER NE ALBUQUERQUE NM 87120	BACA C JOHN JR 10100 CALLE BELLA NW ALBUQUERQUE NM 87114
JAMES DELBERT & MARIA C 1020 WALTER ST NE ALBUQUERQUE NM 87102	BACA TERESA A BOX 5482 SANTA FE NM 87502-5482	HERNANDEZ KATHERINE 1024 WALTER ST NE ALBUQUERQUE NM 87102
BACA JOAQUIN F & MINDY S 1006 EDITH BLVD NE ALBUQUERQUE NM 87102	SOLANO DAVID M 1004 WALTER ST SE ALBUQUERQUE NM 87102	SALAIZ DULCE 1002 WALTER ST NE ALBUQUERQUE NM 87102

MONTOYA JUSTO ET UX **DURAN JOHANNA L ROBLES ANDREW RAY** PO BOX 6092 920 WALTER NE 916 WALTER NE **ALBUQUERQUE NM 87197 ALBUQUERQUE NE 87102 ALBUQUERQUE NM 87102 CORRALEZ ANGELIQUE** BACA CARLOS RAY **GRIEGO LILLIAN** 916 WALTER ST NE 618 MARBLE AVE NE 639 RESERVIOR ST **ALBUQUERQUE NM 87102 ALBUQUERQUE NM 87102** SOCORRO NM 87801-4332 MICHELMAN EVELYN **VASQUEZ PERFECTO & LYDIA** KARSTEN ELIZABETH C 620 MARBLE AVE NE 617 PAGE AVE NE 1911 RICHMOND DR NE ALBUQUERQUE NM 87102-2476 **ALBUQUERQUE NM 87106 ALBUQUERQUE NM 87102 GANBATTE HOLDINGS LLC BAUER ASHLEY** SANCHEZ PATRICIA B & BACA 3431 MONTE VISTA BLVD NE 614 PAGE AVE NE FILODELFIO R **ALBUQUERQUE NM 87106 ALBUQUERQUE NM 87102** 616 PAGE AVE NE **ALBUQUERQUE NM 87102** SANCHEZ JOEY J JR & ALMITRA ORDONEZ-CARAVEO JUAN CARLOS & AVILA-BORUNDA ARIADNA I & 618 ½ PAGE AVE NE ORDONEZ-CARAVEO RUBEN GERALDO **BORUNDA LAURA ALBUQUERQUE NM 87102** 8400 CASA GRIS CT NW **523 SLATE AVE NE ALBUQUERQUE NM 87102 ALBUQUERQUE NM 87102** MARTHA LILLEY LLC & YELLOW HORSE **CHAVEZ RAMIE NICHOLE SWEET & COMPANY LLC** ENTERPRISES LLC 2315 MUIR DR NW PO BOX 3082 7244 SAVAGE DR NE **ALBUQUERQUE NM 87120 HUNTINGTON BEACH CA 92605-3082 ALBUQUERQUE NM 87109** 522 LOMAS LLC WHITFIELD ENTERPRISES INC REGENTS OF UNM REAL ESTATE DEPT **522 LOMAS BLVD NE** 617 | STREET MSC06-3595-1 UNIVERSITY OF NM **ALBUQUERQUE NM 87102** PETALUMA CA 94952-4904 **ALBUQUERQUE NM 87131** SANDIA FOUNDATION

SPINE ORTHOPAEDIC &
REHABILITATION CENTER LLC C/O
WHITEMAN COMPANY LLC
7850 JEFFERSON ST NE SUITE 140
ALBUQUERQUE NM 87109

I-25 HOTEL CORPORATION 20342 SW ACACIA ST NEWPORT BEACH CA 92660-1704 SANTA TERESA GIANT LLC 601 N MESA SUITE 1500 EL PASO TX 79901-1225

REGENTS OF UNM REAL ESTATE DEPT MSC06-3595-1 UNIVERSITY OF NM ALBUQUERQUE NM 87131-0001 6211 SAN MATEO BLVD NE SUITE 100

ALBUQUERQUE NM 87109

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*: April 24, 2024 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*: 522 LOMAS LLC Mailing Address*: 522 LOMAS BLVD NE, ALBUQUERQUE NM 87102 Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a) 1. Subject Property Address*: 1100 Woodward Pl NE, Albuquerque, NM 87102 Location Description: Tract A Plat of Gateway Subdivision 2. Property Owner*: JDGQ Land Holding LLC C/O Atrium Holding Company 3. Agent/Applicant* [if applicable]: Tierra West LLC 4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply] ☐ Conditional Use Approval ☐ 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^{1*}: Major amendment to existing Gateway Center Site Plan to allow for Hospital Use on subject lot 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)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]						
	Date/Time*: Thursday, May 16th, 8:40 AM					
	Location*2: CABQ Zoom - https://cabq.zoom.us/j/2269592859					
	Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions					
	To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860					
6.	Where more information about the project can be found*3:					
	tierrawestllc.com - slozoya@tierrawestllc.com - (505) 858-3100					
Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):						
1.	Zone Atlas Page(s)*4: J-15-Z					
2.	Architectural drawings, elevations of the proposed building(s) or other illustrations of the					
	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.						
3.	proposed application, as relevant*: Attached to notice or provided via website noted above					
3.	proposed application, as relevant*: Attached to notice or provided via website noted above The following exceptions to IDO standards have been requested for this project*:					
3.	proposed application, as relevant*: Attached to notice or provided via website noted above The following exceptions to IDO standards have been requested for this project*: Deviation(s)					
3.	proposed application, as relevant*: Attached to notice or provided via website noted above The following exceptions to IDO standards have been requested for this project*: Deviation(s)					

4. A Pre-submittal Neighborhood Meeting was required by <u>Table 6-1-1</u>: <u>▼</u>Yes □No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A meeting between Agent, Tierra West, and the Santa Barbara Martineztown Neighborhood

Association (SBMTNA) occurred on March 21, 2024, and the Site Plan was presented and discussed. Concerns such as traffic and public roadway capacity were discussed, but no consensus was reached.

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <u>http://data.cabq.gov/business/zoneatlas/</u>

☐ d. For residential development*: Maximum number of proposed dwelling units.						
ø e. For non-residential development*:						
☐ Total gross floor area of proposed project.	Hospital Use - 48,000 SF					
$\ \ \Box$ Gross floor area for each proposed use.	1105pital 03e - 40,000 31					
Additional Information:						
From the IDO Zoning Map ⁵ :						
1. Area of Property [typically in acres]: 2.7845 Acres						
2. IDO Zone District: MX-H (Appealed, previously MX-M)						

3. Overlay Zone(s) [if applicable]: Martineztown/Santa Barbara - CPO-7

4. Center or Corridor Area [if applicable]: Mountain Rd and I-25 Frontage Corridors

5. Current Land Use(s) [vacant, if none]: Vacant

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

NOTE: Pursuant to <u>IDO Subsection 14-16-6-4(L)</u>, 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 <u>devhelp@cabq.gov</u> or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

-

⁵ Available here: https://tinurl.com/idozoningmap



5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

MERRA WEST, LLC

522 LOMAS LLC 522 LOMAS BLVD NE ALBUQUERQUE NM 87102

216



ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION 4000 ST JOSEPHS PL NW ALBUQUERQUE NM 87120-1714



AVILA-BORUNDA ARIADNA I & BORUNDA LAURA 523 SLATE AVE NE ALBUQUERQUE NM 87102



BACA C JOHN JR 10100 CALLE BELLA NW ALBUQUERQUE NM 87114



BACA CARLOS RAY 618 MARBLE AVE NE ALBUQUERQUE NM 87102



BACA JOAQUIN F & MINDY S 1006 EDITH BLVD NE ALBUQUERQUE NM 87102



BACA TERESA A BOX 5482 BOX 5482 SANTA FE NM 87502-5482

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST, LLC

222



BAUER ASHLEY 614 PAGE AVE NE ALBUQUERQUE NM 87102



BOARD OF EDUCATION C/O PROPERTY MANAGER PO BOX 25704 ALBUQUERQUE NM 87125-0704



CHAVEZ 1119 LLC 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828



CHAVEZ 1119 LLC 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828



CHAVEZ 1121 LLC 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828



CHAVEZ ALVIN 1122 HIGH ST NE ALBUQUERQUE NM 87102

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

MERRA WEST, LLC



CHAVEZ RAMIE NICHOLE 2315 MUIR DR NW ALBUQUERQUE NM 87120



CHAVEZ VALENTINO REYES 1117 HIGH ST NE ALBUQUERQUE NM 87102-2425



CORRALEZ ANGELIQUE 916 WALTER ST NE ALBUQUERQUE NM 87102



CROCKETT LAWRENCE & WOLFE MARIA 2539 DURANES RD NW ALBUQUERQUE NM 87104



DUNEMAN CHRISTOPHER S & JAYMIE A 919 GRECIAN AVE NW ALBUQUERQUE NM 87102



DURAN JOHANNA L 920 WALTER NE ALBUQUERQUE NE 87102



GANBATTE HOLDINGS LLC 3431 MONTE VISTA BLVD NE ALBUQUERQUE NM 87106



GRIEGO LILLIAN 639 RESERVIOR ST SOCORRO NM 87801-4332



HERNANDEZ KATHERINE 1024 WALTER ST NE ALBUQUERQUE NM 87102



HUGH A CARLISLE POST 13 DEPT OF NEW MEXICO 1201 MOUNTAIN RD NE ALBUQUERQUE NM 87102-2716

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST.LLC



I-25 HOTEL CORPORATION 20342 SW ACACIA ST NEWPORT BEACH CA 92660-1704



JAMES DELBERT & MARIA C 1020 WALTER ST NE ALBUQUERQUE NM 87102

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST, LLC



JDHQ HOTELS LLC ATTN: ATRIUM HOSPITALITY 12735 MORRIS RD SUITE 400 EXT ALPHARETTA GA 30004-8904



JDHQ LAND HOLDING LLC C/O ATRIUM HOLDING COMPANY 12735 MORRIS RD SUITE 400 EXT ALPHARETTA GA 30004-8904



KARSTEN ELIZABETH C 1911 RICHMOND DR NE ALBUQUERQUE NM 87106



LOPEZ JUAN A & KRAUSE CAROL A 800 MOUNTAIN RD NE ALBUQUERQUE NM 87102

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST, LLC



MARTHA LILLEY LLC & YELLOW HORSE ENTERPRISES LLC 7244 SAVAGE DR NE ALBUQUERQUE NM 87109



MARTINEZ LORRAINE 1124 WALTER NE ALBUQUERQUE NM 87120



5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST. LLC

MICHELMAN EVELYN 620 MARBLE AVE NE ALBUQUERQUE NM 87102

247



MOFFETT DOLORES & ALESHA MYRA DILLANDER 103 E ARAGON RD BELEN NM 87002-4601



MOFFETT DOLORES & ALESHA MYRA DILLANDER 103 E ARAGON RD BELEN NM 87002-4601



MONTOYA JUSTO ET UX PO BOX 6092 ALBUQUERQUE NM 87197



NEW HEART INC 601 LOMAS BLVD NE ALBUQUERQUE NM 87102

GERRA OFFILLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



ORDONEZ-CARAVEO JUAN CARLOS & ORDONEZ-CARAVEO RUBEN GERALDO 8400 CASA GRIS CT NW ALBUQUERQUE NM 87102

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

MERRA WEST. LLC

252



POLISAR SHIRLEY ELIZABETH CHAVEZ 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828

JERRA MEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

MERRA WEST, LLC

REGENTS OF UNM C/O REAL ESTATE DEPT

1 UNIVERSITY OF NM MSC06 3595 ALBUQUERQUE NM 87131-0001



REGENTS OF UNM C/O ŘEAL ESTATE DEPT

1 UNIVERSITY OF NM MSC06 3595 ALBUQUERQUE NM 87131-0001

JERRA OWEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



REGENTS OF UNM REAL ESTATE DEPT MSC06-3595-1 UNIVERSITY OF NM ALBUQUERQUE NM 87131

GERRA OMEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



REGENTS OF UNM REAL ESTATE DEPT MSC06-3595-1 UNIVERSITY OF NM ALBUQUERQUE NM 87131-0001

JERRA ONEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



ROBLES ANDREW RAY 916 WALTER NE ALBUQUERQUE NM 87102

JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SALAIZ DULCE 1002 WALTER ST NE ALBUQUERQUE NM 87102

JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SANCHEZ JOEY J JR & ALMITRA 618 ½ PAGE AVE NE ALBUQUERQUE NM 87102

JERRA MEST. LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SANCHEZ PATRICIA B & BACA FILODELFIO R 616 PAGE AVE NE ALBUQUERQUE NM 87102

JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SANDIA FOUNDATION C/O PARADIGM TAX GROUP – ESS #0116 PO BOX 71870 SALT LAKE CITY UT 84171-0870

JERRA WEST. LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



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

JERRA WEST. LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

SANTA TERESA GIANT LLC 601 N MESA SUITE 1500 EL PASO TX 79901-1225



SOLANO DAVID M 1004 WALTER ST SE ALBUQUERQUE NM 87102

MERRA WEST. LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SPINE ORTHOPAEDIC &
REHABILITATION CENTER LLC C/O
WHITEMAN COMPANY LLC
7850 JEFFERSON ST NE SUITE 140
ALBUQUERQUE NM 87109

JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SWEET & COMPANY LLC PO BOX 3082 HUNTINGTON BEACH CA 92605-3082

JERRA WEST.LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



TRICORE REFERENCE LABORATORIES 1001 WOODWARD PL NE ALBUQUERQUE NM 87102

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

MERRA WEST. LLC

268



VASQUEZ PERFECTO & LYDIA 617 PAGE AVE NE ALBUQUERQUE NM 87102-2476

GERRA OMEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



VIGIL FRIEDA & GEORGE WYLER & LOUIE WYLER & ELIZABETH GRIEGO ETAL

2733 GRACELAND DR NE ALBUQUERQUE NM 87102

JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



WHITFIELD ENTERPRISES INC 617 I STREET PETALUMA CA 94952-4904

JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

1100 WOODWARD PL NE _ Neighborhood Meeting Inquiry Sheet Submission

Tuesday, April 9, 2024 12:21:29 PM

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

	First				Address Line				Mobile	
Association Name	Name	Last Name	Email	Address Line 1	2	City	State	Zip	Phone	Phone
				617 Edith Boulevard						
Citizens Information Committee of Martineztown	Kristi	Houde	kris042898@icloud.com	NE	#8	Albuquerque	NM	87102	5053661439	
				515 Edith Boulevard						
Citizens Information Committee of Martineztown	Renee	Martinez	martinez.renee@gmail.com	NE		Albuquerque	NM	87102	5054108122	5052474605
		Naranjo								
Santa Barbara Martineztown NA	Loretta	Lopez	Injalopez@msn.com	1127 Walter NE		Albuquerque	NM	87102		5052707716
Santa Barbara Martineztown NA	Theresa	Illgen	theresa.illgen@aps.edu	214 Prospect NE		Albuquerque	NM	87102		5055048620

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabg.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019 ndf
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts 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 application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

http://www.cabg.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If your application 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.

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

nce-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhood

From: webmaster@cabq.gov < webmaster@cabq.gov>

Sent: Tuesday, April 9, 2024 11:02 AM

To: Office of Neighborhood Coordination <slozoya@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below: Contact Name

Sergio Lozoya
Telephone Number
5052787088
Email Address

slozoya@tierrawestllc.com

Company Name Tierra West LLC

Company Address 5571 Midway Park Place NE City

Albuquerque

State NM

ZIP

87109

```
Legal description of the subject site for this project:

There are four parcels that are part of the subject site:
```

There are four parcels that are part of the subject site:

1. Project Site
Situs Address: 1100 WOODWARD PL NE ALBUQUERQUE NM 87102
Legal Description: TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC
2. Tricore
Situs Address: 1001 WOODWARD PL NE ALBUQUERQUE NM 87102
Legal Description: TR D-1-A-1 PLAT FOR LOTS 1 & 2 TR D-1-A-1 GATEWAY SUBD (BEING A REPLAT OF TR D-1-A GATEWAY SUBD & AN UNPLATTEDPARCEL) CONT 8.3708 AC
3. New Heart Inc
Situs Address: 600 LOMAS BLVD NE ALBUQUERQUE NM 87102
Legal Description: TR D1B1 PLAT OF TRACT D-1-B-1 AND D-1-B-2 GATEWAY SUBDIVISION (BEING A REPLAT OF TRACT D-1-B, GATEWAY SUBDIVISION, LOTS 16 AND 17, TROTTER ADDITION NO.2 AND A
4. Embassy Suites
Situs Address: 1000 WOODWARD PL NE ALBUQUERQUE NM 87102 2704
Legal Description: TR B-1 PLAT OF TRACT B-1 GATEWAY SUBDIVISION A REPLATOF TRACTS B & C GATEWAY SUBDIVISION CONT 9.3316 AC
Physical address of subject site:
1100 WOODWARD PL NE ALBUQUERQUE NM 87102
Subject site cross streets:
Mountain and Woodward
Other subject site identifiers:
This site is located on the following zone atlas page:
J-15-Z
Capteha
x

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 o	f Notice*:				
This no	This notice of an application for a proposed project is provided as required by Integrated Development				
Ordina	nce (IDO) Subsection 14-16-6-4(K) Public Noti	ce to:			
Neighb	orhood Association (NA)*:				
	of NA Representative*:				
		ative¹:			
Email F	Address for Mailing Address for NA Represent	ative-:			
Inform	ation Required by <u>IDO Subsection 14-16-6-4(R</u>	<u>()(1)(a)</u>			
1.	Subject Property Address*				
	Location Description				
2.	Property Owner*				
3.	Agent/Applicant* [if applicable]				
4.	Application(s) Type* per IDO <u>Table 6-1-1</u> [ma	rk all that apply]			
	□ Conditional Use Approval				
	Permit	(Carport or Wall/Fence – Major)			
	Site PlanSubdivision	(Minor or Major)			
		(Easement/Private Way or Public Right-of-way)			
	Variance	, , , , , , , , , , , , , , , , , , , ,			
	□ Waiver				
	Other:				
	Summary of project/request ^{2*} :				

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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.

² Attach additional information, as needed to explain the project/request.

5.	This application will be decided at a pub	olic meeting or hearing by*:		
	☐ Zoning Hearing Examiner (ZHE)	□ Development Hearing Officer (DHO)		
	□ Landmarks Commission (LC)	☐ Environmental Planning Commission (EPC)		
	Location*3:			
	Agenda/meeting materials: http://www	v.cabq.gov/planning/boards-commissions		
	To contact staff, email devhelp@cabq.g	ov or call the Planning Department at 505-924-3860.		
6.	Where more information about the project can be found*4: tierrawestllc.com - slozoya@tierrawestllc.com - (505) 858-3100			
		·		
nforma	ation Required for Mail/Email Notice by	IDO Subsection 6-4(K)(1)(b):		
1.	Zone Atlas Page(s)*5			
2.	Architectural drawings, elevations of th	e proposed building(s) or other illustrations of the		
		cached to notice or provided via website noted above		
3.	The following exceptions to IDO standa	rds have been requested for this project*:		
	□ Deviation(s) □ Variance(s)	□ Waiver(s)		
	Explanation*:			
4.	A Pre-submittal Neighborhood Meeting	g was required by Table 6-1-1: □ Yes □ No		

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant ⁵ Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: I	tems 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.
Additio	onal Information [Optional]:
Fro	om the IDO Zoning Map ⁶ :
1.	Area of Property [typically in acres]
2.	IDO Zone District
3.	Overlay Zone(s) [if applicable]
4.	Center or Corridor Area [if applicable]
Cur	rent Land Use(s) [vacant, if none]
Associa calenda require	Pursuant to <u>IDO Subsection 14-16-6-4(L)</u> , property owners within 330 feet and Neighborhood tions within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 or days before the public meeting/hearing date noted above, the facilitated meeting will be d. To request a facilitated meeting regarding this project, contact the Planning Department at <u>po@cabq.gov</u> or 505-924-3955.
Useful I	Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

Cc:	[Other Neighborhood Associations, if any

⁶ Available here: https://tinurl.com/idozoningmap

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 o	f Notice*:	
This no	tice of an application for a proposed proje	ect is provided as required by Integrated Development
Ordina	nce (IDO) Subsection 14-16-6-4(K) Public	Notice to:
Neighb	orhood Association (NA)*:	
		sentative¹:
Linairi	dairess of Mailing Address of Wellepie	Sentative .
Inform	ation Required by <u>IDO Subsection 14-16-</u>	<u>6-4(K)(1)(a)</u>
1.	Subject Property Address*	
2.	Property Owner*	
3.		
4.	Application(s) Type* per IDO <u>Table 6-1-1</u>	[mark all that apply]
	□ Conditional Use Approval	
	□ Permit	(Carport or Wall/Fence – Major)
	□ Site Plan	
	Subdivision	(Minor or Major)
	D Vacation	(Easement/Private Way or Public Right-of-way)
	 Variance 	
	□ Waiver	
	Other:	
	Summary of project/request ^{2*} :	

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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.

² Attach additional information, as needed to explain the project/request.

[Note:	te: Items with an asterisk (*) are required.]	
5.	5. This application will be decided at a public meeting or hearing by*:	
	□ Zoning Hearing Examiner (ZHE) □ Development Hearing Officer (DHO)	
	□ Landmarks Commission (LC) □ Environmental Planning Commission	(EPC)
	Date/Time*:	
	Location*3:	
	Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions	
	To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3	860.
6.	 Where more information about the project can be found*4: tierrawestllc.com - slozoya@tierrawestllc.com - (505) 858-3100 	
Inforn	rmation Required for Mail/Email Notice by <u>IDO Subsection 6-4(K)(1)(b)</u> :	
1.	1. Zone Atlas Page(s)*5	
2.	2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the	ne
	proposed application, as relevant*: Attached to notice or provided via website noted al	<u>oove</u>
3.	3. The following exceptions to IDO standards have been requested for this project*:	
	□ Deviation(s) □ Variance(s) □ Waiver(s)	
	Explanation*:	
4.	4. A Pre-submittal Neighborhood Meeting was required by <u>Table 6-1-1</u> : ☐ Yes ☐ No	
	Summary of the Pre-submittal Neighborhood Meeting, if one occurred:	

³ Physical address or Zoom link

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

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

[Note:	Item	s 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.
Addit	iona	I Information [Optional]:
Fr	om t	the IDO Zoning Map ⁶ :
1.	Are	ea of Property [typically in acres]
2.	IDC	O Zone District
3.		erlay Zone(s) [if applicable]
4.	Cer	nter or Corridor Area [if applicable]
Cu	rrent	t Land Use(s) [vacant, if none]
Associated calend require	ation ar da ed. T	suant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood is within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 may before the public meeting/hearing date noted above, the facilitated meeting will be o request a facilitated meeting regarding this project, contact the Planning Department at mabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

⁶ Available here: https://tinurl.com/idozoningmap

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 o	f No	tice*:		
This notice of an application for a proposed project is provided as required by Integrated Development				
Ordina	nce	(IDO) Subsection 14-16-6-4(K) Public Notice	:0:	
Neighh	orh	ood Association (NA)*:		
Name	of N	A Representative*:		
Email A	Addr	ress* or Mailing Address* of NA Representativ	e ¹ :	
Inform	atio	on Required by <u>IDO Subsection 14-16-6-4(K)(1</u>	<u>)(a)</u>	
1.	Su	bject Property Address*		
	Lo	cation Description		
2.	Pro	operty Owner*		
3.		ent/Applicant* [if applicable]		
4.	Ар	pplication(s) Type* per IDO <u>Table 6-1-1</u> [mark o	ıll that apply]	
		Conditional Use Approval		
		Permit	(Carport or Wall/Fence – Major)	
		Site Plan		
		Subdivision	(Minor or Major)	
		Vacation	(Easement/Private Way or Public Right-of-way)	
		Variance		
		Waiver		
		Other:		
	Su	mmary of project/request ² *:		

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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.

² Attach additional information, as needed to explain the project/request.

[Note: I	Items with an asterisk (*) are required.]			
5.	This application will be decided at a public meeting or hearing by*:			
	□ Zoning Hearing Examiner (ZHE)	□ Development Hearing Officer (DHO)		
	□ Landmarks Commission (LC)	☐ Environmental Planning Commission (EPC)		
	Date/Time*:			
	Location*3:			
	Agenda/meeting materials: http://www.cabq.g	gov/planning/boards-commissions		
	To contact staff, email <u>devhelp@cabq.gov</u> or ca	all the Planning Department at 505-924-3860.		
6.	Where more information about the project can be found*4: tierrawestllc.com - slozoya@tierrawestllc.com - (505) 858-3100			
Inform	ation Required for Mail/Email Notice by <u>IDO Su</u>	ubsection 6-4(K)(1)(b):		
1.	Zone Atlas Page(s)*5			
2.	Architectural drawings, elevations of the propo	osed building(s) or other illustrations of the		
	proposed application, as relevant*: Attached t	o notice or provided via website noted above		
3.	The following exceptions to IDO standards have	e been requested for this project*:		
	□ Deviation(s) □ Variance(s)	□ Waiver(s)		
	Explanation*:			
4.	A Pre-submittal Neighborhood Meeting was re	quired by <u>Table 6-1-1</u> :		
	Summary of the Pre-submittal Neighborhood N	Meeting, if one occurred:		

³ Physical address or Zoom link

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

⁵ 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 singulation for vehicles and nodestrians.*
□ 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.
 a. For residential development*:
☐ Total gross floor area of proposed project. ☐ Gross floor area for each proposed use. ☐ Hospital Use - 48,000 SF
Additional Information [Optional]:
From the IDO Zoning Map ⁶ :
1. Area of Property [typically in acres]
2. IDO Zone District
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
Current Land Use(s) [vacant, if none]
NOTE : Pursuant to <u>IDO Subsection 14-16-6-4(L)</u> , 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
equired. To request a facilitated meeting regarding this project, contact the Planning Department at
devhelp@cabq.gov or 505-924-3955.
Jseful Links

Integrated Development Ordinance (IDO):

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IDO Interactive Map

https://tinyurl.com/IDOzoningmap

Cc:	[Other Neighborhood Associations, if any

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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	f Notice*:		
This no	tice of an application for a proposed project is	s provided as required by Integrated Development	
Ordina	nce (IDO) <u>Subsection 14-16-6-4(K) Public Not</u>	ice to:	
Neighh	orhood Association (NA)*:		
Name o	of NA Representative*:		
Email A	Address* or Mailing Address* of NA Represent	tative¹:	
Inform	ation Required by <u>IDO Subsection 14-16-6-4(</u>	K)(1)(a)	
1.	Subject Property Address*		
	Location Description		
2.			
3.			
4.			
	□ Conditional Use Approval		
	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 ² *:		

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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.

² 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 Hearing Officer (DHO)		
	□ Landmarks Commission (LC)	☐ Environmental Planning Commission (EPC)		
	Date/Time*:			
	Location*3:			
	Agenda/meeting materials: http://www.cabq.	gov/planning/boards-commissions		
	To contact staff, email devhelp@cabq.gov or c			
6.	Where more information about the project can be found*4: tierrawestllc.com - slozoya@tierrawestllc.com - (505) 858-3100			
Inform	ation Required for Mail/Email Notice by <u>IDO Su</u>			
1.	Zone Atlas Page(s)*5			
2.	Architectural drawings, elevations of the prop	osed 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 hav	e been requested for this project*:		
	□ Deviation(s) □ Variance(s)	□ Waiver(s)		
	Explanation*:			
4.	A Pre-submittal Neighborhood Meeting was re	equired by <u>Table 6-1-1</u> : \square Yes \square No		
	Summary of the Pre-submittal Neighborhood N	Meeting, if one occurred:		

³ Physical address or Zoom link

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

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

[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. Hospital Use - 48,000 SF				
☐ Gross floor area for each proposed use.				
Additional Information [Optional]:				
From the IDO Zoning Map ⁶ :				
Area of Property [typically in acres]				
2. IDO Zone District				
3. Overlay Zone(s) [if applicable]				
4. Center or Corridor Area [if applicable]				
Current Land Use(s) [vacant, if none]				
NOTE : Pursuant to <u>IDO Subsection 14-16-6-4(L)</u> , 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 <u>devhelp@cabq.gov</u> or 505-924-3955. Useful Links				
Integrated Development Ordinance (IDO): https://ido.abc-zone.com/				

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

Сс:	[Other Neighborhood Associations, if any

⁶ Available here: https://tinurl.com/idozoningmap

[#2023123] 1100 Woodward PI - Notice of Submittal

Adam Johnstone <AJohnstone@tierrawestllc.com>

Thu 4/4/2024 9:27 AM

To:lnjalopez@msn.com <lnjalopez@msn.com>;theresa.illgen@aps.edu <theresa.illgen@aps.edu > Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannan <djb@tierrawestllc.com>

0 6 attachments (17 MB)

3 - Zone Atlas J-15-Z.pdf; 13 - Site Plan.pdf; DRB-94-183 (2).pdf; Elevations 3.18.24.pdf; Loretta Naranjo Lopez Notice.pdf; Theresa Illgen Notice.pdf;

Good morning, SBMTNA representatives,

Attached is a notice of submittal for the 1100 Woodward Pl project, along with the Zone Atlas Map and related drawings.

Thank you, Adam Johnstone

Associate Land Use Planner
AJohnstone@tierrawestllc.com
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100



[#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Adam Johnstone < A Johnstone@tierrawestllc.com >

Wed 4/10/2024 9:27 AM

To:kris042898@icloud.com <kris042898@icloud.com>

Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannan <djb@tierrawestllc.com>;martinez.renee@gmail.com <martinez.renee@gmail.com>

4 attachments (2 MB)

Kristi Houde Meeting Request.pdf; Kristi Houde Submittal Notice.pdf; 13 - Site Plan.pdf; Elevations 3.18.24.pdf;

Kristi,

Attached is both a meeting request and submittal notice for the aforementioned project, along with relevant attachments. I had sent both you and Renee Martinez an email containing this, but it was not delivered to you due to a message size limitation. I have not attached the Zone Atlas Map or the controlling site plan as they were too large - they are both attached to the email successfully sent to Renee earlier today.

Please let us know if you have any questions.

Thank you, Adam Johnstone

Associate Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100



Delivered: [#2023123] 1100 Woodward PI - Notice of Submittal

postmaster@outlook.com <postmaster@outlook.com>

Thu 4/4/2024 9:31 AM

To:Injalopez@msn.com <Injalopez@msn.com>

1 attachments (30 KB)

[#2023123] 1100 Woodward PI - Notice of Submittal;

Your message has been delivered to the following recipients:

Injalopez@msn.com (Injalopez@msn.com)

Subject: [#2023123] 1100 Woodward PI - Notice of Submittal

Relayed: [#2023123] 1100 Woodward PI - Notice of Submittal

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Thu 4/4/2024 9:27 AM

To:theresa.illgen@aps.edu <theresa.illgen@aps.edu>

1 attachments (18 KB)

[#2023123] 1100 Woodward PI - Notice of Submittal;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

theresa.illgen@aps.edu (theresa.illgen@aps.edu)

Subject: [#2023123] 1100 Woodward PI - Notice of Submittal

Re: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Renee Martinez <martinez.renee@gmail.com>

Wed 4/10/2024 11:42 AM

To:Adam Johnstone <AJohnstone@tierrawestllc.com>;Kristi Houde <kris042898@icloud.com>;Roslyn Kloeppel <roslyn_kloeppel@live.com>;Sergio Viscoli <Sviscoli@yahoo.com>;susanhobson95@Yahoo.com <susanhobson95@yahoo.com>;Meghan Martinez <meghan.martinez@gmail.com>

Thanks Adam.

I will look at the documents and share them with the CICM board. The document seems too large to send on its own.

Renee Martinez, CICM president. martinez.renee@gmail.com

On Wed, Apr 10, 2024 at 9:21 AM Adam Johnstone < AJohnstone@tierrawestllc.com > wrote:

Good morning, Citizens Information Committee of Martineztown representatives,

Attached are both Meeting Requests and Submittal Notices for the aforementioned project, along with all relevant materials. Please let us know if you have any questions.

Thank you,

Adam Johnstone

Associate Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100



Relayed: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Wed 4/10/2024 9:21 AM

To:martinez.renee@gmail.com <martinez.renee@gmail.com>

1 attachments (18 KB)

[#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

martinez.renee@gmail.com (martinez.renee@gmail.com)

Subject: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

Undeliverable: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

Wed 4/10/2024 9:27 AM

To:kris042898@icloud.com <kris042898@icloud.com>

1 attachments (2 MB)

[#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice;



Your message to kris042898@icloud.com couldn't be delivered.

Security or policy settings at icloud.com have rejected your message.

AJohnstone Office 365 icloud.com
Sender Action Required

Security or policy violation

How to Fix It

The recipient's email server won't accept your message because it appears to violate their security or policy settings. Check the **Reported error** below to see if you can determine why it was blocked. Then try one or more of the following:

- If the error mentions SPF, DKIM, or DMARC issues, forward this message to your email admin for assistance.
- The recipient's email server might suspect that your message is spam. Follow the guidance in this article: <u>E-mailing Best Practices</u> <u>for Senders</u>. Then resend your message.
- If the error suggests your message is too large, try to reduce the size of your attachment. If that isn't possible, place the file on a publicly accessible cloud storage location, like OneDrive. Then add a link to the file in your message, and resend the message.
- Contact the recipient (by phone, for example) and tell them to ask their email admin to add you or your email domain to their allowed senders list.

If the problem continues, forward this message to your email admin. If you're an email admin, refer to the **More Info for Email Admins** section below.

Was this helpful? Send feedback to Microsoft.

More Info for Email Admins

Status code: 550 5.7.1

This error occurs when the recipient's domain has security or policy settings that reject the sender's message. However, we were unable to determine the specific setting that's causing this rejection. Usually the error is reported by an email server outside of Office 365. Common issues include the following: the receiving server suspects the message is malicious or spam; the Sender Policy Framework (SPF) record for tierrawestllc.com is incorrectly configured or doesn't exist; or the message includes an attachment larger than the receiving server will accept. Try one or more of the following:

Review the reported error - Check the **Reported error** shown below to help determine what the issue might be. For example, if the issue is related to an SPF failure, the reported error will usually include the acronym "SPF" or the phrase "Sender Policy Framework."

Correctly configure your SPF records - If you're the sender's email admin, make sure your domain's SPF records at your domain registrar are properly configured. Office 365 supports only one SPF record (a TXT record that defines SPF) for your domain.

the following domain name: **spf.protection.outlook.com**. If you have a hybrid configuration (some mailboxes in the cloud and some mailboxes on premises) or if you're an Exchange Online Protection standalone customer, add the outbound IP address of your on-premises servers to the TXT record. To learn how, see <u>Customize an SPF record to validate outbound email sent from your domain</u> and <u>External Domain Name System records for Office 365</u>.

Unable to relay - If the **Reported error** indicates a problem with relaying (e.g. "unable to relay"), then the email server that reported the error likely isn't set up correctly to receive and relay messages from the sender's domain. This server will usually be one of your on-premises servers in a hybrid environment, a smart host email service that you're trying to route messages through, or possibly even an email hosting service you used in the past yet still have mail flow settings pointing to (e.g. your MX record at your domain registrar still points to your previous email service provider). Check **Error reported by** shown below to determine what domain, service, or server is reporting the error. The email server needs to be configured to either accept messages from anonymous users or to include the sending domain or IP in its list of authenticated senders. On an Exchange server, you can set this up in the server's receive connector. If it's a smart host managed by another service or partner, contact the service or partner to configure their servers to accept and relay messages from your senders. Also, work with your domain registrar to make sure your MX records are properly configured.

Contact the recipient's email admin - For some scenarios, you can fix the issue by contacting the email admin at the recipient domain to ask them to add the sender's email address or your domain to their allowed senders list, or to relax the setting that's causing the rejection.

For more information and tips for fixing this issue, see <u>Fix email delivery issues for error code 5.7.1 in Office 365</u>.

Original Message Details

Created Date: 4/10/2024 3:27:32 PM
Sender Address: AJohnstone@tierrawestllc.com
Recipient Address: kris042898@icloud.com

Subject: [#2023123] 1100 Woodward Pl NE - Meeting Request and

Submittal Notice

Error Details

Error: 554 5.7.1 [CS01] Message rejected due to local policy. Please visit

https://support.apple.com/en-us/HT204137

Message rejected by: p00-iscream-smtp-6bc4d7b9c-ph2c5

Notification Details

Sent by: DS7PR03MB5560.namprd03.prod.outlook.com

Message Hops

НОР	TIME (UTC)	FROM	то	WITH	RELAY TIME
1	4/10/2024 3:27:32 PM	BN7PR03MB3681.namprd03.prod.outlook.com	BN7PR03MB3681.namprd03.prod.outlook.com	mapi	ж
2	4/10/2024 3:27:32 PM	BN7PR03MB3681.namprd03.prod.outlook.com	DS7PR03MB5560.namprd03.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	*

Original Message Headers

ARC-Seal: i=1; a=rsa-sha256; s=arcselector9901; d=microsoft.com; cv=none;

b=SGywjBNjgDPeFaOUTBJMiBNwns1xDX9WwrXLtzy6PAu+MqpWxeS/aWKYVr01sshPs22y5FiMTmQTEvUAyXBiRSGrS1j1lrsPA5KgYV8TMjG+RctkiFgmfj 01v0KrV1qn7iaoMZITQJpMwx162VDwmxDWBfS5ekygilT+XTw42XorTJJJFbDc3aNNP9MHuoz3ld1E/IAUDa88NCEwVK18LRKHyoDatrVY1ArU+UTHxler1j ndIQBnZl2oV+9rgig/BbpWa3VLUYtIMsmfUgIpOE7zfw02zKHUEGvrMNgjwbI11srhGAPgPDBSJx1iCKR7nWjT0kSmm/C6DGIWhrTEHQ==

ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com; s=arcselector9901:

h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-AntiSpam-MessageData-ChunkCount:X-MS-Exchange-AntiSpam-MessageData-0:X-MS-Exchange-AntiSpam-MessageData-1;

bh=WuMw0tbtWs0YVoz7YED80VJVf9Xxc9dRX6t6wZfE+Ws=;

b=hnmJkOdu9xEcQrjbopYKwWTxbaYjyfpTtLrjVeThFITBiP/MeNI2OQD94kWzPjFbN8xW1lm8MEpYBR0Jq22GNsKIvc1DB0It25cAPuW9DqmkWW3/MaEfcL V4FNiHZtSdBtaC1IMSr0fNXJ7o7A+yU1cmGjFBCxYi++KLsB7YcJX/2s/6myMKa0pVRRziZpt1G08E8U979CQmqCoZfsKrycFNDcuQYAzFF6loiiArDrcEPg

```
ARC-Authentication-Results: i=1; mx.microsoft.com 1; spf=pass
 smtp.mailfrom=tierrawestllc.com; dmarc=pass action=none
header.from=tierrawestllc.com; dkim=pass header.d=tierrawestllc.com; arc=none
Received: from BN7PR03MB3681.namprd03.prod.outlook.com (2603:10b6:406:ce::22)
by DS7PR03MB5560.namprd03.prod.outlook.com (2603:10b6:5:2d0::17) with
Microsoft SMTP Server (version=TLS1 2,
 \label{lem:cipher=TLS_ECDHE_RSA_WITH\_AES\_256\_GCM\_SHA384) id 15.20.7409.55; \ \mbox{Wed, 10 Apr}
 2024 15:27:32 +0000
Received: from BN7PR03MB3681.namprd03.prod.outlook.com
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 ([fe80::159:7754:9ac5:c2%4]) with mapi id 15.20.7409.053; Wed, 10 Apr 2024
15:27:32 +0000
From: Adam Johnstone <AJohnstone@tierrawestllc.com>
To: "kris042898@icloud.com" <kris042898@icloud.com>
CC: Sergio Lozoya <SLozoya@tierrawestllc.com>, Donna Bohannan
        <djb@tierrawestllc.com>, "martinez.renee@gmail.com"
        <martinez.renee@gmail.com>
Subject: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice
Thread-Topic: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal
Notice
Thread-Index: AQHai1sb19AP8i4OfkWH8vbUG+FdmA==
Return-Receipt-To: <AJohnstone@tierrawestllc.com>
Date: Wed, 10 Apr 2024 15:27:32 +0000
Message-ID: <BN7PR03MB36810E1EFA9DE809EF695BC5DB062@BN7PR03MB3681.namprd03.prod.outlook.com>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
msip_labels:
x-ms-publictraffictype: Email
x-ms-traffictypediagnostic: BN7PR03MB3681:EE | DS7PR03MB5560:EE
x-ms-exchange-senderadcheck: 1
x-ms-exchange-antispam-relay: 0
x-microsoft-antispam: BCL:0;
x-microsoft-antispam-message-info:
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CIP:255.255.255.255;CTRY:;LANG:en;SCL:1;SRV:;IPV:NLI;SFV:NSPM;H:BN7PR03MB3681.namprd03.prod.outlook.com;PTR:;CAT:NONE;SF
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x-ms-exchange-antispam-messagedata-chunkcount: 1
x-ms-exchange-antispam-messagedata-0: =?iso-8859-1?Q?y7MwJjAVJjDxE1aaDaXt+jV4xDNUKYGEKH5eXtLiBBdTfJyE9C7VcrNvTi?=
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 =?iso-8859-1?Q?=3D=3D?=
Content-Type: multipart/mixed;
        boundary="_009_BN7PR03MB36810E1EFA9DE809EF695BC5DB062BN7PR03MB3681namp_"
MIME-Version: 1.0
```

X-OriginatorOrg: tierrawestllc.com

X-MS-Exchange-CrossTenant-AuthAs: Internal

 $\textbf{X-MS-Exchange-CrossTenant-AuthSource:} \ \textbf{BN7PR03MB3681.namprd03.prod.outlook.com}$

X-MS-Exchange-CrossTenant-Network-Message-Id: 265d1851-f7bf-44a9-7556-08dc5972bde2

X-MS-Exchange-CrossTenant-originalarrivaltime: 10 Apr 2024 15:27:32.4101

(UTC)

X-MS-Exchange-CrossTenant-fromentityheader: Hosted

X-MS-Exchange-CrossTenant-id: 0148d582-3a5e-4f85-83d7-6c0b6269b5f0

X-MS-Exchange-CrossTenant-mailboxtype: HOSTED

X-MS-Exchange-CrossTenant-userprincipalname:

X-MS-Exchange-Transport-CrossTenantHeadersStamped: DS7PR03MB5560

Undeliverable: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Wed 4/10/2024 9:21 AM

To:kris042898@icloud.com < kris042898@icloud.com >

p00-iscream-smtp-6bc4d7b9c-bsf5q rejected your message to the following email addresses:

kris042898@icloud.com (kris042898@icloud.com)

Your message is larger than the size limit for messages. Please make it smaller and try sending it again.

p00-iscream-smtp-6bc4d7b9c-bsf5q gave this error: Message size exceeds fixed limit

Diagnostic information for administrators:

Generating server: DS7PR03MB5560.namprd03.prod.outlook.com

kris042898@icloud.com

p00-iscream-smtp-6bc4d7b9c-bsf5q

Remote server returned '552 5.3.4 Message size exceeds fixed limit'

Original message headers:

```
ARC-Seal: i=1; a=rsa-sha256; s=arcselector9901; d=microsoft.com; cv=none;
```

b=aylwjgfZFnKamrIQUBoIWbD0CTbICJyi1H5r7rsZT54cDbAx10vWLJgwZimG+JuO6WKzziIYNkG1tDCtpx50891NZuMddIJkAH3D TdaE7cCk4T+UH55/vjXsSdUm7NSD7gHmV1QyOxzHx77/18nzfNKEWE9C8YhsAiTPbgR2tU2t9VvGQXyRtB+1ypVHeAegRwuCVuz8e3 IQZmPBpWZDbcSskAx0wx0OSJypJu0wfPSo33dFQn+mvZ23yPZRWamU8imnw5kncmSA1I6fGKgQBtpJwM2h/M15qAB9IoMq39nMXYa0 wW8vuY15FbpCZYtcqcq/IkLm7Uki1/DbciYUgw==

ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com; s=arcselector9901;

h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-AntiSpam-MessageData-

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 15:20:43 +0000
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To: "kris042898@icloud.com" <kris042898@icloud.com>,
        "martinez.renee@gmail.com" <martinez.renee@gmail.com>
CC: Sergio Lozoya <SLozoya@tierrawestllc.com>, Donna Bohannan
        <djb@tierrawestllc.com>
Subject: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice
Thread-Topic: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal
Notice
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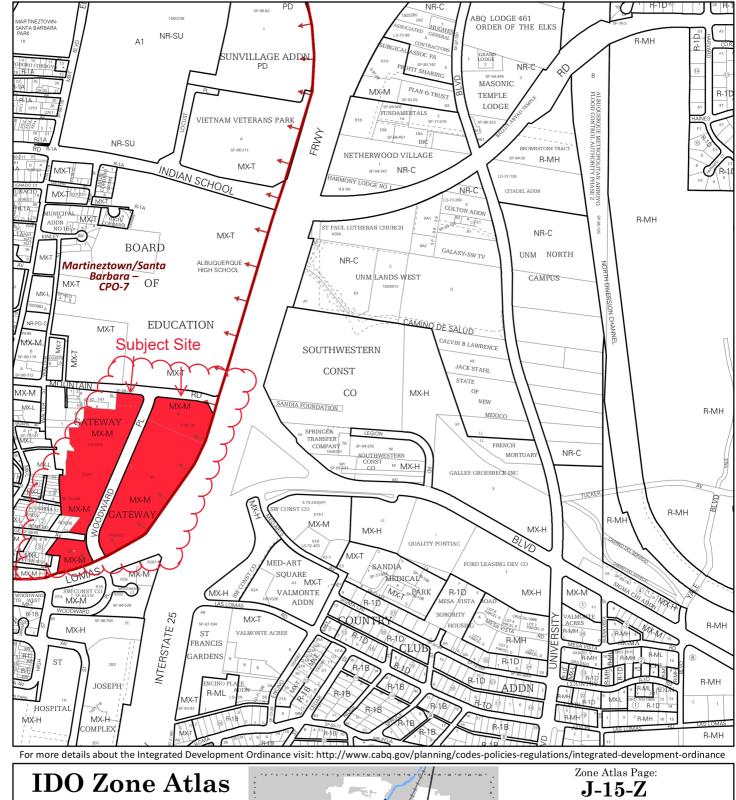
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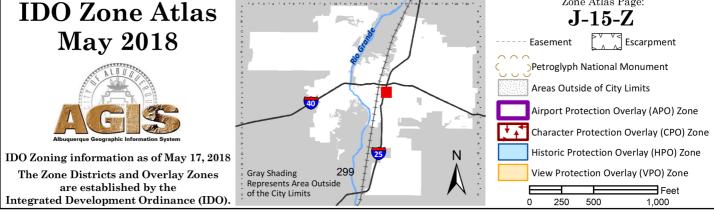
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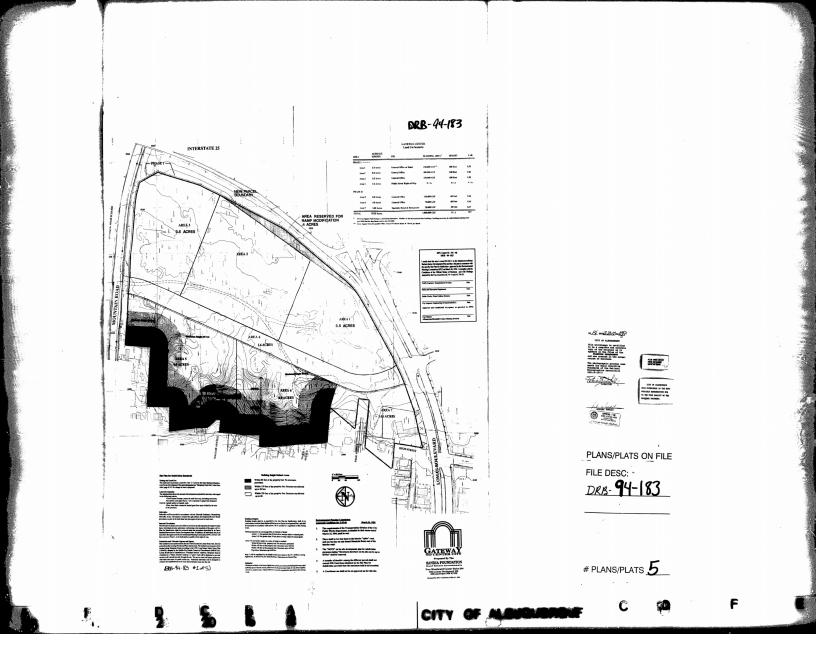
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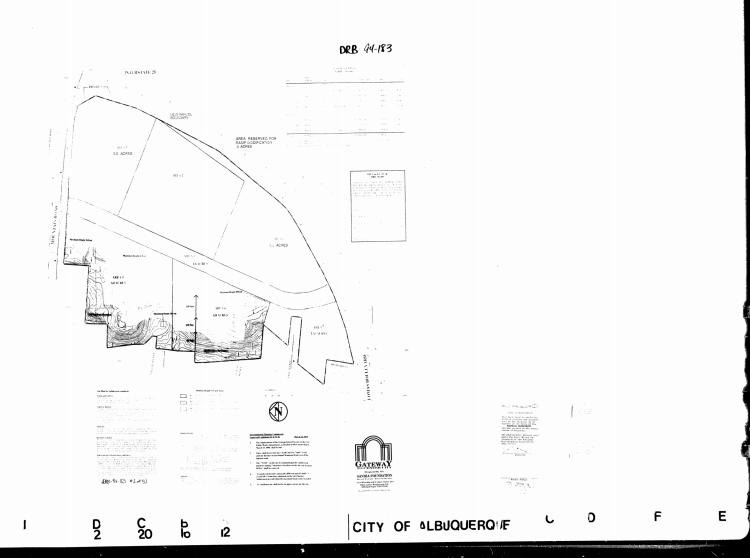
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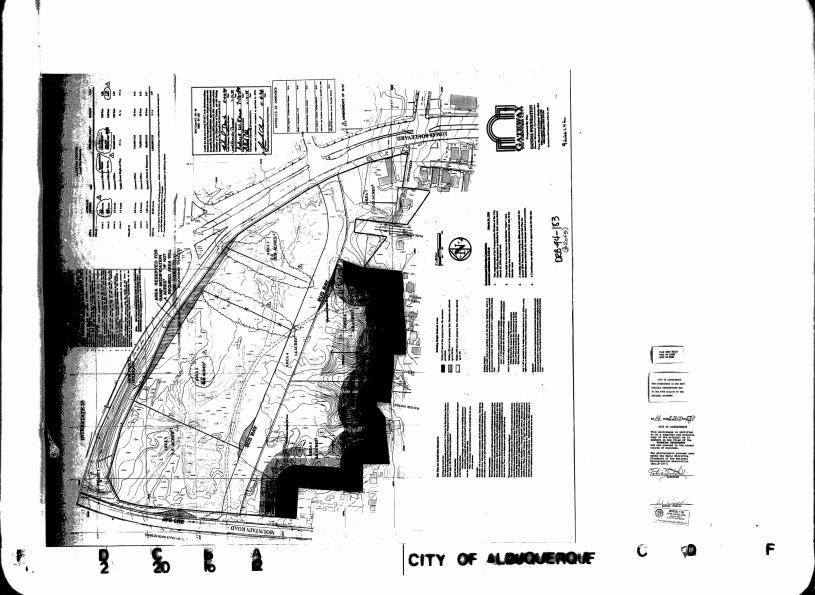


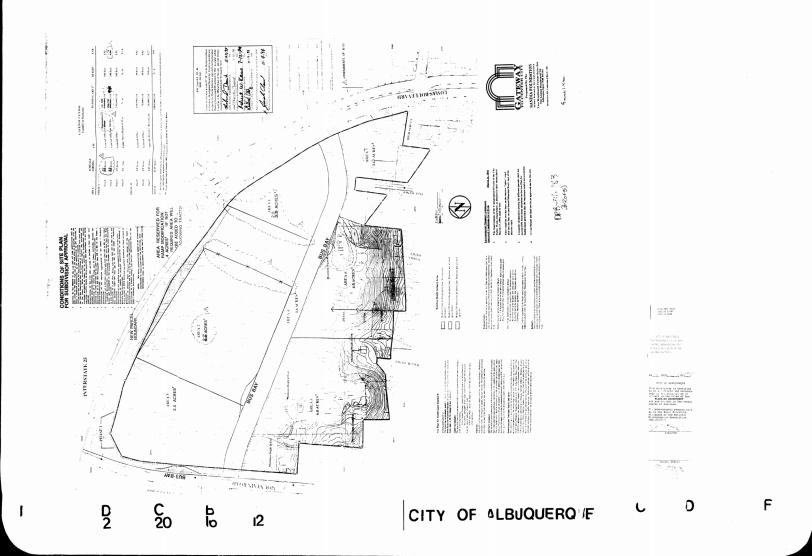
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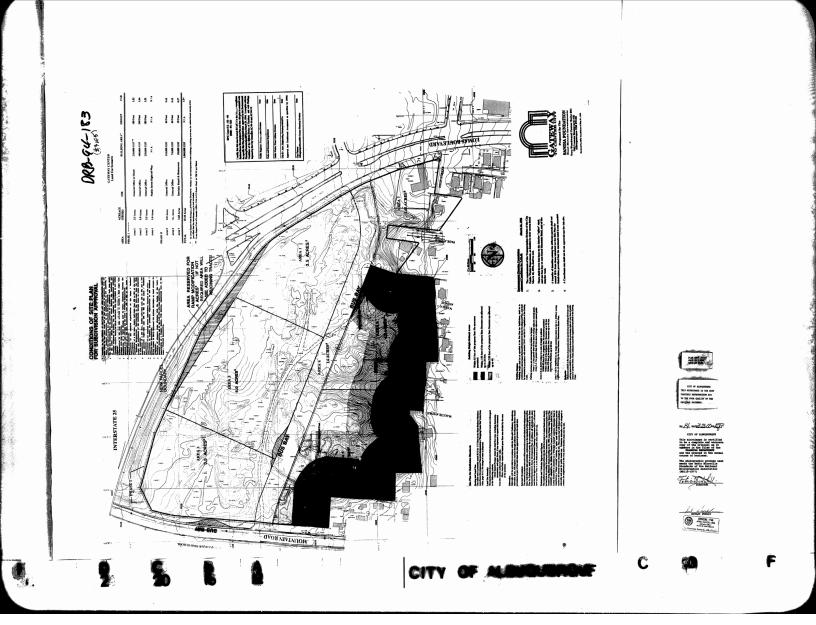


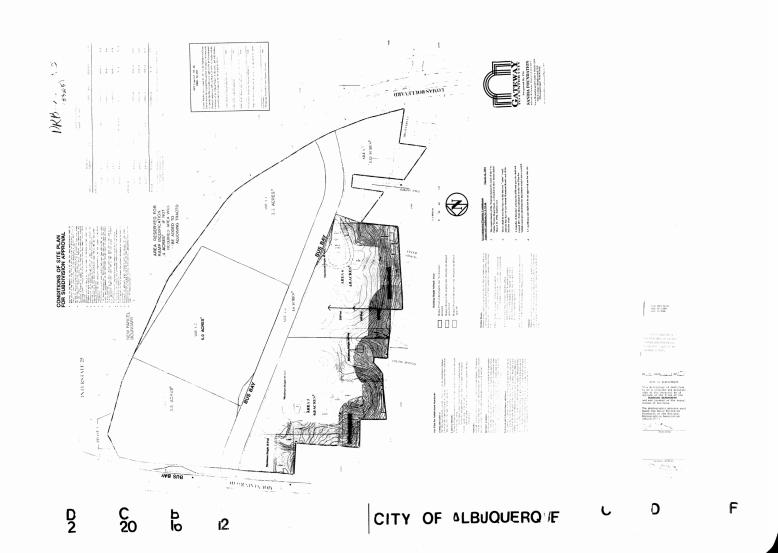
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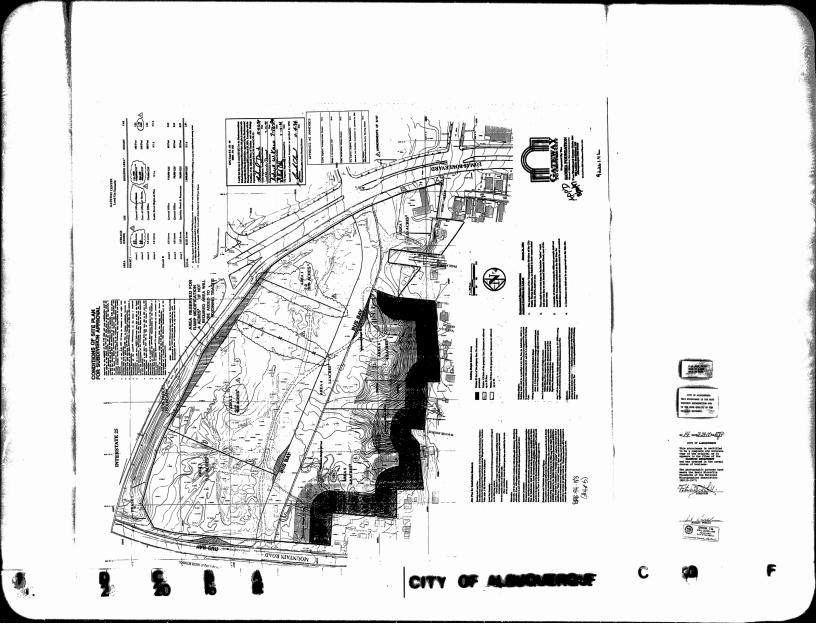


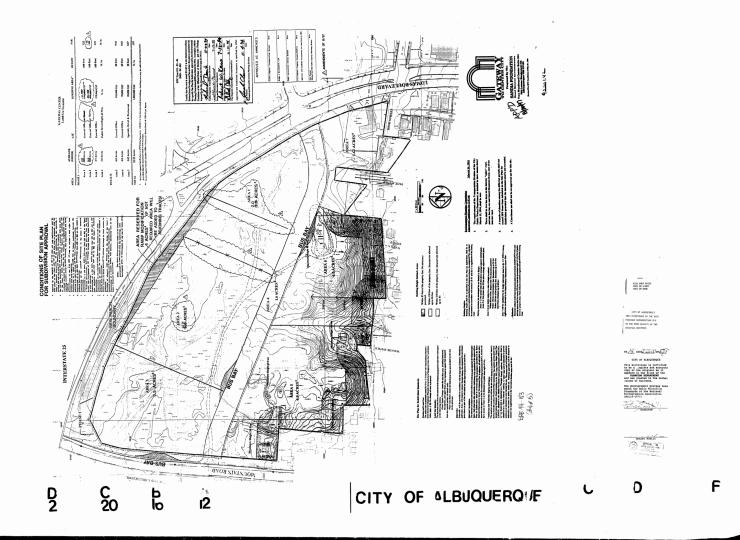


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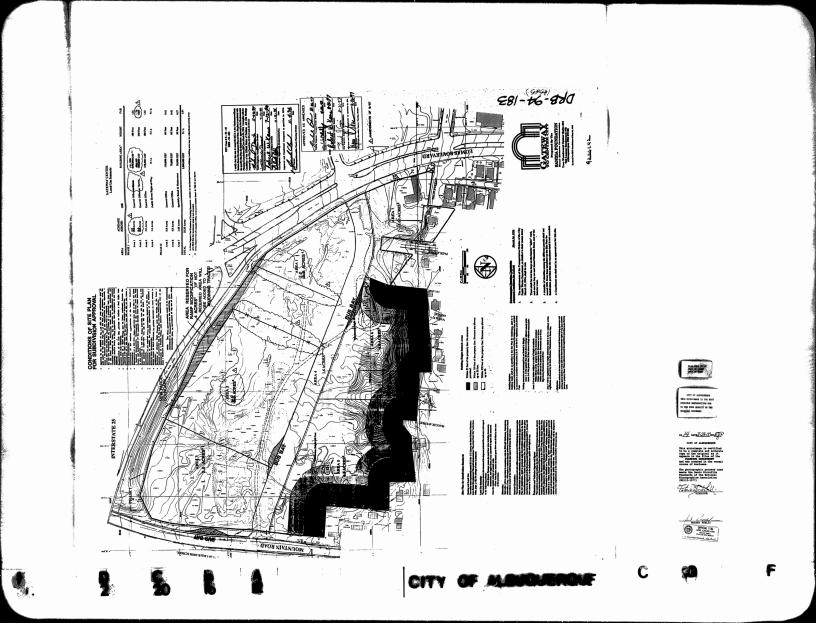


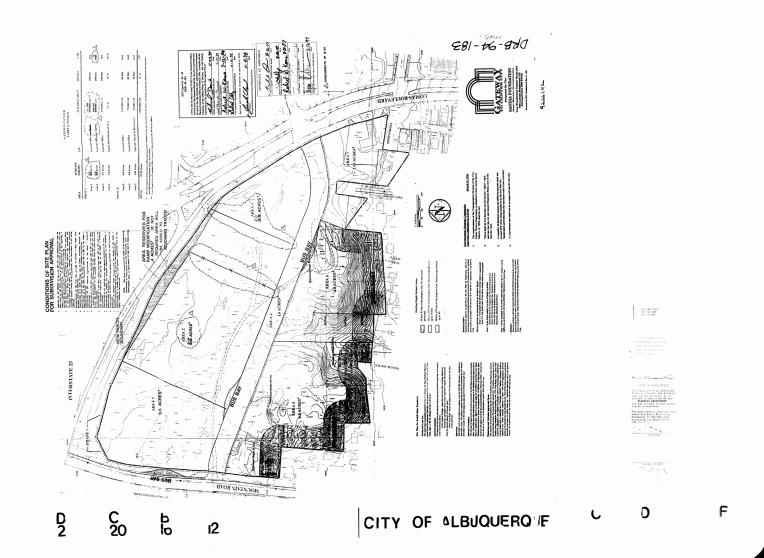


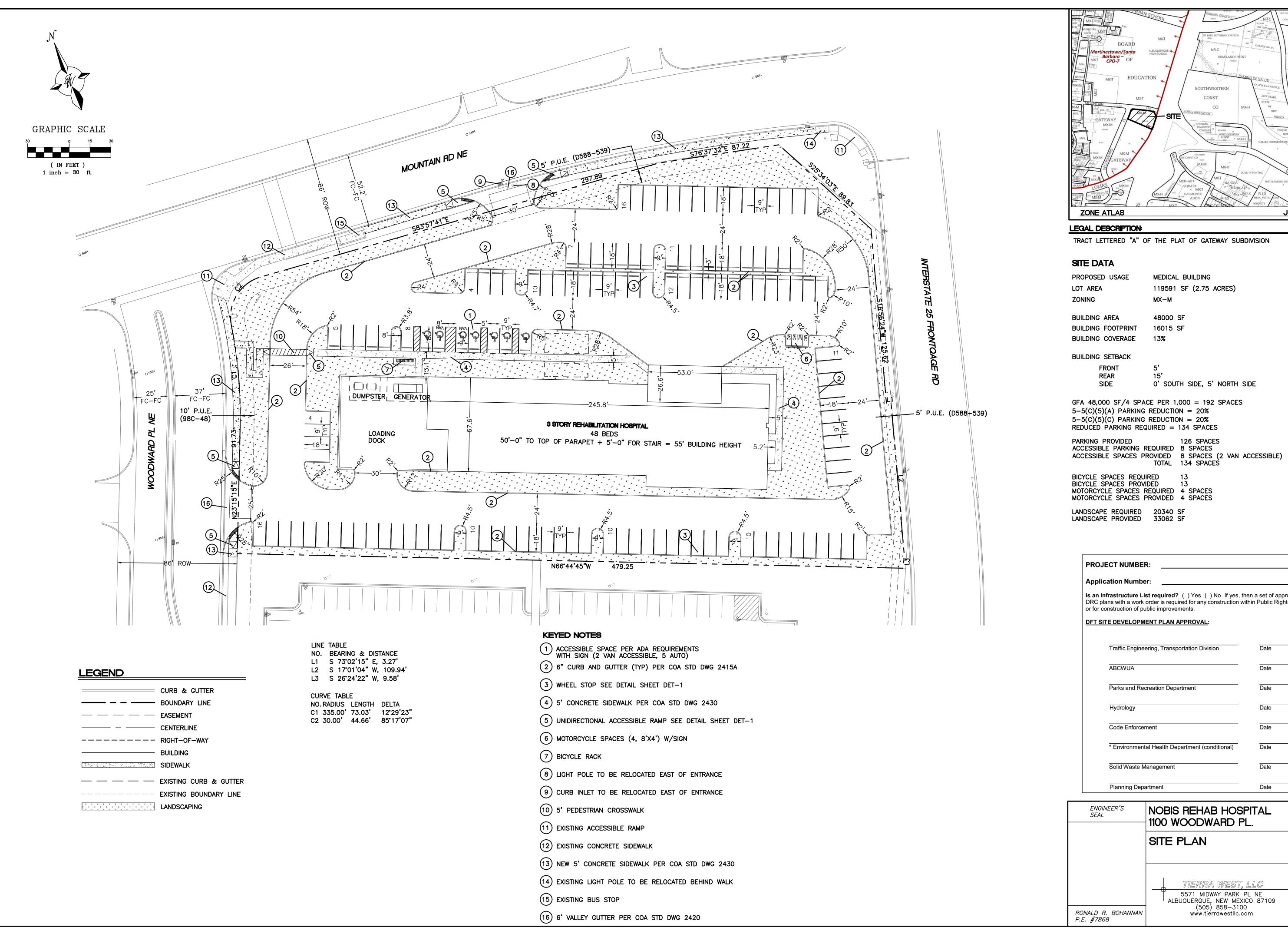




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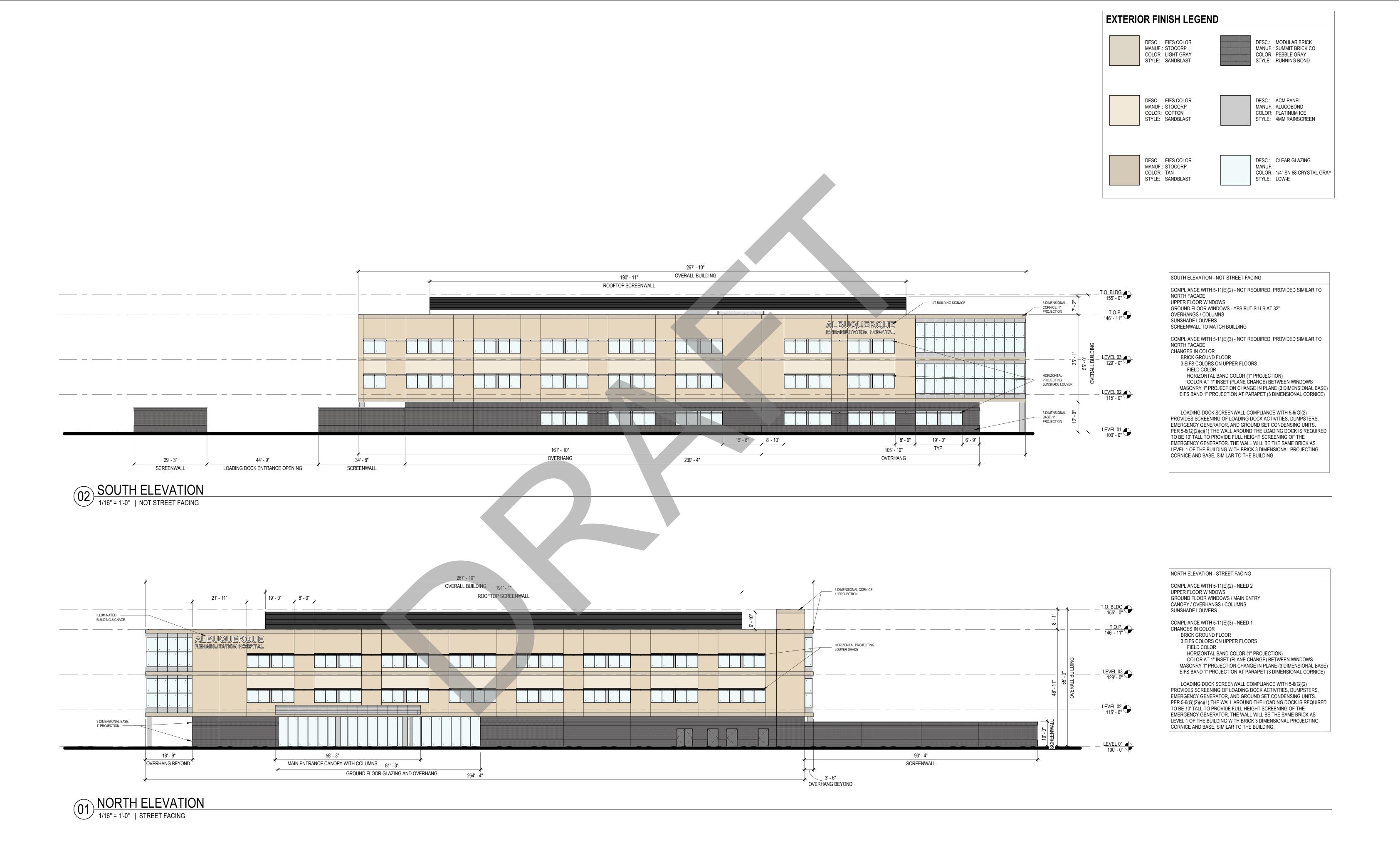




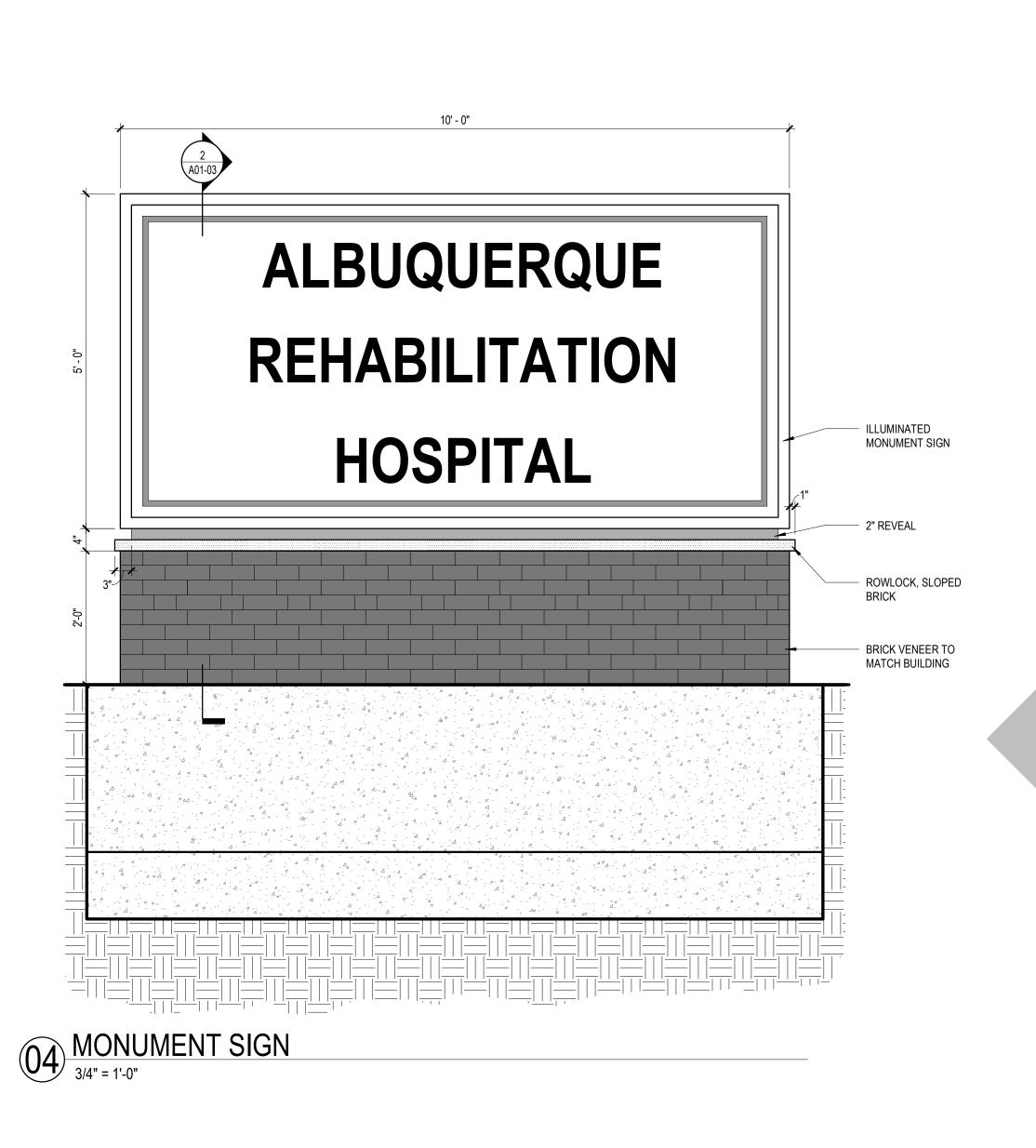
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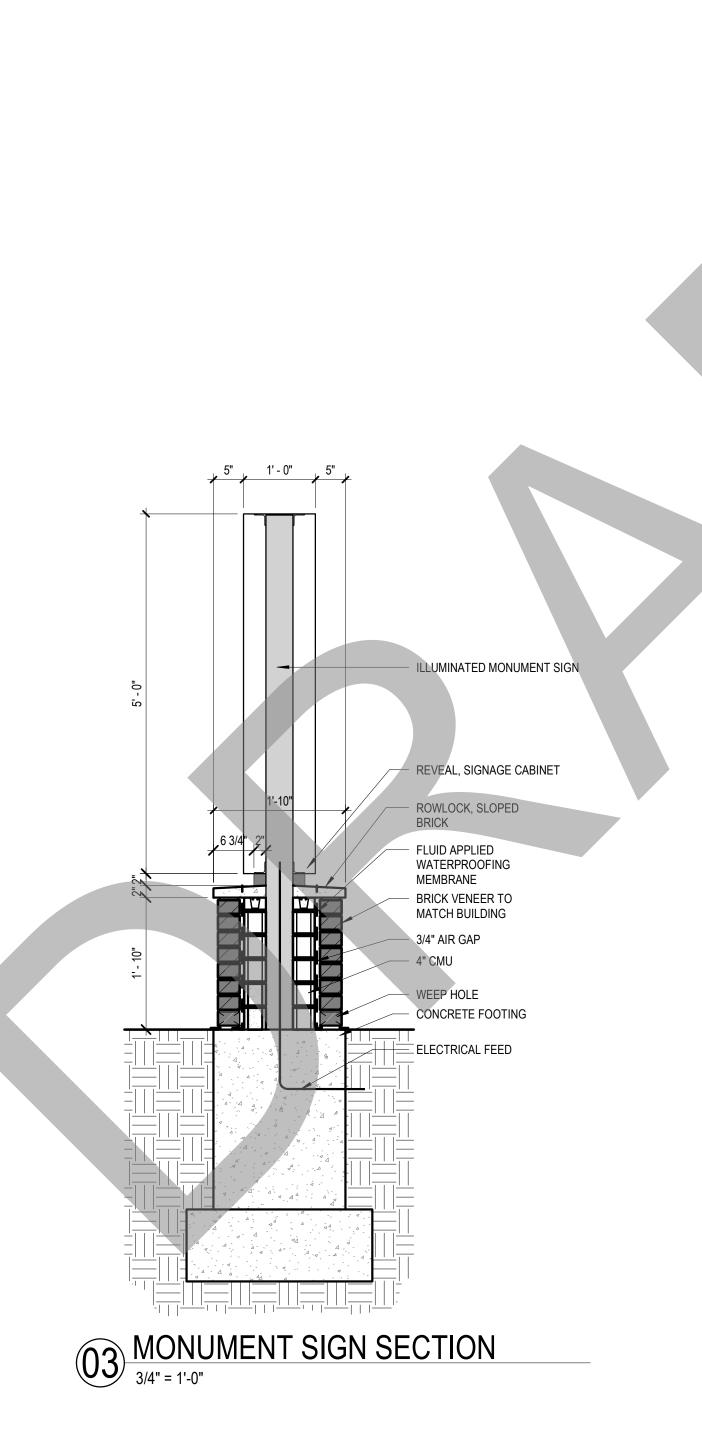
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements. Date Date Date

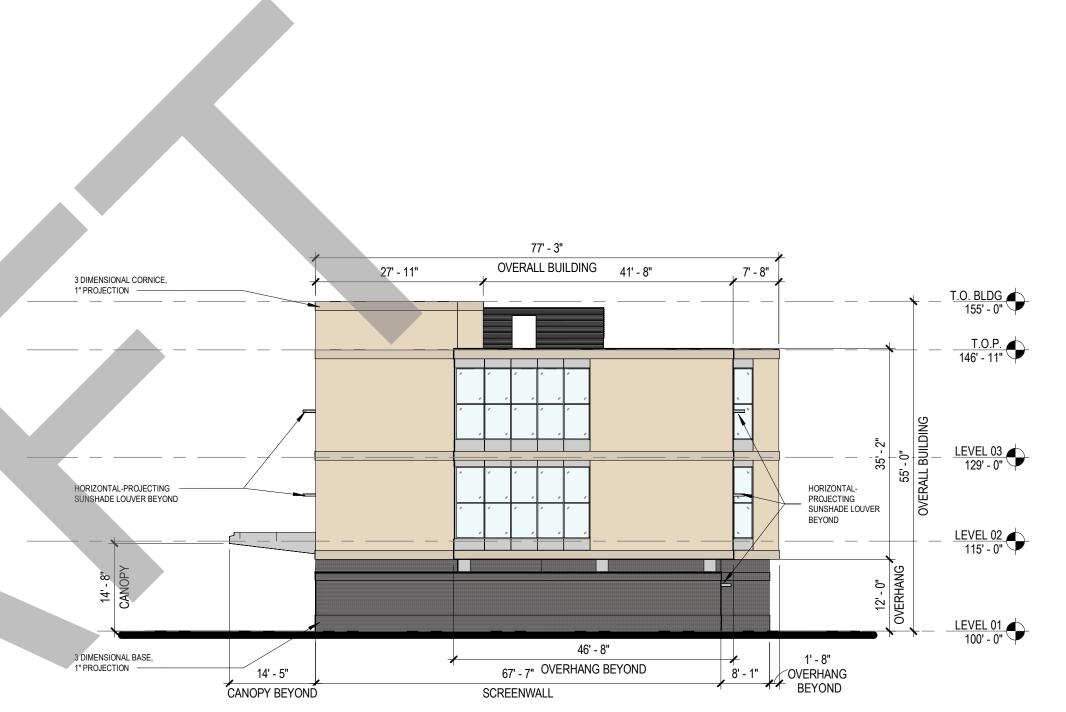
ENGINEER'S SEAL	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.	<i>DRAWN BY</i> pm
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	SIIL I LAN	<i>DRAWING</i> 2023123—SP
		SHEET #
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	SP-1
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2023123











WEST ELEVATION - STREET FACING, PARTIALLY BLOCKED BY LOADING DOCK SCREN WALL

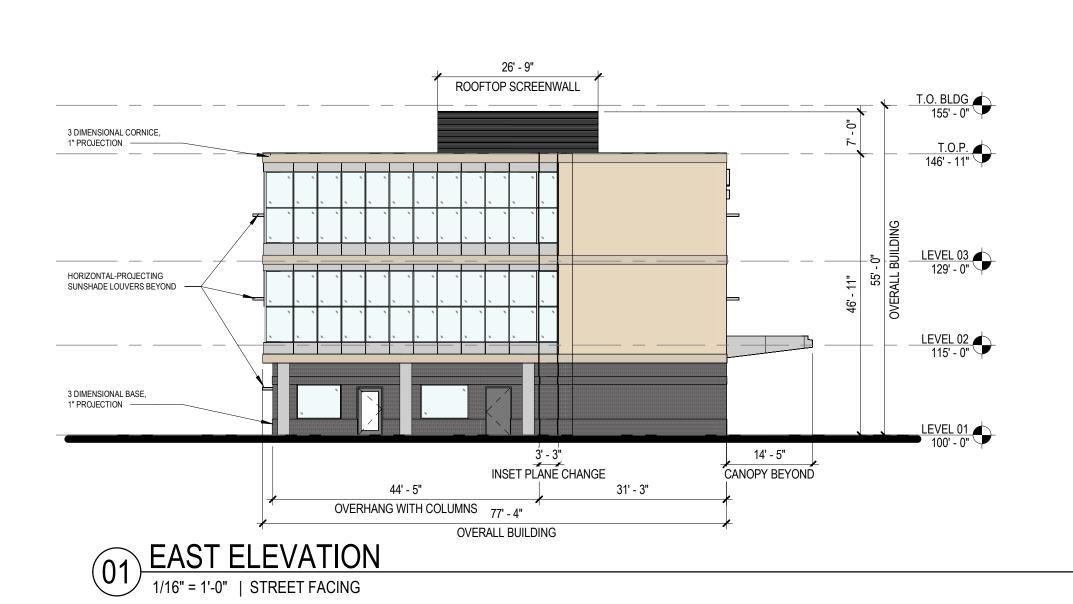
COMPLIANCE WITH 5-11(E)(2) - NEED 2
UPPER FLOOR WINDOWS
CANOPY / OVERHANGS / COLUMNS
SECONDARY STAFF ENTRY

COMPLIANCE WITH 5-11(E)(3) - NOT REQUIRED, BUT PROVIDED SIMILAR TO NORTH FACADE
CHANGES IN COLOR
BRICK GROUND FLOOR
2 EIFS COLORS ON UPPER FLOORS
FIELD COLOR
HORIZONTAL BAND COLOR (1" PROJECTION)
MASONRY 1" PROJECTION CHANGE IN PLANE (3 DIMENSIONAL BASE)
EIFS BAND 1" PROJECTION AT PARAPET (3 DIMENSIONAL CORNICE)

LOADING DOCK SCREENWALL COMPLIANCE WITH 5-6(G)(2) PROVIDES SCREENING OF LOADING DOCK ACTIVITIES, DUMPSTERS, EMERGENCY GENERATOR, AND GROUND SET CONDENSING UNITS. PER 5-6(G)(2)(c)(1) THE WALL AROUND THE LOADING DOCK IS REQUIRED TO BE 10' TALL TO PROVIDE FULL HEIGHT SCREENING OF THE EMERGENCY GENERATOR. THE WALL WILL BE THE SAME BRICK AS LEVEL 1 OF THE BUILDING WITH BRICK 3 DIMENSIONAL PROJECTING CORNICE AND BASE, SIMILAR TO THE BUILDING.

WEST ELEVATION

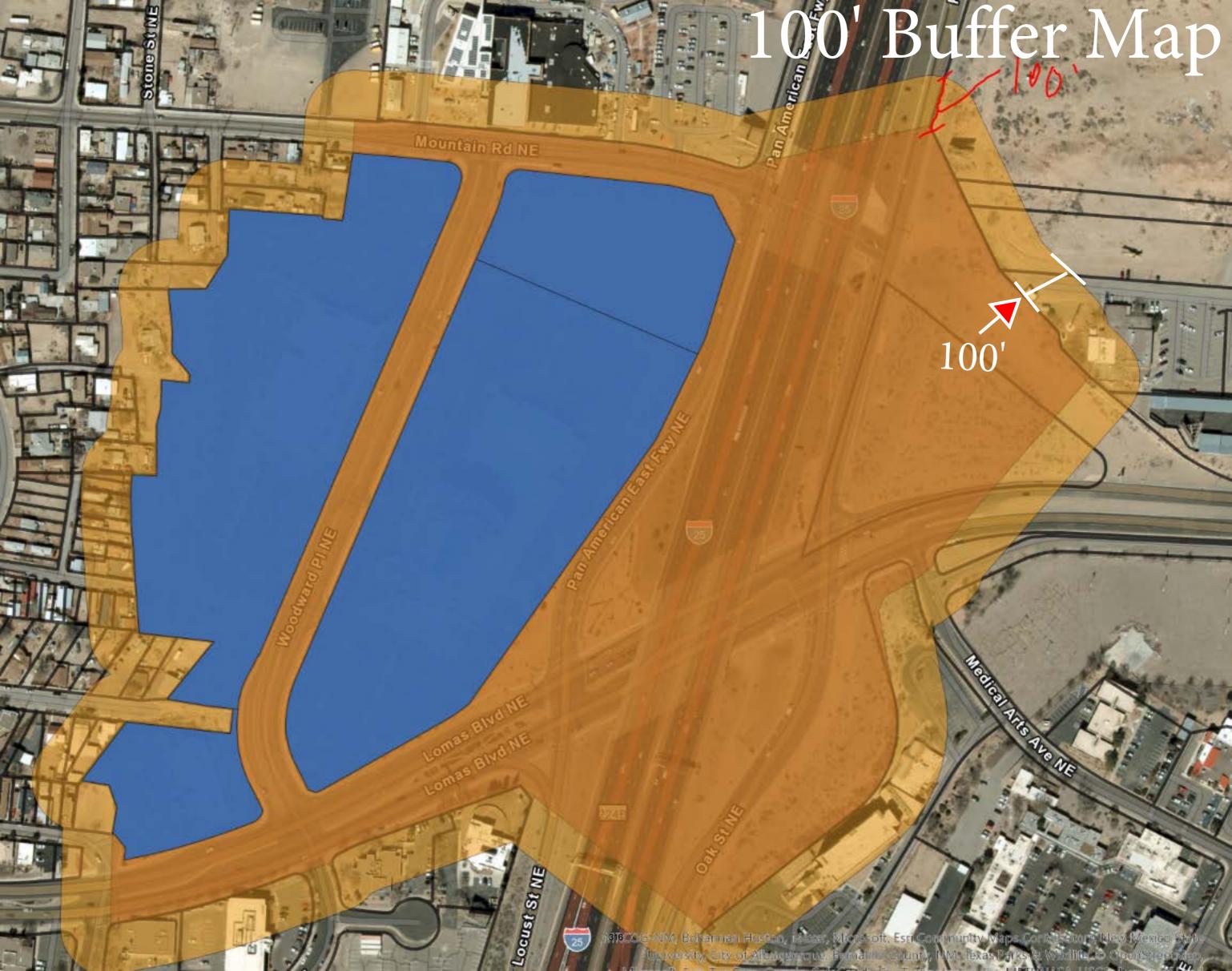
1/16" = 1'-0" | STREET FACING



EAST ELEVATION - STREET FACING

COMPLIANCE WITH 5-11(E)(2) - NEED 2
UPPER FLOOR WINDOWS
GROUND FLOOR WINDOWS - YES BUT SILLS AT 32"
CANOPY / OVERHANGS / COLUMNS
PRIMARY STAFF ENTRY

COMPLIANCE WITH 5-11(E)(3) - NOT REQUIRED, PROVIDED SIMILAR TO NORTH FACADE
CHANGES IN COLOR
BRICK GROUND FLOOR
2 EIFS COLORS ON UPPER FLOORS
FIELD COLOR
HORIZONTAL BAND COLOR (1" PROJECTION)
MASONRY 1" PROJECTION CHANGE IN PLANE (3 DIMENSIONAL BASE)
EIFS BAND 1" PROJECTION AT PARAPET (3 DIMENSIONAL CORNICE)



JDHQ LAND HOLDING LLC C/O ATRIUM HOLDING COMPANY 12735 MORRIS RD SUITE 400 EXT ALPHARETTA GA 30004-8904	JDHQ HOTELS LLC ATTN: ATRIUM HOSPITALITY 12735 MORRIS RD SUITE 400 EXT ALPHARETTA GA 30004-8904	TRICORE REFERENCE LABORATORIES 1001 WOODWARD PL NE ALBUQUERQUE NM 87102
NEW HEART INC 601 LOMAS BLVD NE ALBUQUERQUE NM 87102	ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION 4000 ST JOSEPHS PL NW ALBUQUERQUE NM 87120-1714	BOARD OF EDUCATION C/O PROPERTY MANAGER PO BOX 25704 ALBUQUERQUE NM 87125-0704
REGENTS OF UNM C/O REAL ESTATE DEPT 1 UNIVERSITY OF NM MSC06 3595 ALBUQUERQUE NM 87131-0001	REGENTS OF UNM C/O REAL ESTATE DEPT 1 UNIVERSITY OF NM MSC06 3595 ALBUQUERQUE NM 87131-0001	LOPEZ JUAN A & KRAUSE CAROL A 800 MOUNTAIN RD NE ALBUQUERQUE NM 87102
VIGIL FRIEDA & GEORGE WYLER & LOUIE WYLER & ELIZABETH GRIEGO ETAL 2733 GRACELAND DR NE ALBUQUERQUE NM 87102	DUNEMAN CHRISTOPHER S & JAYMIE A 919 GRECIAN AVE NW ALBUQUERQUE NM 87102	CHAVEZ ALVIN 1122 HIGH ST NE ALBUQUERQUE NM 87102
MOFFETT DOLORES & ALESHA MYRA DILLANDER 103 E ARAGON RD BELEN NM 87002-4601	CHAVEZ VALENTINO REYES 1117 HIGH ST NE ALBUQUERQUE NM 87102-2425	MOFFETT DOLORES & ALESHA MYRA DILLANDER 103 E ARAGON RD BELEN NM 87002-4601
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CHAVEZ 1119 LLC 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828	HUGH A CARLISLE POST 13 DEPT OF NEW MEXICO 1201 MOUNTAIN RD NE ALBUQUERQUE NM 87102-2716	SANDIA FOUNDATION C/O PARADIGM TAX GROUP – ESS #0116 PO BOX 71870 SALT LAKE CITY UT 84171-0870
CROCKETT LAWRENCE & WOLFE MARIA 2539 DURANES RD NW ALBUQUERQUE NM 87104	MARTINEZ LORRAINE 1124 WALTER NE ALBUQUERQUE NM 87120	BACA C JOHN JR 10100 CALLE BELLA NW ALBUQUERQUE NM 87114
JAMES DELBERT & MARIA C 1020 WALTER ST NE ALBUQUERQUE NM 87102	BACA TERESA A BOX 5482 SANTA FE NM 87502-5482	HERNANDEZ KATHERINE 1024 WALTER ST NE ALBUQUERQUE NM 87102
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MONTOYA JUSTO ET UX **DURAN JOHANNA L ROBLES ANDREW RAY** PO BOX 6092 920 WALTER NE 916 WALTER NE **ALBUQUERQUE NM 87197 ALBUQUERQUE NE 87102 ALBUQUERQUE NM 87102 CORRALEZ ANGELIQUE** BACA CARLOS RAY **GRIEGO LILLIAN** 916 WALTER ST NE 618 MARBLE AVE NE 639 RESERVIOR ST **ALBUQUERQUE NM 87102 ALBUQUERQUE NM 87102** SOCORRO NM 87801-4332 MICHELMAN EVELYN **VASQUEZ PERFECTO & LYDIA** KARSTEN ELIZABETH C 620 MARBLE AVE NE 617 PAGE AVE NE 1911 RICHMOND DR NE ALBUQUERQUE NM 87102-2476 **ALBUQUERQUE NM 87106 ALBUQUERQUE NM 87102 GANBATTE HOLDINGS LLC BAUER ASHLEY** SANCHEZ PATRICIA B & BACA 3431 MONTE VISTA BLVD NE 614 PAGE AVE NE FILODELFIO R **ALBUQUERQUE NM 87106 ALBUQUERQUE NM 87102** 616 PAGE AVE NE **ALBUQUERQUE NM 87102** SANCHEZ JOEY J JR & ALMITRA ORDONEZ-CARAVEO JUAN CARLOS & AVILA-BORUNDA ARIADNA I & 618 ½ PAGE AVE NE ORDONEZ-CARAVEO RUBEN GERALDO **BORUNDA LAURA ALBUQUERQUE NM 87102** 8400 CASA GRIS CT NW **523 SLATE AVE NE ALBUQUERQUE NM 87102 ALBUQUERQUE NM 87102** MARTHA LILLEY LLC & YELLOW HORSE **CHAVEZ RAMIE NICHOLE SWEET & COMPANY LLC** ENTERPRISES LLC 2315 MUIR DR NW PO BOX 3082 7244 SAVAGE DR NE **ALBUQUERQUE NM 87120 HUNTINGTON BEACH CA 92605-3082 ALBUQUERQUE NM 87109** 522 LOMAS LLC WHITFIELD ENTERPRISES INC REGENTS OF UNM REAL ESTATE DEPT **522 LOMAS BLVD NE** 617 | STREET MSC06-3595-1 UNIVERSITY OF NM **ALBUQUERQUE NM 87102** PETALUMA CA 94952-4904 **ALBUQUERQUE NM 87131**

REGENTS OF UNM REAL ESTATE DEPT

MSC06-3595-1 UNIVERSITY OF NM

ALBUQUERQUE NM 87131-0001

SANTA TERESA GIANT LLC

601 N MESA SUITE 1500

EL PASO TX 79901-1225

SANDIA FOUNDATION

ALBUQUERQUE NM 87109

6211 SAN MATEO BLVD NE SUITE 100

SPINE ORTHOPAEDIC &

WHITEMAN COMPANY LLC

ALBUQUERQUE NM 87109
I-25 HOTEL CORPORATION

20342 SW ACACIA ST

REHABILITATION CENTER LLC C/O

7850 JEFFERSON ST NE SUITE 140

NEWPORT BEACH CA 92660-1704

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	f Notice*: <u>April 24, 2024</u>			
This no	otice of an application for a proposed proj	ect is provided as required by Integrated Development		
Ordina	nce (IDO) Subsection 14-16-6-4(K) Public	Notice to:		
Proper	ty Owner within 100 feet*: 522 LOMAS I	LC		
	g Address*: _522 LOMAS BLVD NE, ALBU			
	t Information Required by <u>IDO Subsection</u>			
1.	Subject Property Address*: 1100 Woody	ward Pl NE, Albuquerque, NM 87102		
	Location Description: Tract A Plat of Gat	eway Subdivision		
2.	2. Property Owner*: JDGQ Land Holding LLC C/O Atrium Holding Company			
3.				
4.				
	☐ Conditional Use Approval			
	• •	(Carport or Wall/Fence – Major)		
	Site Plan			
	□ Subdivision	(Minor or Major)		
	Uacation	(Easement/Private Way or Public Right-of-way)		
	□ Variance			
	□ Waiver			
	Other:			
	Summary of project/request ^{1*} :			
	Major amendment to existing Gateway Center Site Plan to allow for Hospital Use on subject lot			
5.	This application will be decided at a pub	lic meeting or hearing by*:		
	☐ Zoning Hearing Examiner (ZHE)	☐ Development Review Board (DRB)		
	☐ Landmarks Commission (LC)	■ Environmental Planning Commission (EPC)		

¹ Attach additional information, as needed to explain the project/request.

[Note:	Items with an asterisk (*) are required.]		
	Date/Time*: Thursday, May 16th, 8:40 AM		
	Location*2: CABQ Zoom - https://cabq.zoom.us/j/2269592859		
	Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions		
	To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.		
6.	Where more information about the project can be found*3:		
	tierrawestllc.com - slozoya@tierrawestllc.com - (505) 858-3100		
Project	Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):		
1.	Zone Atlas Page(s)*4: J-15-Z		
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)		

_Deviation(3)	- variance(s)	=vvaivei(5)	
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:

 A meeting between Agent, Tierra West, and the Santa Barbara Martineztown Neighborhood

 Association (SBMTNA) occurred on March 21, 2024, and the Site Plan was presented and discussed. Concerns such as traffic and public roadway capacity were discussed, but no consensus was reached.
- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <u>http://data.cabq.gov/business/zoneatlas/</u>

☐ d. For residential development*: Maximum number of proposed dwelling units.
☑ e. For non-residential development*:
☐ Total gross floor area of proposed project. Hospital Use - 48,000 SF
☐ Gross floor area for each proposed use.
dditional Information:
From the IDO Zoning Map ⁵ :
1. Area of Property [typically in acres]: 2.7845 Acres
2. IDO Zone District: MX-H (Appealed, previously MX-M)
3. Overlay Zone(s) [if applicable]: Martineztown/Santa Barbara - CPO-7

4. Center or Corridor Area [if applicable]: Mountain Rd and I-25 Frontage Corridors

5. Current Land Use(s) [vacant, if none]: Vacant

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

NOTE: Pursuant to <u>IDO Subsection 14-16-6-4(L)</u>, 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 <u>devhelp@cabq.gov</u> or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

-

⁵ Available here: https://tinurl.com/idozoningmap



5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

MERRA WEST, LLC

522 LOMAS LLC 522 LOMAS BLVD NE ALBUQUERQUE NM 87102

322



ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION 4000 ST JOSEPHS PL NW ALBUQUERQUE NM 87120-1714

GERRA OMEST. LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



AVILA-BORUNDA ARIADNA I & BORUNDA LAURA 523 SLATE AVE NE ALBUQUERQUE NM 87102

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109 JERRA WEST, LLC



BACA C JOHN JR 10100 CALLE BELLA NW ALBUQUERQUE NM 87114



BACA CARLOS RAY 618 MARBLE AVE NE ALBUQUERQUE NM 87102



BACA JOAQUIN F & MINDY S 1006 EDITH BLVD NE ALBUQUERQUE NM 87102



BACA TERESA A GOOD BOX 5482 SANTA FE NM 87502-5482

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST, LLC



BAUER ASHLEY 614 PAGE AVE NE ALBUQUERQUE NM 87102



BOARD OF EDUCATION C/O PROPERTY MANAGER PO BOX 25704 ALBUQUERQUE NM 87125-0704



CHAVEZ 1119 LLC 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828



CHAVEZ 1119 LLC 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828



CHAVEZ 1121 LLC 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828



5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

MERRA WEST, LLC

CHAVEZ ALVIN 1122 HIGH ST NE ALBUQUERQUE NM 87102



CHAVEZ RAMIE NICHOLE 2315 MUIR DR NW ALBUQUERQUE NM 87120



CHAVEZ VALENTINO REYES 1117 HIGH ST NE ALBUQUERQUE NM 87102-2425



CORRALEZ ANGELIQUE 916 WALTER ST NE ALBUQUERQUE NM 87102



CROCKETT LAWRENCE & WOLFE MARIA 2539 DURANES RD NW ALBUQUERQUE NM 87104

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109 JERRA WEST, LLC



DUNEMAN CHRISTOPHER S & JAYMIE A 919 GRECIAN AVE NW ALBUQUERQUE NM 87102



DURAN JOHANNA L 920 WALTER NE ALBUQUERQUE NE 87102

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST, LLC



GANBATTE HOLDINGS LLC 3431 MONTE VISTA BLVD NE ALBUQUERQUE NM 87106



GRIEGO LILLIAN 639 RESERVIOR ST SOCORRO NM 87801-4332



HERNANDEZ KATHERINE 1024 WALTER ST NE ALBUQUERQUE NM 87102



HUGH A CARLISLE POST 13 DEPT OF NEW MEXICO 1201 MOUNTAIN RD NE ALBUQUERQUE NM 87102-2716



I-25 HOTEL CORPORATION 20342 SW ACACIA ST NEWPORT BEACH CA 92660-1704



5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST, LLC

JAMES DELBERT & MARIA C 1020 WALTER ST NE ALBUQUERQUE NM 87102

346



JDHQ HOTELS LLC ATTN: ATRIUM HOSPITALITY 12735 MORRIS RD SUITE 400 EXT ALPHARETTA GA 30004-8904



JDHQ LAND HOLDING LLC C/O ATRIUM HOLDING COMPANY 12735 MORRIS RD SUITE 400 EXT ALPHARETTA GA 30004-8904



KARSTEN ELIZABETH C 1911 RICHMOND DR NE ALBUQUERQUE NM 87106



LOPEZ JUAN A & KRAUSE CAROL A 800 MOUNTAIN RD NE ALBUQUERQUE NM 87102

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST, LLC



MARTHA LILLEY LLC & YELLOW HORSE ENTERPRISES LLC 7244 SAVAGE DR NE ALBUQUERQUE NM 87109



MARTINEZ LORRAINE 1124 WALTER NE ALBUQUERQUE NM 87120



5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST. LLC

MICHELMAN EVELYN 620 MARBLE AVE NE ALBUQUERQUE NM 87102



MOFFETT DOLORES & ALESHA MYRA DILLANDER 103 E ARAGON RD BELEN NM 87002-4601



MOFFETT DOLORES & ALESHA MYRA DILLANDER 103 E ARAGON RD BELEN NM 87002-4601



MONTOYA JUSTO ET UX PO BOX 6092 ALBUQUERQUE NM 87197



NEW HEART INC 601 LOMAS BLVD NE ALBUQUERQUE NM 87102



ORDONEZ-CARAVEO JUAN CARLOS & ORDONEZ-CARAVEO RUBEN GERALDO 8400 CASA GRIS CT NW ALBUQUERQUE NM 87102

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

MERRA WEST. LLC

358



POLISAR SHIRLEY ELIZABETH CHAVEZ 1000 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1828

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST, LLC



REGENTS OF UNM C/O REAL ESTATE DEPT

1 UNIVERSITY OF NM MSC06 3595 ALBUQUERQUE NM 87131-0001

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

MERRA WEST, LLC



REGENTS OF UNM C/O REAL ESTATE DEPT

1 UNIVERSITY OF NM MSC06 3595 ALBUQUERQUE NM 87131-0001

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

JERRA WEST, LLC



REGENTS OF UNM REAL ESTATE DEPT MSC06-3595-1 UNIVERSITY OF NM ALBUQUERQUE NM 87131

JERRA OMEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



REGENTS OF UNM REAL ESTATE DEPT MSC06-3595-1 UNIVERSITY OF NM ALBUQUERQUE NM 87131-0001

5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

MERRA WEST, LLC



ROBLES ANDREW RAY 916 WALTER NE ALBUQUERQUE NM 87102

GERRA OMEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SALAIZ DULCE 1002 WALTER ST NE ALBUQUERQUE NM 87102

JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SANCHEZ JOEY J JR & ALMITRA 618 ½ PAGE AVE NE ALBUQUERQUE NM 87102

JERRA ONEST. LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SANCHEZ PATRICIA B & BACA FILODELFIO R 616 PAGE AVE NE ALBUQUERQUE NM 87102

JERRA OMEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SANDIA FOUNDATION C/O PARADIGM TAX GROUP – ESS #0116 PO BOX 71870 SALT LAKE CITY UT 84171-0870

JERRA WEST. LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



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

JERRA OJEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

SANTA TERESA GIANT LLC 601 N MESA SUITE 1500 EL PASO TX 79901-1225



SOLANO DAVID M 1004 WALTER ST SE ALBUQUERQUE NM 87102

JERRA MEST. LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SPINE ORTHOPAEDIC &
REHABILITATION CENTER LLC C/O
WHITEMAN COMPANY LLC
7850 JEFFERSON ST NE SUITE 140
ALBUQUERQUE NM 87109

JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



SWEET & COMPANY LLC PO BOX 3082 HUNTINGTON BEACH CA 92605-3082

JERRA WEST.LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



TRICORE REFERENCE LABORATORIES 1001 WOODWARD PL NE ALBUQUERQUE NM 87102

JERRA WEST LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



VASQUEZ PERFECTO & LYDIA 617 PAGE AVE NE ALBUQUERQUE NM 87102-2476

GERRA OMEST.LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



VIGIL FRIEDA & GEORGE WYLER & LOUIE WYLER & ELIZABETH GRIEGO ETAL

ETAL
2733 GRACELAND DR NE
ALBUQUERQUE NM 87102

JERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109



WHITFIELD ENTERPRISES INC 617 I STREET PETALUMA CA 94952-4904

JERRA WEST.LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. 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 for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or 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.

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.

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	TI	ME
4		$1 \times 1 \times 1$

Signs must be posted from July 3rd, 2024 To August 2nd, 2024

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.

		7/1/24
	(Applicant or Agent)	(Date)
I issued signs for this application,		
	(Date)	(Staff Member)

PROJECT NUMBER: PR-2024-009765, RZ-2024-00001













Page F

F) NEIGHBORHOOD MEETING REPORT

ENVIRONMENTAL PLANNING COMMISSION
Project # PR-2024-009765 / Case # SI-20240-00468
Hearing Date: July 18, 2024

Page G

G) PUBLIC COMMENT

CABQ Facilitated Meeting Report EPC - Site Plan Amendment (Major) 1100 Woodward Pl NE - Matter #2023123 March 21, 2024 – 6-8PM – Remote Format (ZOOM) Facilitator, Tyson R. Hummell

Meeting Background

This Meeting was to address Applicant's request for Site Plan Amendment (Major). The current site plan provides for general office facilities. The subject amendment would allow development of a Physical Rehabilitation Hospital. Pursuant to IDO, 14-16-1-10(A)(2) the original "Gateway" site plan, cir.1994, is controlling. SBNA objects to this interpretation of the IDO and does not agree that the 1994 site plan is controlling. This issue remains unresolved between the parties.

This same Applicant also recently submitted for a Zone Map Amendment at the same subject property. ADR provided a separate Facilitated Meeting for that application on January 18, 2024. Many of the Community objections heard at that meeting were re-iterated, and are therefore restated herein.

*The corresponding Application for Zone Map Amendment is currently under appeal.

Meeting Process

This meeting was conducted remotely, via ZOOM. Applicants shared project details and proposed Community benefits, via PowerPoint presentation. The remainder of this Facilitated Meeting included questions, answers, discussion and Community comments.

There were two important changes in Applicants' presentation, since our first Facilitated Meeting. CABQ and NMDOT will now require a formal traffic/safety study, to be completed for the subject site. The second change was a significant reduction in total proposed patient capacity.

Community Objections

The Community objects to this project, contextually, not generally. The Community specifically objects to several existing, negative impacts, which this project might exacerbate. These Community concerns and objections do transcend the parameters of the subject application. However, these objections are relevant to understand how existing, negative impacts might act in concert with Applicants' proposed use.

Aggregate Community Concerns

- 1. Traffic capacity deficit on Mountain Road (existing)
 - 1.1. Historic Mountain Road, between Edith and the Frontage Road, is very narrow, and was not built to support current uses. Existing uses already exceed traffic infrastructure capacity on Mountain Road
 - 1.2. Excessive Commercial vehicle use (existing)
 - 1.2.1. Roadway damage due to excessive use and large commercial vehicle traffic
 - 1.2.2. Damage to adjacent structures due to large commercial vehicle traffic
 - 1.3. Applicants' proposed Site Plan is adjacent to, and may exacerbate traffic impacts of AHS and CEC facilities (4000+/- daily users)

- 1.4. Applicants' site plan could worsen traffic congestion, noise and pollution in SBMT
- 2. Safety concerns near the intersection Frontage Road / Mountain Road (adjacent to site)
 - 2.1. Intersection already sees excessive speeding, frequent serious collisions and dangerous conditions, generally.
 - 2.2. Community is currently not protected from improper commercial vehicles entering SBMT, via the Frontage Road at Mountain.
 - 2.2.1. Community suggests that a Roundabout, physical barriers and/or effective traffic law enforcement may help mitigate this issue, in aggregate
 - 2.3. Community is concerned that Applicants' proposed use could worsen these existing impacts
- 3. Community voiced concern regarding any Gentrification impacts, which might be associated with this application.
- 4. Community also voiced concern regarding any Disruption of Historic Community identity, which may be associated with this project
- 5. Environmental Impacts and Concerns
 - 5.1. Community requests acomprehensive environmental impact study, to include assessments of:
 - 5.1.1. Aggregate vehicle traffic
 - 5.1.2. Air Quality
 - 5.1.3. Noise
 - 5.1.4. Building Height (objection to 3-story building)
 - 5.1.4.1. Solar Blocking / Solar Loss
 - 5.1.5. Freeway Impacts, and
 - 5.1.6. "Heat Wave" Impacts
 - 5.2. Community proposes an alternative site use as City Owned Open Space, to provide:
 - 5.2.1. Natural buffer to Freeway
 - 5.2.2. Relief from urban infill, congestion and crowding
 - 5.2.3. Amenities similar to North Domingo Baca Multigenerational Center
 - 5.2.4. Mitigation of urban environmental impacts (noise, pollution, crowding, infill)

Conclusion

Community objects to Applicants' request. Consensus was not achieved. The Parties remain at impasse, with regard to this project.

Participants

Applicant Team Tierra West LLC.

Sergio Lozoya

Adam Johnstone

Community Stakeholders SBMTNA (Participated Collectively Online)

*Individual Community Stakeholders were not documented

Facilitator CABQ ADR Office

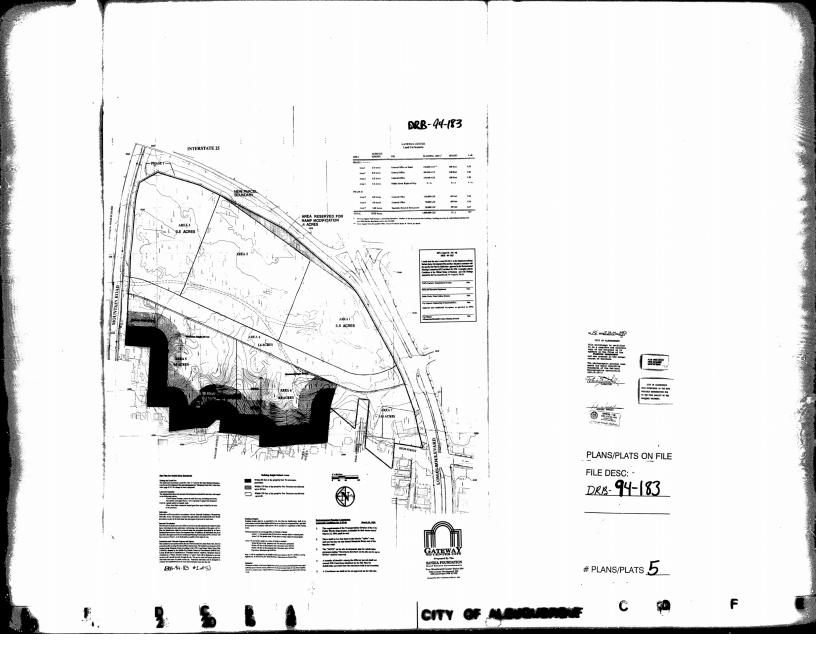
Tyson R. Hummell

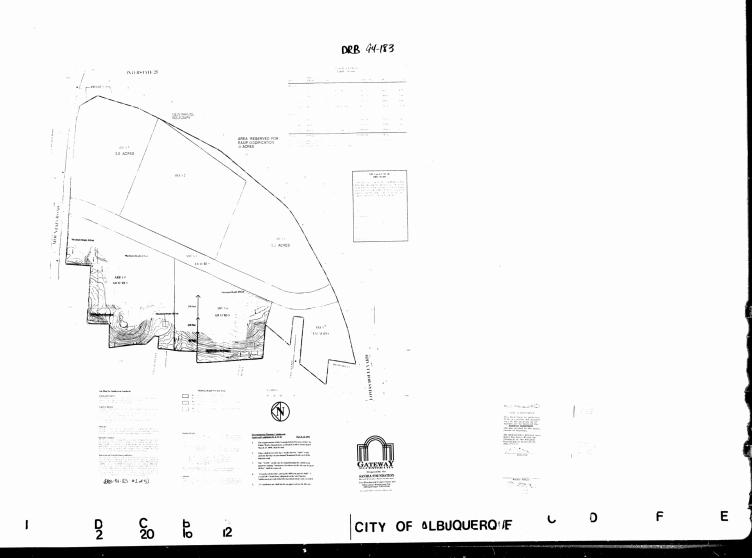
ENVIRONMENTAL PLANNING COMMISSION
Project # PR-2024-009765 / Case # SI-20240-00468
Hearing Date: July 18, 2024

Page H

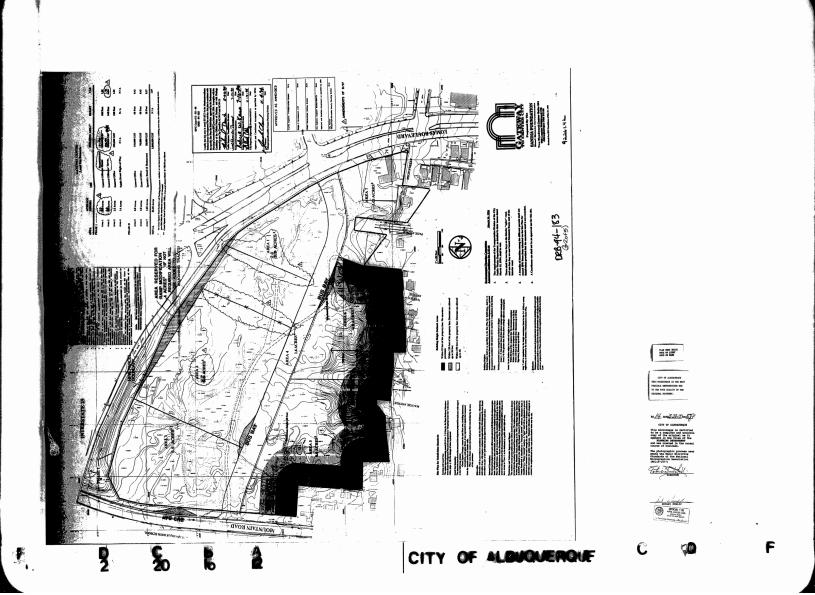
H) CONTROLLING SITE PLAN

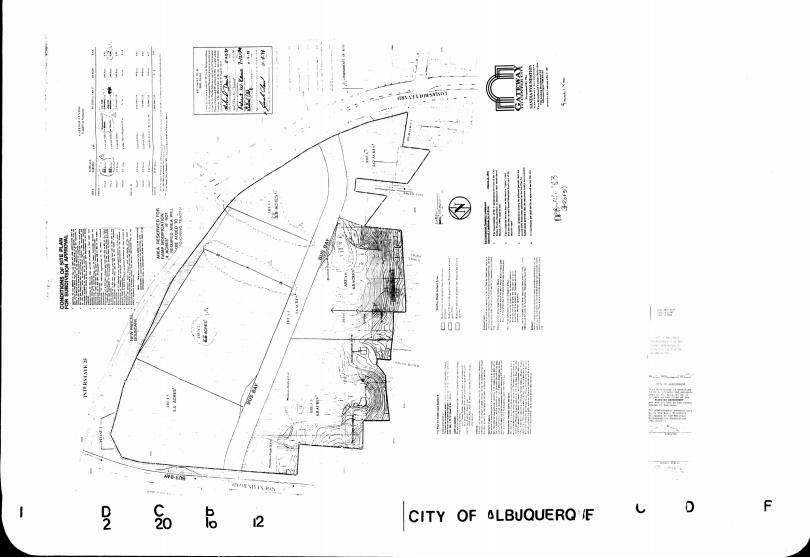
DEVELOPMENT REVIEW BOARD



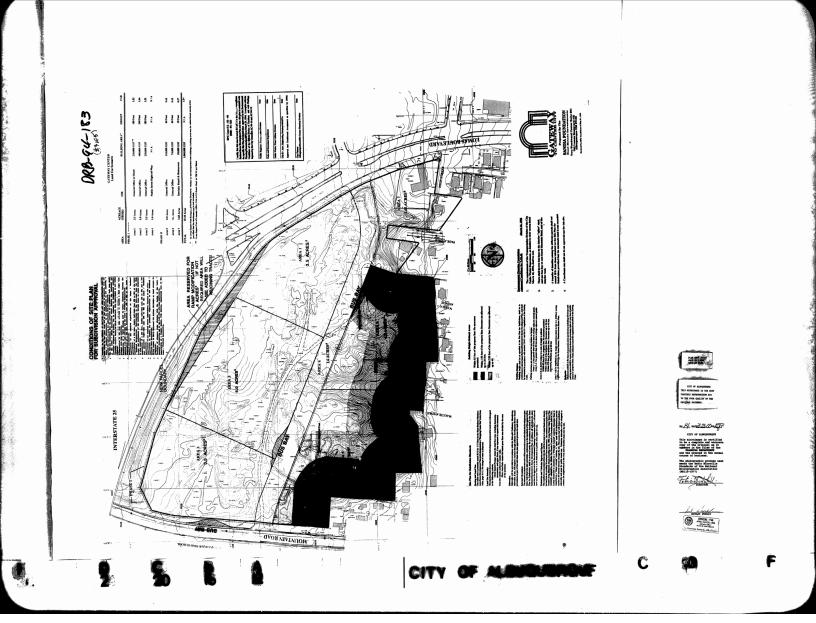


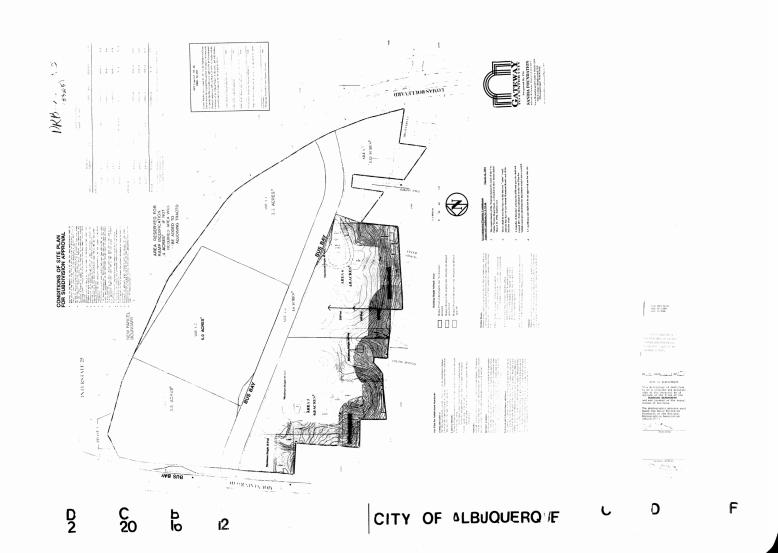
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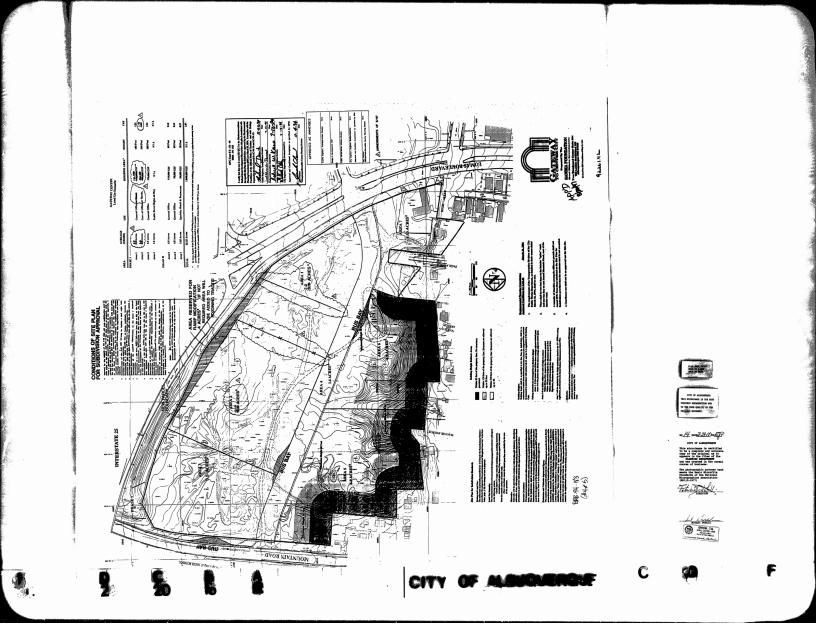


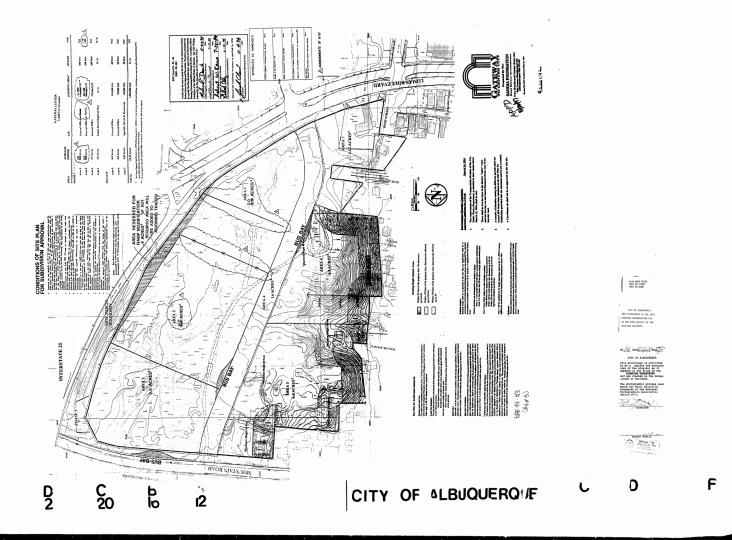


DEVELOPMENT REVIEW BOARD

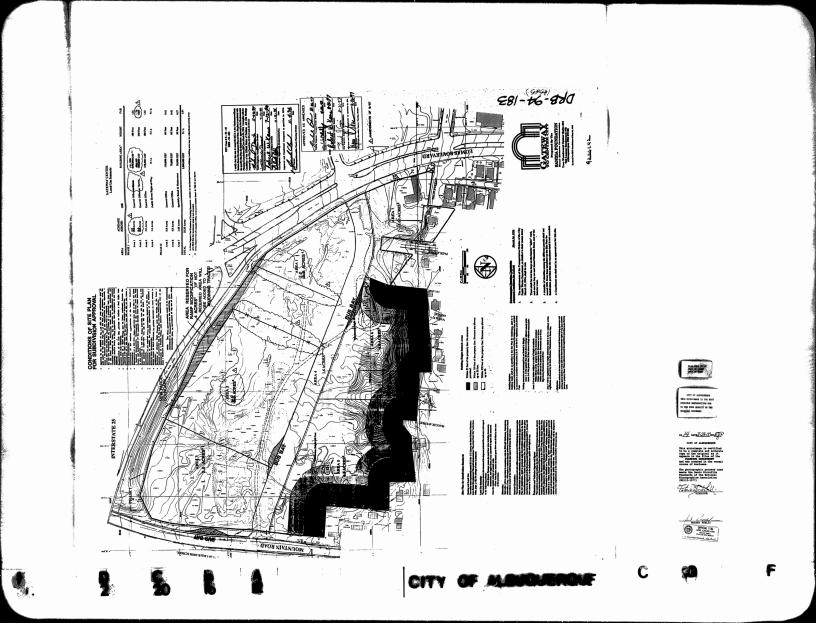


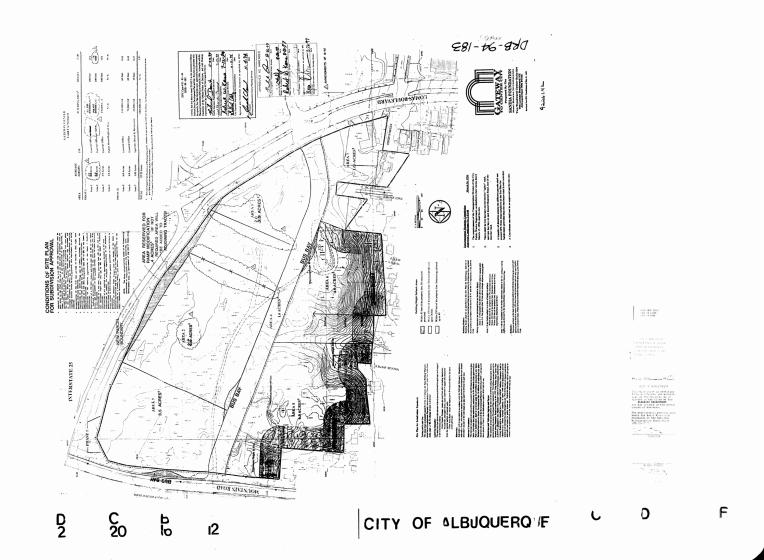






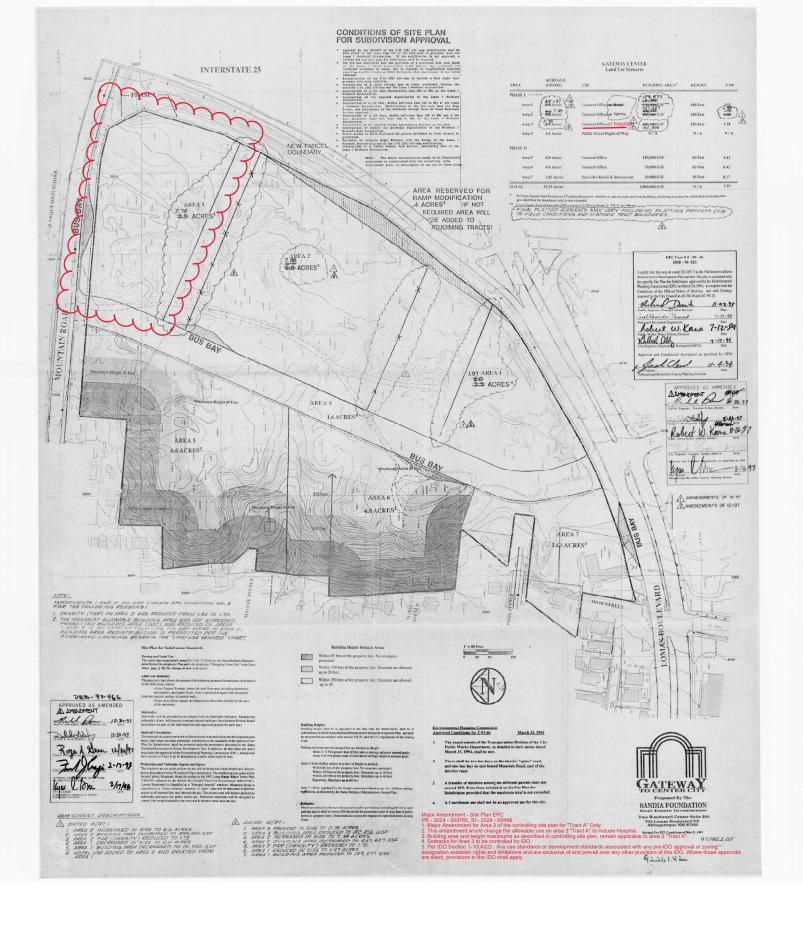
DEVELOPMENT REVIEW BOARD

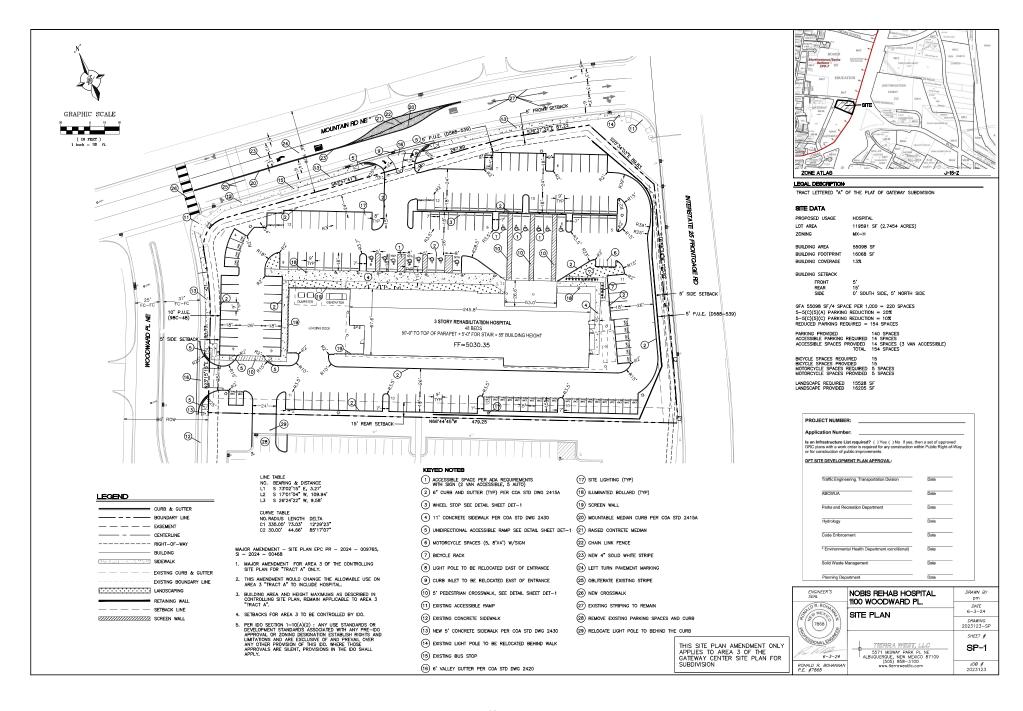


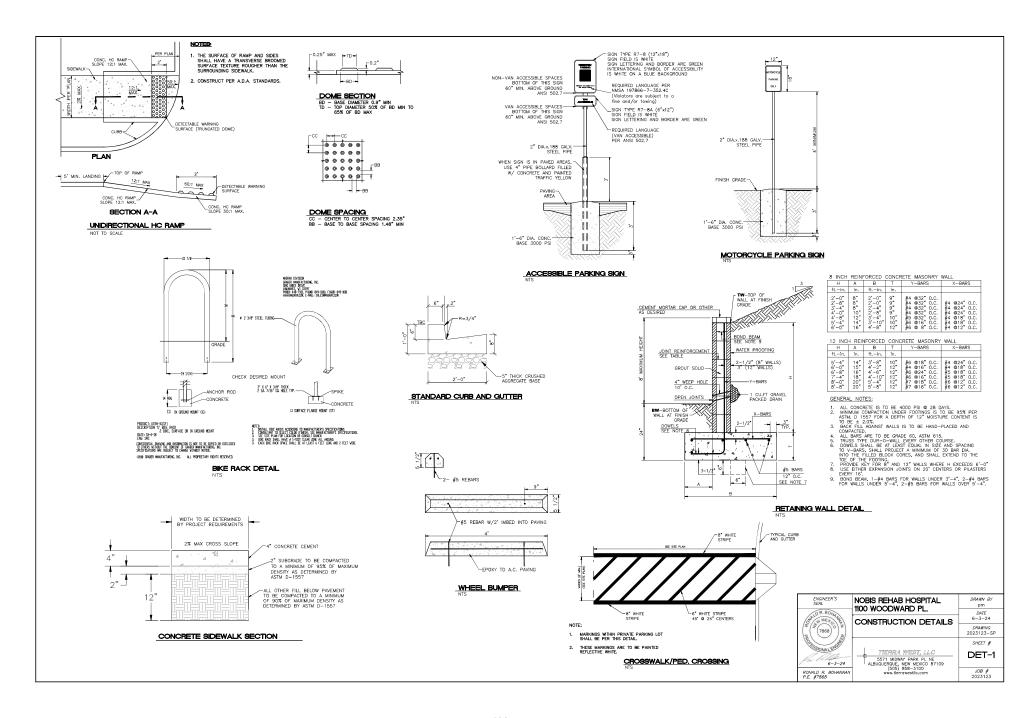


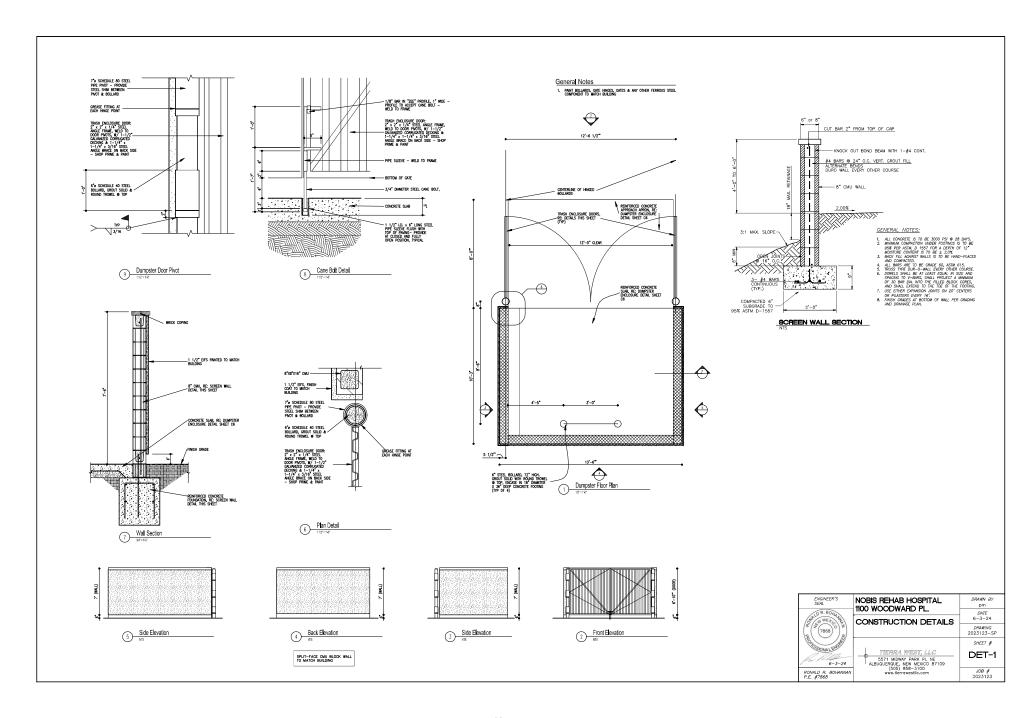
Page I

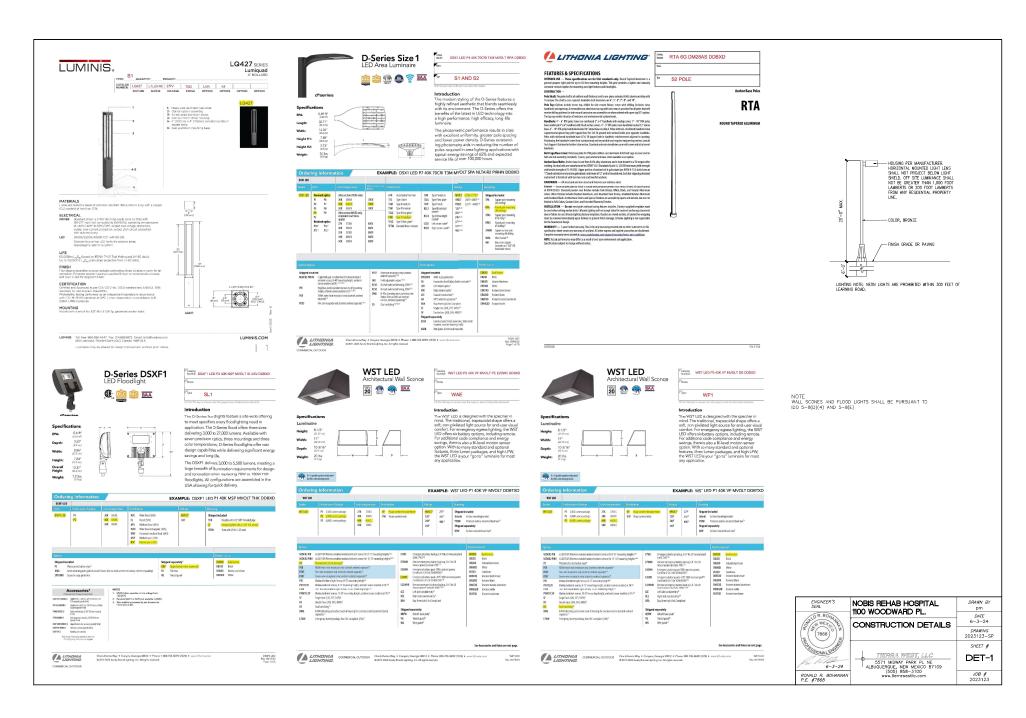
I) SITE PLAN MAJOR AMENDMENT

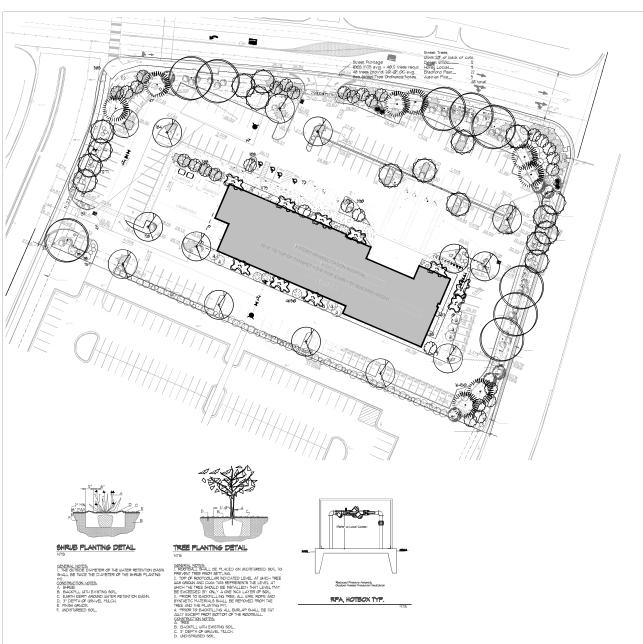












LANDSCAPE LEGEND

SIZE COMMON/BOTANICAL H2O USE Trees Chinese Fistache 40x30 106 9884 M+ Austrian Pine 35x25 Pinus nigra 25 Gal Crape Mytle Bxl5 235 235 Lagerstroemia indica x fauriel Tree Form, Multi-Trunk 2º Cal Port Port Redoud (5x12 | 13 35Ø3 | 20x25 39 663 M 89.00 Total Trees Tree Coverage Shrubs & Groundcovers Paim Yucca Bx6 28 III M Yucca faxoniana Note: Install 3 Boulders and IbØsf coloble accent Curl-leaf Mountain IBxB | ∏6 | 10956 L+ Mahagany Cercocorpus ledifolius Spanish Broom 10x10 18.5 185 M Spartium junceum 5 Gal Rose of Sharon 10x10 78,5 628 M (3) 46 5 Gal India Hauthorne 3x6 Raphiolepis indica 28 1288 M 5 Gal Buffalo Juniper kg 50 2450 M Juniperus sobino 'Buffolo' 0 Turpentine Bush 3x4 125 100 L Ericameria Iaricifolia Knack Out Roses 3x4 125 3125 L Rosa 'Knack Out' √2 25 5 Gal · 30 5 Gal 28 5 Gal Chamba 5x5 19.5 266 L Chrysothamnus nauseosus 261 Total Shrubs Shrub Coverage 8752.50 33842 Landecape Area Ground Treatment 75% Inorganic, To be determine 25% Organic, To be determined

LANDSCAPE CALCULATIONS

D 1000 1 D 07 C00D 11	
TOTAL LOT AREA (ef)	19591
BUILDING FOOTPRINT (6f)	-16068
TOTAL LOT AREA (6f)	1Ø3523
LANDSCAPE REQUIREMENT	X .5
TOTAL LANDSCAPE REQUIRED (15%)	15528,45
TOTAL ON-SITE LANDSCAPE PROVIDED	33842
TOTAL LIVE PLANTS REQUIRED	23689
TOTAL LIVE PLANTS PROVIDED	41267.50
TOTAL LIVE GROUNDCOVER REQUIRED	5922
TOTAL LIVE GROUNDCOVER PROVIDED	8152.54

LANDSCAFE NOTES: Landscape maintenance shall be the responsibility of the Property Quier. The Property Quier shall maintain street trees and shubs in a living, healthy and attractive condition.

Water management, is the sole responsibility of the Property Curer. All landscaping will be in conformance with the City, of Abuquerque, Zoning Code, in germal, water conservative, environmentally sound landscape principles will be followed in design and installation.

It is the Intent of this plan to comply ultin the City Of Albuquerque Integrated Development Ordinance, Section 14-16-5-6, Landscaping, Buffering, and Screening,

Landscape plant naterials used on this plan are derived from the current approved Official Albuquerque Plant Palette and Sizing List.

Gravel areas and mulch areas shall be defined at permit level, CD's, due to scale.

This landscape plan neets or exceeds all requirements of the COA IDO.

IRRIGATION NOTES:

IRRIGATION NOTES: irrigation system maintenance and operation shall be the sole responsibility of the curer. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system.

Point of connection for irrigation system is unknown at current time.

Irrigation uill be operated by automatic controller.

irrigation naintenance shall be the responsibility of the Property Ouner.

Water and Power source shall be the responsibility of the Developer/Builder.

Clear Site Triangle Note: Landscaping and signage utill not interfere utilh clear site requirements. Signs, usals, tress and shrubbery between 3 and 8 feet std.] (as neasure) from the guiter pan) are not included uithin the clear site triangle.

Street Tree Notes:

Per Section 5-6(D) (I) (a) Required Street Trees. Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

- Section 6-6-3-5 Street Trees

 (A)

 (A)

 (B) ize of the trees at naturity should be in proportion to the planting space provides for them. Smaller species of trees all registrate closer spacing, and be got trees all register greaters space. Space of the contract of the plant species of the plant species.
- On sites where evenly spaced street trees are not. On sites unere evently specied attest trees are not possible, or do not centiom to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced.

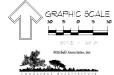
Drahage Basin Treatments Per City of Albuquerque Drahage Basin Treatments

Liferinger pass in relations:

The bottom and sides must be seasond with a native mix per Clip Standard specification 1002 depending on not ligar for that Clip shall feather enterwork to savie seed.

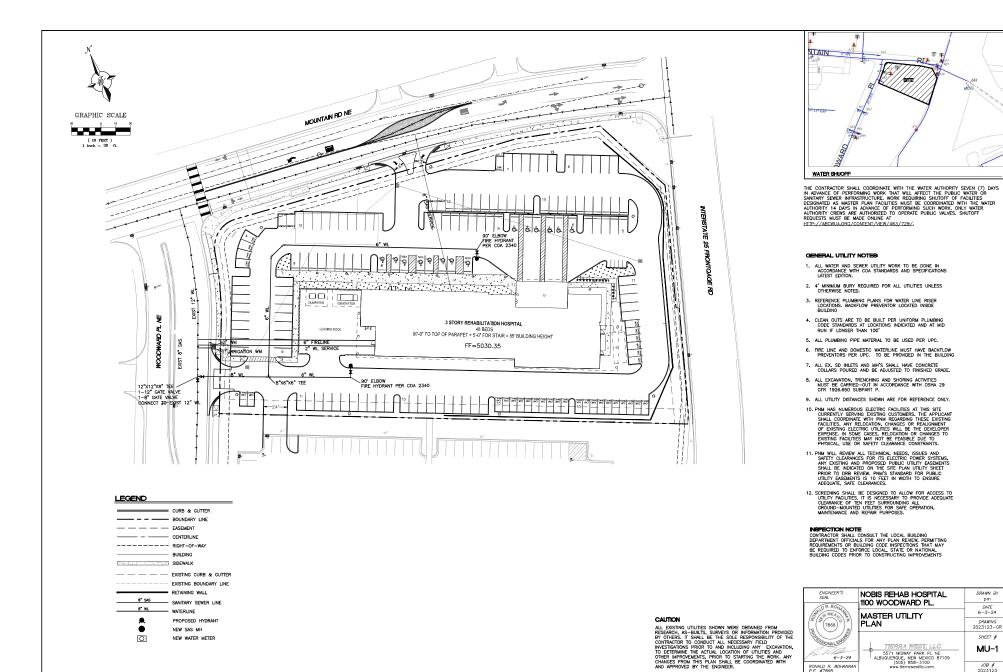
For pool obtions of size of the si

grouing season.
Needs city inspection, Stormuster Quality Ordinance-final stabilization must be accepted by the City.



Landecape Architect	
GATE OF NEW	١
DANN'D. MITCHELL 239 PA SESTERE ATCH	1
April 30, 2024	
	ī

Mountain Rehab Hospital Mountain Rd. / I-25	DRAWN BY DM
,	DATE 5/6/2024
LANDSCAPE	3/0/2024
PLAN	
	SHEET #
TIERRA WEST, LLC	L1
5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	
(505) 858-3100 www.tierrowestlic.com	JOB # 20231213



DRAWN BY

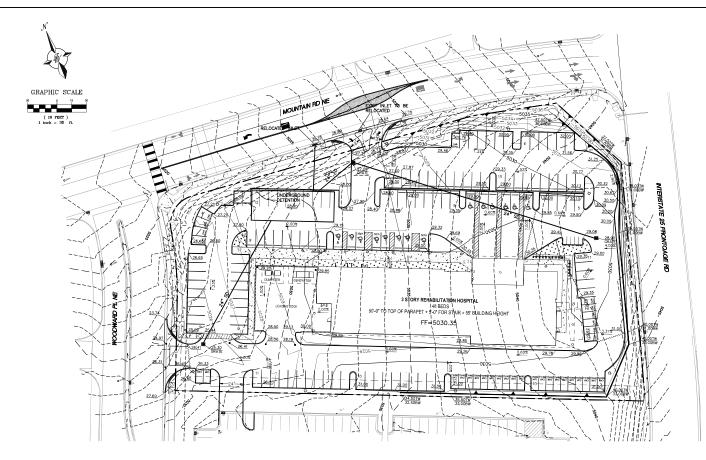
DATE 6-3-24

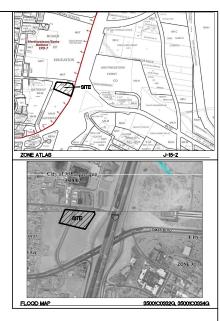
DRAWING 2023123-GR

SHEET #

MU-1

RONALD R. BOHANNAN P.E. ∦7868





LEGEND

CURB & GUTTER - BOUNDARY LINE - EASEMENT --- CENTERLINE ---- RIGHT-0F-WAY - BUILDING SIDEWALK EXISTING CURB & GUTTER EXISTING BOUNDARY LINE LANDSCAPING

PROPOSED STORM SEWER

DROP INLET

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEP OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED ACCORDANCE WITH CITY OF ALBUQUEROUS INTERNI STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR

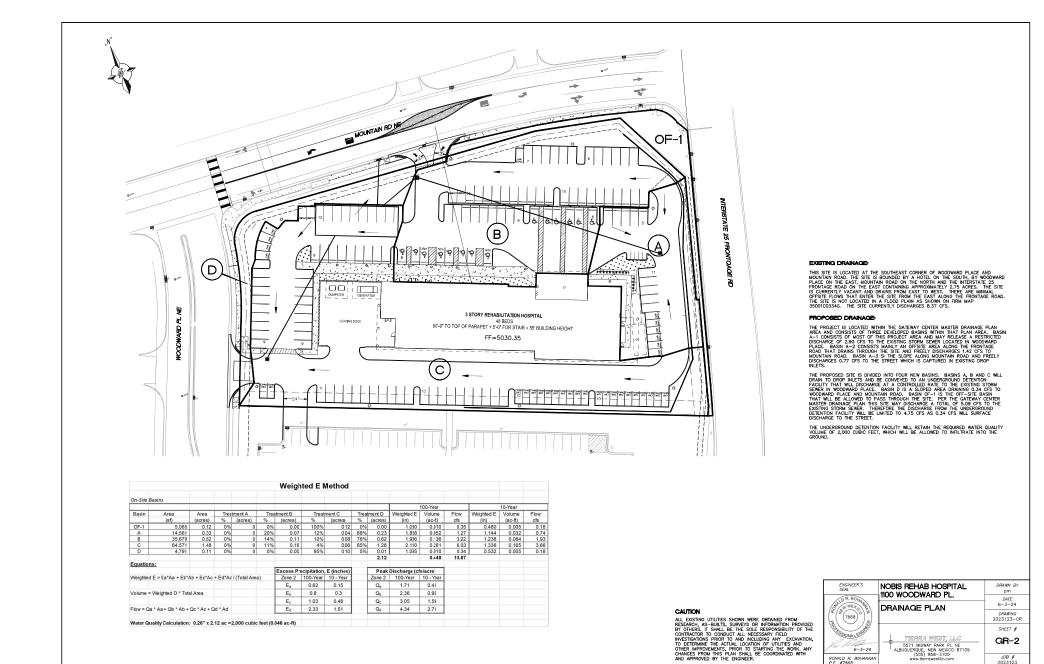
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CAUTION

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AN APPROVED BY THE EXHINIEST.

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DR. BOA	IIOO WOODWAND FL.	DATE	
П	OUT N MEXICO Z	CONCEPTUAL GRADING	6-3-24
((7868))	PLAN	DRAWING 2023123-GR	
П	BONALESSO		SHEET #
		5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	GR-1
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestlic.com	JOB ∦ 2023123	



SHEET #

GR-2

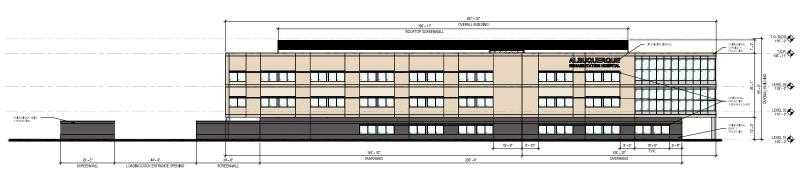
TIERRA WEST, LLC

5571 MIDWAY PARK PL NE
ALBUQUEROUE, NEW MEXICO 87109
(\$05) 858–3100
www.tierrowestlic.com

RONALD R. BOHANNAN P.E. ∦7868

Water Quality Calculation: 0.26" x 2.12 ac =2,000 cubic feet (0.046 ac-ft)

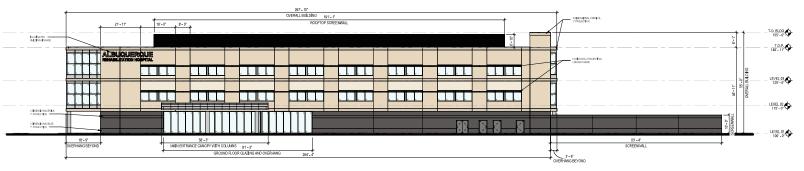




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02 SOUTH ELEVATION



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01 NORTH ELEVATION

1/16" = 1'-0" | STREET FACING

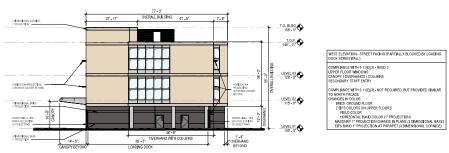
ALBUQUERQUE REHABILITATION HOSPITAL

SCALE: As indicated

PRESENTATION ELEVATIONS

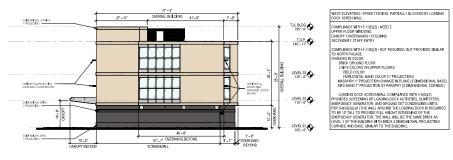
PR-01

Perkins&Will

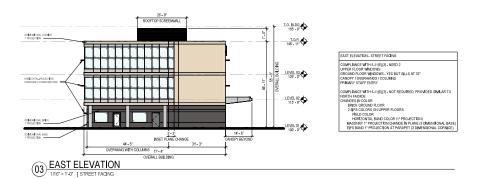


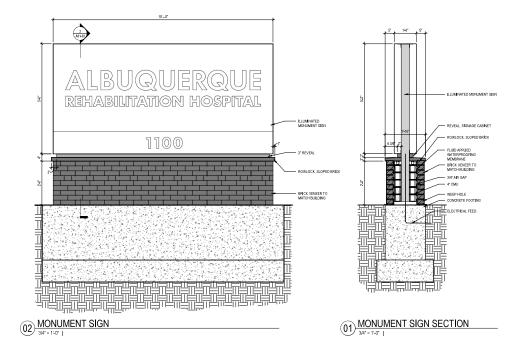






WEST ELEVATION AT SCREEN WALL





ALBUQUERQUE REHABILITATION HOSPITAL

SCALE: As indicated

PRESENTATION ELEVATIONS

PR-02

Perkins&Will



615.226.4577 / bennusigns.com

NOBIS REHAB -ALBUQUERQUE

_ CLIENT _

1100 WOODWARD PL NE ALBUQUERQUE, NM, 87102

__ PROJECT ADDRESS

HARRISON BARINAGA

ELLIOT BAE

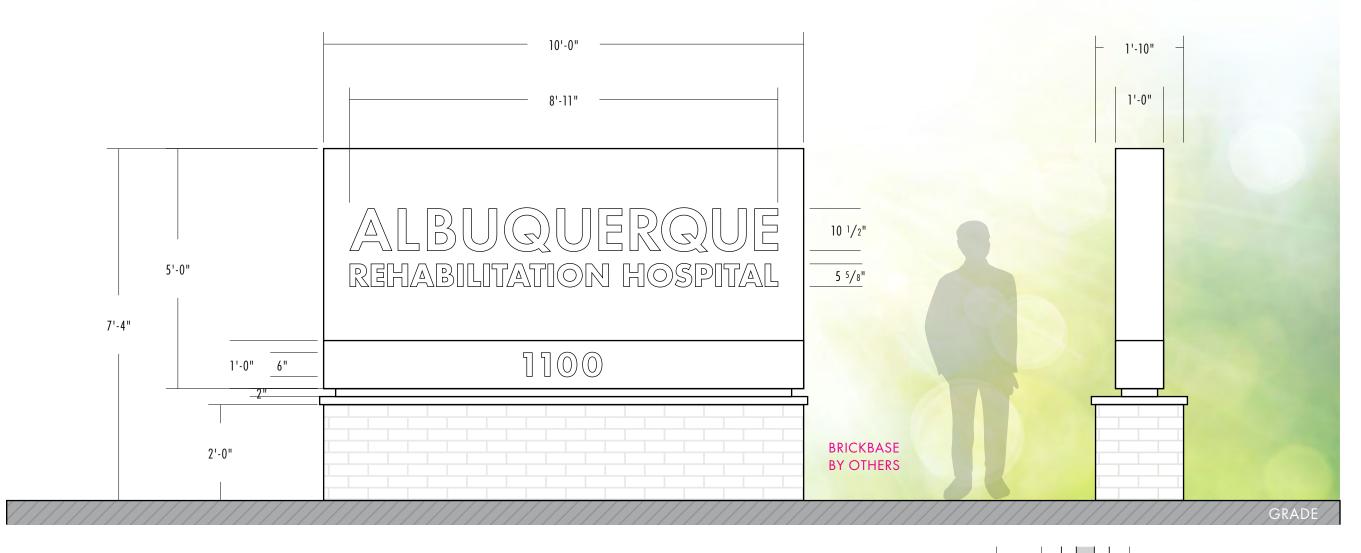
EXT - NOBIS ALBUQUERQUE - SIGNAGE

PROJECT NAME __

602507 QUOTE #_

01	03/28/2024
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PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE. THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF BENNU ARCHITECTURAL SIGNAGE. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED IN WHOLE OR PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM BENNU ARCHITECTURAL SIGNAGE. ELECTRICAL SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE GOOD OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.



M MONUMENT

QUANTITY: 1 (ONE)

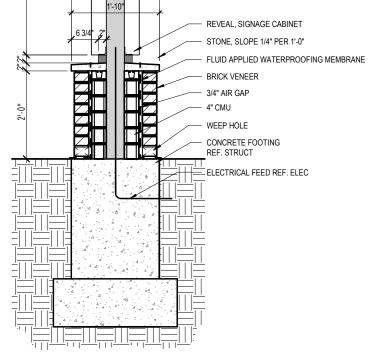
SCALE: 1:24 **SQ/FT:** 50

FACE: DOUBLE ILLUMINATED: PUSH-THRU

CONSTRUCTION:

USE STANDARD ALUMINUM CONSTRUCTION. PUSH-THRU ILLUMINATED LOGO AND ADDRESS NUMBERS.

COLORS: TBD





615.226.4577 / bennusigns.com

NOBIS REHAB -ALBUQUERQUE

_ CLIENT _

1100 WOODWARD PL NE ALBUQUERQUE, NM, 87102

_ PROJECT ADDRESS _

HARRISON BARINAGA
PRESENTED BY

ELLIOT BAE

PREPARED BY

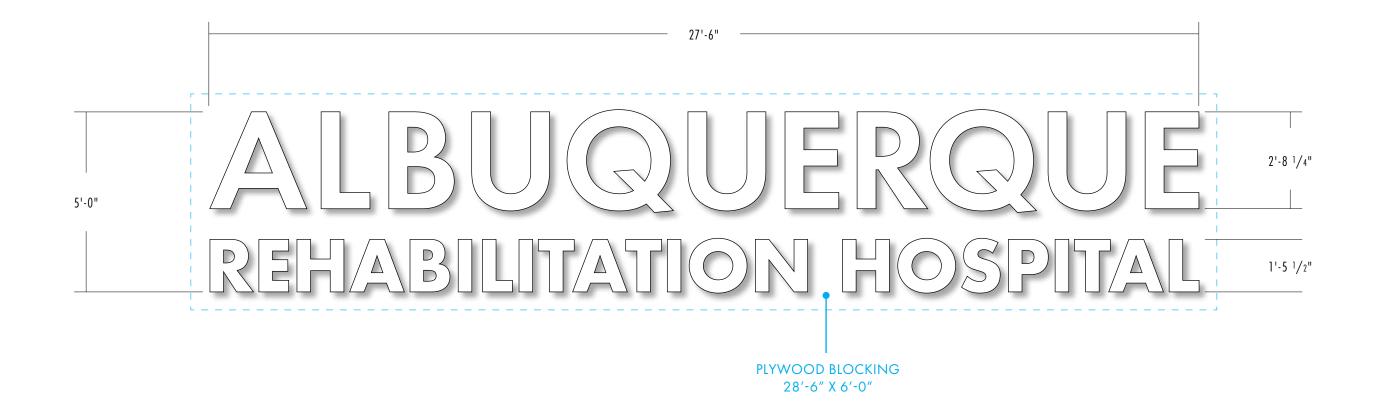
EXT - NOBIS ALBUQUERQUE - SIGNAGE

_ PROJECT NAME __

602507 QUOTE #_

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CL CHANNEL LETTER DISPLAY / FLUSH MOUNTED

QUANTITY: 2 (TWO)

SCALE: 1:32 **SQ/FT:** 138

FACE: SINGLE ILLUMINATED: FACE

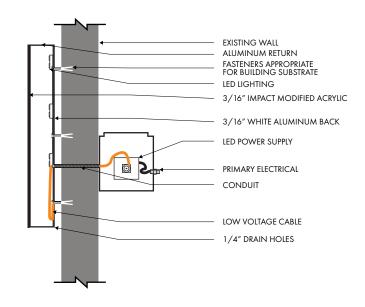
CONSTRUCTION:

STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH.

INSTALL:

3/16 WHITE IMPACT MODIFIED ACRYLIC ILLUMINATED WITH WHITE LED'S WITH FACE PLATE TREATED WITH HIGH PERFORMANCE CAST TRANSLUCENT VINYL. PAINT EXPOSED STRUCTURE MAP BLACK.

1" TRIMCAP (BLACK) WITH 5.3" LETTER COIL (BLACK)



FLUSH MOUNTED CHANNEL LETTERS
-LED FACE ILLUMINATED

100% WHITE



615.226.4577 / bennusigns.com

NOBIS REHAB -ALBUQUERQUE

_ CLIENT _

1100 WOODWARD PL NE ALBUQUERQUE, NM, 87102

_ PROJECT ADDRESS _

HARRISON BARINAGA
PRESENTED BY

ELLIOT BAE PREPARED BY ____

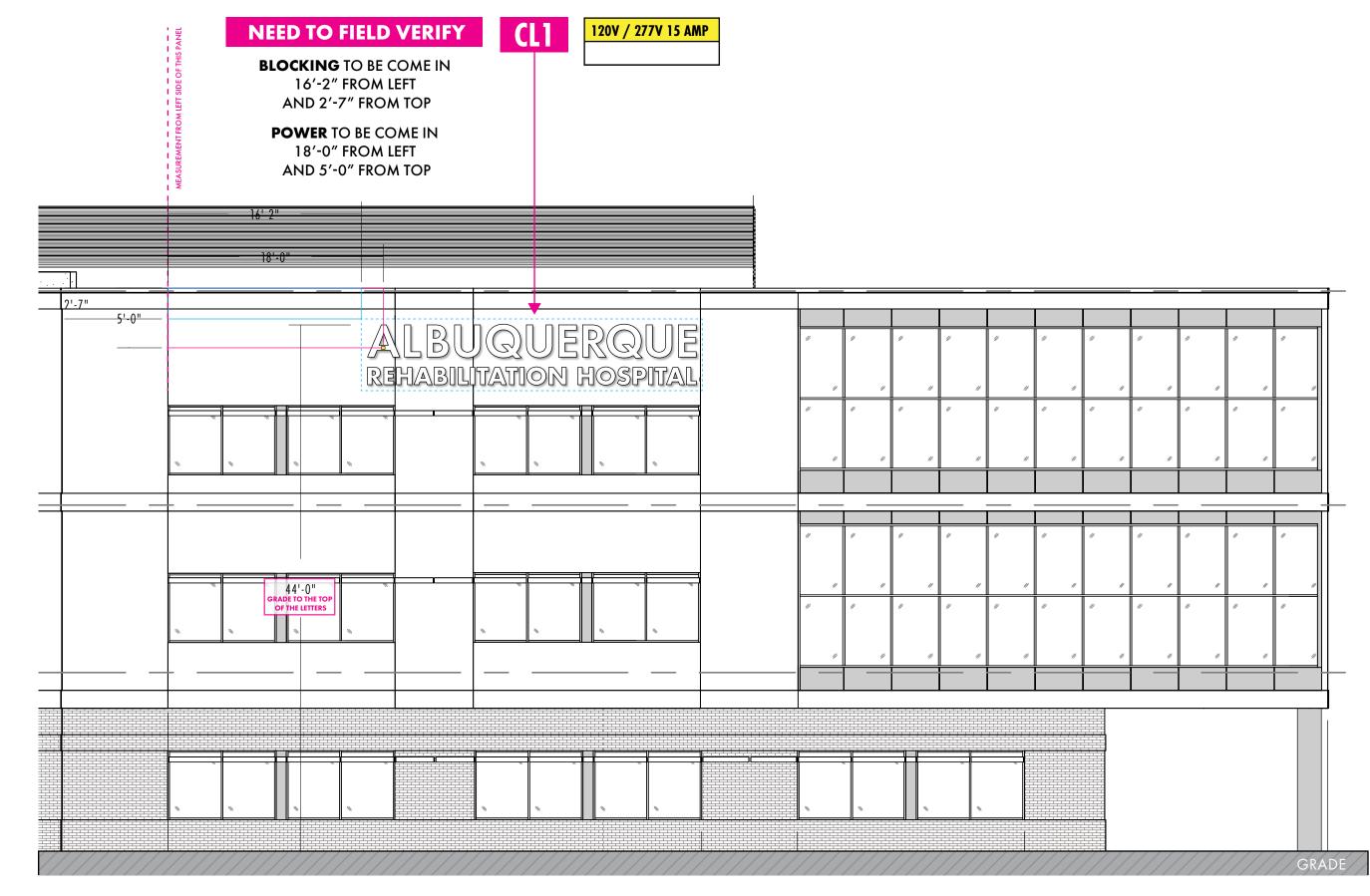
EXT - NOBIS ALBUQUERQUE - SIGNAGE

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PARTIAL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION WIDTH: 267'-10"

ELEVATION HEIGHT: 46'-11"



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NOBIS REHAB -ALBUQUERQUE

_ CLIENT _

1100 WOODWARD PL NE ALBUQUERQUE, NM, 87102

__ PROJECT ADDRESS _

HARRISON BARINAGA
PRESENTED BY

ELLIOT BAE PREPARED BY ____

EXT - NOBIS ALBUQUERQUE - SIGNAGE

_ PROJECT NAME _

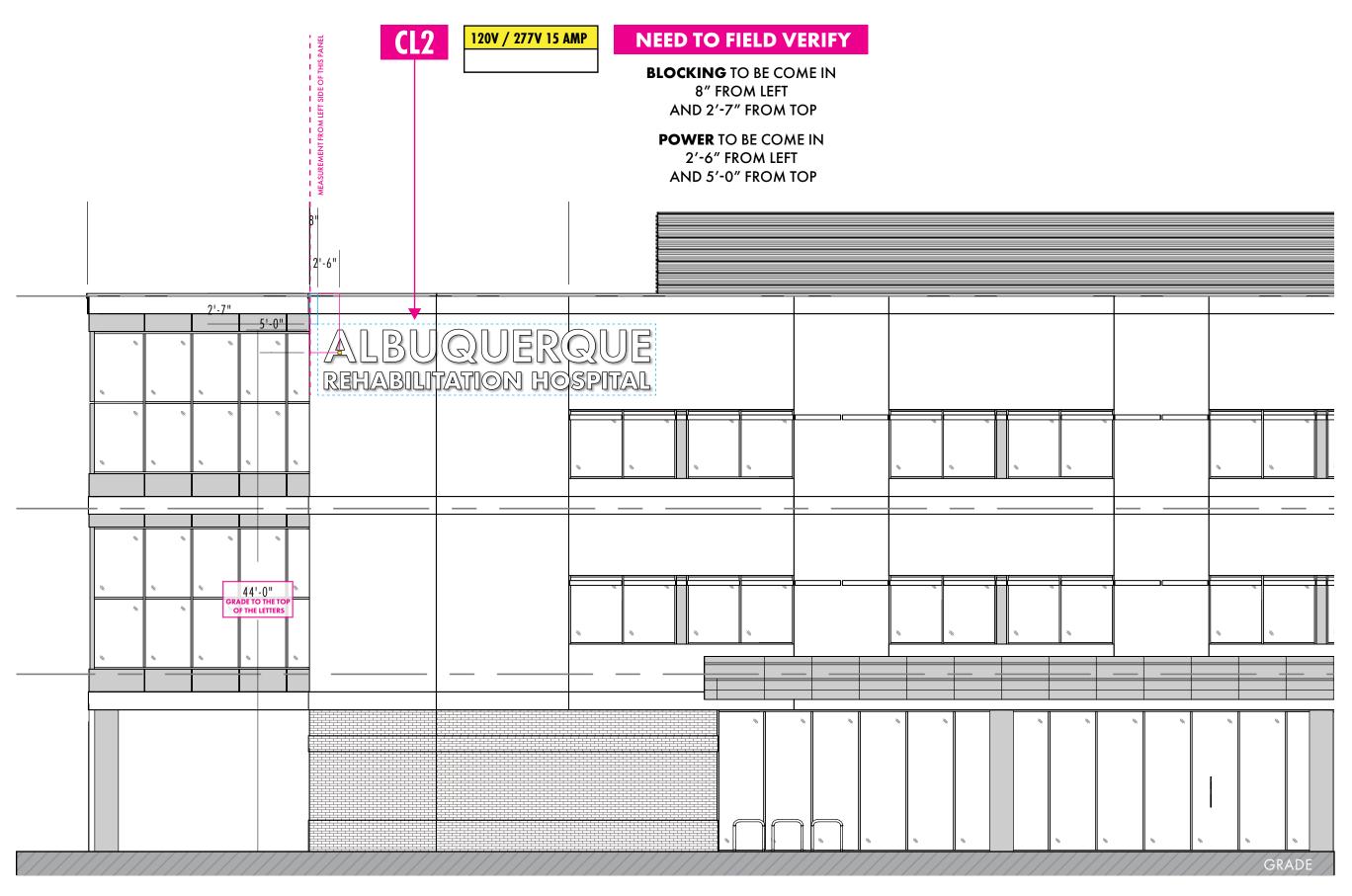
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PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE. THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF BENNU ARCHITECTURAL SIGNAGE. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED IN WHOLE OR PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM BENNU ARCHITECTURAL SIGNAGE. ELECTRICAL SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE GOO OT THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.



PARTIAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION WIDTH: 267'-10"

ELEVATION HEIGHT: 46'-11"



615.226.4577 / bennusigns.com

NOBIS REHAB -ALBUQUERQUE

_ CLIENT _

1100 WOODWARD PL NE ALBUQUERQUE, NM, 87102

_ PROJECT ADDRESS _

HARRISON BARINAGA
PRESENTED BY

ELLIOT BAE PREPARED BY

EXT - NOBIS ALBUQUERQUE - SIGNAGE

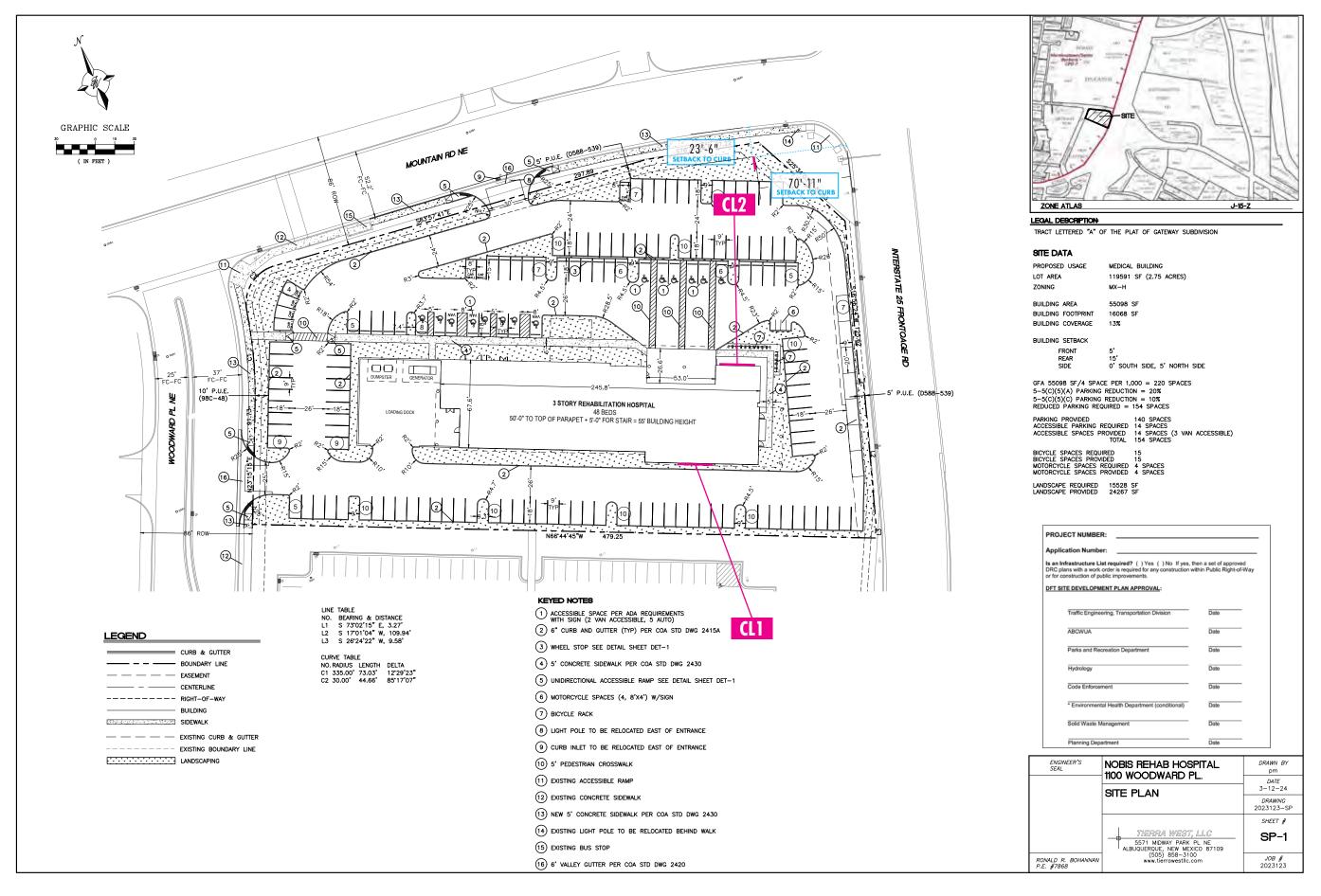
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PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE. THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF BEINING ARCHITECTURAL SIGNAGE. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED IN WHOLE OR PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM BEININ ARCHITECTURAL SIGNAGE. ELECTRICAL SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE GOO OTHER NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.



July 15, 2024

Jonathan R. Hollinger, Chair Environmental Planning Commission 600 Second Street Albuquerque, NM 87102

RE: 1100 Woodward NE, 3-acre parcel, Project #: PR-2024-009765, Case #: SI-2024-00468, Site Plan Amendment Application

Dear Chairperson Jonathan R. Hollinger,

Santa Barbara Martineztown Neighborhood Association (SBMTNA) submits this letter for the scheduled July 18, 2024, EPC hearing, to request again denial or deferral of the referenced site plan amendment application at this time based on the following:

- 1. It appears that the Planning Department Staff Report was released on the morning of July 12, 2024. SBMTNA has not had adequate time to review and respond to the updated Staff report which may be based on a revised application negotiated between the Planning Department and the applicant. The Planning Department appears to be under tremendous pressure to obtain approval for this project as soon as possible. The EPC should resist pressure to rush the review of this project. The neighborhood deserves thorough, fair review of the proposals.
- 2. SBMTNA disputes that the EPC under the influence of the Planning Department can provide an unbiased quasi-judicial hearing on this application. The Planning Department and the EPC ignored basic requirements of the IDO and rushed to approve the applicant's proposed zone map amendment for the subject site which was appealed in AC-24-11.
- 3. It appears that some of the key issues appear at p. 358 of the latest Staff Report. That page shows that "Hospital" is to be added to the 1997 Site Plan for Subdivision," in the "Land Use Scenario" at the upper right, while at the bottom, in red, appears the following:

Major Amendment - Site Plan EPC PR - 2024 - 009765, SI - 2024 - 00468

- 1. Major Amendment for Area 3 of the controlling site plan for "Tract A" Only.
- 2. This amendment would change the allowable use on area 3 "Tract A" to include Hospital.
- 3. Building area and height maximums as described in controlling site plan, remain applicable to area 3 "Tract A".
- 4. Setbacks for Area 3 to be controlled by IDO.
- 5. Per IDO Section 1-10(A)(2): Any use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of this IDO. Where those approvals are silent, provisions in the IDO shall apply

- 4. The site plan amendment application is premature with the appeal and remand of the zone map amendment pending in AC-24-11. The LUHO ordered a remand hearing in AC-24-11 which hearing has not taken place yet. Quasi-judicial fairness and efficiency would be best served by not proceeding with the site plan amendment until a final decision on the zone map amendment. NMSA 1978 Section 3-21-8(B) appears to prohibit proceeding with the site plan amendment while an appeal of the zone map amendment is pending. Logically the zone map amendment application should be final beyond appeal before the site plan amendment based on the zone map amendment is considered by the EPC.
- 5. It appears that the site plan amendment application was set for hearing before it was approved as complete. For example, see Memo dated April 25, 2024, from Ms. Jones and undated Memo 2 (starting around p. 80 of the previous Staff report). It appears that the most recent application was filed only on July 3, 2024. Also, as discussed below, IDO Section 6-4(Z) should not be available for the subject application for a "pre-IDO site development plan amendment" because the 1997 "Site Plan for Subdivision" relied upon by the applicant and Staff is not a "Site Development Plan" under the IDO.
- 6. The site plan amendment application should not have been accepted by the Planning Department and should be denied because the 1997 "Site Plan for Subdivision" relied upon by the applicant is not a "Site Development Plan" under the IDO. The IDO defines "Site Development Plan" as:

Site Development Plan

A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

The 1997 Site Plan for Subdivision (difficult to read) does not appear to identify the proposed hospital use, does not provide a scaled plan nor identify pedestrian or vehicular access, internal circulation, total dwelling units and/or nonresidential building area. Under these circumstances, IDO Section 6-4(Z) should not be available for the subject application.

7. The Staff Report erroneously concludes that "the standards outlined within CPO-7 are not applicable to this site plan request." (p. 16 of the Staff Report). Contrary to the applicant's and Staff's assertions, the 1997 Site Plan for Subdivision does not override the 2018 IDO requirements. The 1997 Site Plan for Subdivision does not authorize or approve hospital use at the site. It authorizes only some future office use. The 2018 MX-M zoning including CPO-7 placed explicit limitations on hospital use. Application of MX-M and CPO-7 standards to this site is compelled by the IDO.

- 8. The EPC should maintain, but does not maintain, a website docket of what has been filed for this case, for reference by the public and to maintain a paginated record of the submissions. Staff Reports tend to be advocacy submissions, not a paginated record for public review and perhaps appellate review based on what has been submitted over time. The record should include all records relating to communications and negotiations between the Planning Department and the applicant concerning the site plan amendment application.
- 9. The applicant's proposed site plan amendment does not appear to satisfy other requirements of the IDO for pre-IDO site development plan amendments, i.e. IDO Sections 1-10(A) and 6-4(Z). A significant change of use (to a hospital) does not appear to be the type of amendment contemplated by the site development plan amendment sections. A pre-IDO site development plan amendment is not an appropriate vehicle to approve a material substantial change of use, change of height restrictions, or other limitations.
- 10. It is not clear whether the 1997 site plan for subdivision is currently in effect or has expired as to the subject site.
- 11. SBMTNA disputes the Staff's suggestion that compliance with MX-M standards should be granted administratively.
- 12. The applicant does not have vested rights in any prior site plan for this site under the IDO or New Mexico law.
- 13. SBMTNA requests a clearer more readable copy of the site plan being amended to supplement its objections. Any other historical documents available to the Planning Department relevant to this application should be submitted into evidence.
- The proposed site plan amendment appears to be an end-run around the IDO zone amendment, conditional use, pre-IDO site development plan provisions, and possibly subdivision requirements. Correspondence with Planning Department Staff (copy attached) shows that the subject site is within 330 feet of a residential zone and thus a conditional use application is required for the more intense hospital use under MX-M zoning.
- 15. The EPC may lack authority to amend a DRB-approved site plan for subdivision under IDO Section 6-4(Z).
- 16. SBMTNA requests admission of the two "records" submitted in SBMTNA's appeal AC-24-11 of the zone map amendment. SBMTNA incorporates all its objections to the project set out in AC-24-11.
- 17. The EPC should require a final traffic study, subject to reasonable public review, before approving this application.

- 18. In SBMTNA's view, the proposed development would be highly destructive to the SBMTNA neighborhood by worsening the already dangerous and overcrowded traffic situation.
- 19. In SBMTNA's view, the process for this project reveals the bias and inadequacy of the City's development process as to fairly protecting neighborhood interests.

Please place this letter with enclosures in the record for the EPC hearing. SBMTNA may have other objections after complete review of any updated Staff report. SBMTNA requests the opportunity to cross-examine witnesses for the applicant and the Planning Department.

Sincerely,

Loretta Naranjo Lopez, President Ronald Vallegos, Vice President Andrew Tafoya Leverett, Secretary Jesse Lopez, Treasurer Rosalie Martinez Olivia Ayon Gilbert Speakman Melissa Naranjo David Naranjo Frank Garcia

July 15, 2024

Supplemental Review by SBMTNA on the request for a Major Amendment to the Gateway Center Site Development Plan (SDP)for Subdivision

Santa Barbara Martineztown Neighborhood Association request <u>denial due to</u> the site plan is premature and use is incompatible. The zone map amendment has not been heard and cannot be considered since the current zoning is still MX-M. There are still questions on the original site development plan because it does not meet the requirements of a site development plan and if it does the current plan states it requires general offices. If it doesn't the question is the process correct?

The zone map amendment will be decided by the EPC. The EPC will make a recommendation, but it can be appealed. This hospital is not compatible to the area and is detrimental to the area residents. This request is for a Major Amendment to the Gateway Center Site Development Plan (SDP) for Subdivision for an approximately 3-acre portion (the "subject site") of the larger 23-acre site (the "subject area") to add Hospital as a permissive use and change setbacks to be pursuant to the IDO for Area 3/Tract A. The request is based on old site plan that does not meet the criteria of a site development plan. It is unreadable and has been changed over the years.

The request will be detrimental to the neighborhood and does not facilitate general offices as proposed on the original site plan. The general offices are 8 am to 5 pm and has minor impacts to the historic residential Martineztown Santa Barbara Neighborhood. The subject area is in an Area of Change and is side by side an Area of Consistency located within the I-25 Frontage, Mountain Rd. and Lomas Blvd. Major Transit Corridors that are underutilized. According to the LUHO's statement for Appeal AC-24-11 dated July 3, 2024, it is within CPO-7 which are required. If the zone change request is not approved, the site plan does not comply with MX-M zone district standards and the controlling old SDP and requires sign offs by NMDOT.

The applicant has not adequately justified the request pursuant to IDO Review and Decision Criteria 14-16-6-6(i)(3) for A Site Plan-EPC Major Amendment. The Santa Barbara Martineztown Neighborhood continues to oppose this request due to the existing traffic problems, high fatalities, environmental impacts from the freeway, frontage road, the air permits provided by the City Environmental Health Department, the noise levels from the helicopters and traffic from vehicles and diesel trucks, the overdevelopment of medical facilities in the area.

The Gateway Center SDP design guidelines are not allowed as per the LUHO remand discussion that IDO §14-16-1-10(A) which states that "Any use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of this IDO. Where those approvals are silent, provisions in this IDO shall apply..."

The subject site was historically used for grazing animals, riding horses and playground for the Martineztown families. The freeway cut off the neighborhood to a golf course where grandparents and others would go to play golf. It was originally within the Martineztown/Santa

Barbara Sector Development Plan. The Sector Plan required any development on the subject site to provide a site development plan to be reviewed and approved by the EPC.

On 3/24/1994 the EPC voted to approve the Site Development Plan (SDP) for Subdivision for the 23-acre area that the subject site is within (Z-93-46). The site plan is unreadable and does not meet the criteria for site development plan.

The site has been used by Embassy Suites for over flow of parking and for special events. The 3-acre subject site is located in the Gateway Subdivision, which is surrounded by a mix of commercial, educational, and office land uses zoned MX-M and MX-T and R-1. It directly abuts I-25 and Frontage Rd South to the east. The Gateway Center "Site Development Plan" for Subdivision is developed with a hotel that directly abuts the subject site to the south; Tricore is adjacent to the subject site to the west and **historical residential area that is an Area of Consistency**; and New Heart which a physical therapy gym, to the south west of the site at the intersection of Lomas Blvd. and Woodward Pl. NE. The APS Early College Academy/Career Enrichment Center is located north of Mountain Road NE, Albuquerque High School, 2 Steps Ahead Child program, and historical residential single-family dwellings.

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Mountain Rd. is classified as a Major Collector which is a narrow two-way historical residential street which requires 25 mph, Woodward Pl. is classified as a local street, Lomas Blvd. is classified as an urban principal arterial, and I-25 is classified as an interstate.

The subject site is directly served by Bus Route 5 (Montgomery-Carlisle) and Bus Route 11 (Lomas), which runs east to west along Lomas Blvd. The buses are rarely used on Mountain Road NE and have been in several accidents at Mountain and the South Frontage Road.

The subject site is located an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change and side by side in an Area of Consistency. Areas of Change allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation. The intent is to make sure development in Areas of Change protect the Area of Consistency. The hospital will not provide day to day needs for the residents, the services the hospital proposes are provided in the surrounding area, and the hospital use is detrimental to the neighborhood. The focus of development should be to complement the schools and residents including providing open space to offset the environmental impacts from the freeway and from the designated extreme heat wave in this area due to the mass buildings. The area is overdeveloped with medical facilities. The hospital will not be serving people that will be able to walk and visitors that come will bring more traffic in already traffic congested and dangerous area.

The subject site is included in the Central Albuquerque Community Planning Assessment (CPA) area. The Central ABQ Community Planning Area (CPA) is centrally located in Albuquerque. The plan is currently being updated. SBMTNA has requested a meeting to have input on this plan.

The ABQ Comprehensive Plan Applicable Goals and Policies are as follows

CHAPTER 4: COMMUNITY IDENTITY GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request would locate a hospital use on the east side of subject property 1100 Woodward NE. This use is incompatible to the neighborhood and detrimental and will not protect or preserve the residential neighborhood. See the HNEDF Plan 2022 which states the City proposed economic plan will displace the residents that live in the neighborhood. According to the Health Impact study , the City of Albuquerque has allowed commercial uses that are detrimental to any neighborhood in this area. MX-H zone next to the historical residential land uses is detrimental to the residents.

Under the ABC Comp Plan "Goal 4-1, the Goal is to enhance, protect and preserve distinct communities – Martineztown Santa Barbara Neighborhood is a historical residential neighborhood. The site plan for a physical therapy hospital with proposed over 60 bed requirement and 3-story height is incompatible with the residential neighborhood and does not enhance, protect and preserve the neighborhood. The request is not consistent with Goal 4.1 Character." (See HNDEF Plan 2022, page 16)

POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The request is detrimental to residential area. The existing varying intensity of uses are contributing to the children's learning abilities and causing many health concerns to the neighborhood. The City of Albuquerque continues to perpetuate racial inequities in the Santa Barbara/Martineztown Neighborhood by allowing industrial, manufacturing next to the existing historical housing. The request would locate a hospital use within 330 feet of existing residentially zoned parcels. The request is <u>not consistent</u> with Policy 4.1.1 Distinct Communities.

POLICY 4.1.2. IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request will not protect the identity and cohesiveness of the Santa Barbara/Martineztown Neighborhood because the height of these uses over shadow the neighborhood and bring uses that are detrimental to the health safety and welfare of the residents. The request is not consistent with Policy 4.1.2 Identity and Design.

POLICY 4.1.4 – Neighborhoods would be violated by not enforcing the historical protection to enhance, protect and preserve the historical residential neighborhood and traditional communities as key to our long term. <u>Based on this Goal, the more restrictive zoning is required to be applied.</u>

THE ABQ COMP PLAN PART 14-16-1 GENERAL PROVISIONS PURPOSE 1-3 (A-L) — The proposed use will bring increased large diesel trucks and other traffic to an already congested area, having a detrimental effect on health, safety and welfare, particularly given the location of the subject property next to the freeway, frontage road and congested Mountain Road NE.

ABQ COM PLAN INTRODUCTION ON ENVIRONMENTAL JUSTICE – The negative effects are unfairly focused on a vulnerable population in an historic residential neighborhood. The SBMTNA request an Environmental Impact Study

PART 1.4 LEGAL PURPOSE OF THE COMP PLAN – The Comp Plan purpose in the NMSA 1978, Section 3-19-9(A) is "to guide and accomplish a coordinated, adjusted and harmonious development of the City, best. Promote health, safety, morals, This proposed hospital will be out of harmony with existing and future needs of the neighborhood, because of the negative impacts on environment, health, safety and welfare. (See HIA Report and the HNDEF Plan 2022)

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

The subject site is located along the I-25 Frontage and Mountain Rd. which includes a transit corridor that has limited passengers in this area. The request would allow a detrimental hospital use on an old historical residential Mountain Road that is over capacity with traffic. The City and MRCOG designated Mountain Road as a Major Corridor knowing that it would be detrimental to the neighborhood and created it to be a use that does not fit in old historical residential roadway. The request is not consistent with Goal 5.1 Centers and Corridors and is not in a centers and corridors

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

The subject site is located along and within the Mountain Rd old historical residential roadway, but because of the South Frontage egregious decision to have an exit at Mountain Road is considered a Major Transit Corridor. However, the roadway is an old Historical residential street built before the invention of cars. The designation does not reflect the high fatalities that occur in this location and over capacity of traffic that Mountain Road cannot carry. The request is not consistent with Policy 5.1.1 Desired Growth because the area is already over built and the existing uses are detrimental to the historic residential area.

POLICY 5.1.1(C): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

It is important to protect public health and safety by separating residential, children and youth from high intense land uses. Policy 5.6.3(a-j) Areas of Consistency – Protect and

enhance the character of existing single-family neighborhoods. The request will result in an incompatible use that should be located in the westside next to the hospitals where jobs are needed. The area is already over development and has enough physical therapy hospitals. The use will be next to old historical roadway that cannot carry any more traffic and will eradicate the historical area over time. The request is better served on the westside where there is a larger population and a greater need. The request is not consistent with Sub-Policy 5.1.1(c).

POLICY 5.1.2 DEVELOPMENT AREAS: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas.

The subject site is located within an ABC Comp Plan designated Area of Change and side by side in an Area of Consistency, and is located next to an old Historic residential street made before the invention of cars. The request will result in a hospital use that is detrimental to the health safety and welfare of the residents which is out of character with the residential area. The request is not consistent with Policy 5.1.2 Development Areas.

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

The request will *not* foster high frequency transit service with pedestrian-oriented development because the people who will be in the facility have injuries. The use is providing parking for the patrons of this facility and its workers. The people who intend to use this facility will not be using the transit system. The MX- H zone district is to allow higher-density and intensity uses in an area that is already vulnerable due to the environmental impacts, cultural genocide, the highest traffic fatalities, and a spot zone area where the uses are detrimental to the neighborhood. The request is *not* consistent with Policy 5.1.10 Major Transit Corridors.

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

Tract A (the subject site) is currently vacant and utilized by the Embassy Suites for overflow of parking and special events. The proposed hospital use will not serve local residents of Santa Barbara/Martineztown. The greater Albuquerque Metropolitan area is already served with physical therapy hospitals. The use is better served in the westside where employment is needed for local Albuquerque residents as well. The request is partially consistent with Goal 5.2 Complete Communities.

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

The request will bring more traffic into the area that is already vulnerable due to traffic problems existing and the environmental impacts from the freeway and frontage road. If the vacant lot is no longer used for the over flow of parking and special events for the

Embassy Suites where will these people park? The area is already over built with medical buildings. The subject hospital should be located in the westside where employment is much needed and where more people live. The request is not consistent with Policy 5.2.1 Land Uses.

POLICY 5.2.1(H): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request is not compatible in form and scale to the immediate surrounding/adjacent school and residential area. The request is not consistent with Sub-Policy 5.2.1(h).

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

The request does not encourage the more productive use of vacant lot that is currently used by the Embassy Suites for over flow of parking and special events. The development of a complimentary use such as a swimming pool and/or open space would be more beneficial to surrounding neighborhoods. The physical therapy hospital is already provided in the surrounding area and better served in the westside where jobs are needed and not in area that already is over built with medical facilities. The request is not consistent with Sub-Policy 5.2.1 n).

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities. This area is over developed. The property would be better served with an existing need such as swimming pool or something for APS students attending high schools and/or Open Space to protect the residents in order to have efficient use of land to support the public good.

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The request is an incompatible use for the subject site. The City should require a use that will protect and preserve the residential area in order to be consistent with Policy 5.3.1 Infill Development.

POLICY 5.3.7 LOCALLY UNWANTED LAND USES: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The applicant is proposing a use that that is already available in the surrounding area. The proposed use would be better served in a large community in the westside for healthcare services for people who need physical therapy. The westside is in desperate need of jobs.

These services will be useful to the westside easing pressure on the brand-new westside hospitals by providing an avenue for outpatient care. The request is not consistent with Policy 5.3.7 Locally Unwanted Land Uses are wanted and needed on the westside to ease traffic on the freeways going west.

POLICY 5.3.7(B): Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts.

The site plan will not ensure appropriate setbacks, buffer, and or design standards to minimize offsite impacts. The proposal does not meet CPO-7 of 26 feet in height. The old Site Plan did not meet the criteria for a site development plan, but it also was specifically for general office use not a hospital. The 55 feet is out of character with the neighborhood, but more importantly the added traffic this facility will bring will be detrimental and is incompatible to the neighborhood. The request is not consistent with Policy 5.3.7(b).

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

The subject site is located entirely in an ABC Comp Plan designated Area of Change and next door to an Area of Consistency where <u>smart</u> growth is both expected and desired. Developing the hospital use on the subject site will not protect or preserve the residential area of the Santa Barbara/Martineztown community (that are located within an Area of Consistency). The propose use is an incompatible use to this historical neighborhood. The request is not consistent with Goal 5.6 City Development Areas.

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

The MX-H zone district is incompatible to this area and is an illegal spot zone. The proposed development will be located along an historical residential street Mountain Road that is already at capacity. The request is not consistent with Policy 5.6.2 Area of Change.

CHAPTER 8: ECONOMIC DEVELOPMENT GOAL 8.1 PLACEMAKING: Create places where businesses and talent will stay and thrive.

The request will create some additional jobs in the area, but the jobs will not benefit the neighborhood. The jobs can be placed on the westside where this detrimental use can better serve Albuquerque. The request is better located in the city of Albuquerque instead of an area where we are surrounded by this hospital use.

POLICY 8.1.1 DIVERSE PLACES:

The request is **not an interesting place** since it is available in the surrounding area. The area is already over built with medical facilities. According to many studies, the economic development

opportunities are needed on the westside. The request is not consistent with Policy 8.1.1 Diverse Places since the use is already provided.

POLICY 8.1.1(A): Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

The request is required on the westside where employment is needed. The request is not consistent with Sub-Policy 8.1(a).

POLICY 8.1.1(C

Staff states, "The request will more than likely prioritize local job creation and recruitment during the construction phase of the proposed development; however, staff notes that Nobis Rehabilitation Partners headquarters is located in Allen, Texas. It is therefore unclear how the proposed use will continue to prioritize local job creation and hire local residents." SBMTNA concurs with this statement. The request is not consistent with Policy 8.1.1(c) since employment is needed in the westside and the use is an incompatible to this location.

POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The HNDEF Plan 2022 states this site plan will be detrimental to the neighborhood and will not improve the quality of life for new and existing residents. The neighborhood is already provided with high-quality hospitals accessed by nearby community members and the larger Albuquerque Metropolitan area. The request is not consistent with Policy 8.1.2 Resilient Economy a hospital doesn't fit in this location. The area is over developed with medical facilities that are a detriment to the area. An Environmental Impact Study is required.

Chapter 13, Resilience & Sustainability, Section on Air Quality

The Martineztown Santa Barbara Neighborhood is bounded by Interstate 25 to the east and I 40 to the west. A Health Impact Study done for Martineztown Santa. Barbara Neighborhood indicates that the neighborhood is an already vulnerable area, an area that has been overdeveloped and any more concentrated pollution such a three-story hospital with 60 bed and over hundreds of employees and visitors, including deliveries of supplies will exasperate an already vulnerable environmental impacted area that deals with fatal accidents on a daily basis.

Justification & Analysis

IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

6-6(I)(3)(a) 6-6(I)(3)(b) 6-6(I)(3)(c)

The site plan is not consistent with the ABC Comp Plan, as amended.

The Site Plan is not consistent with any applicable terms and conditions in any previously approved zoning covering the property and any related development agreements and/or regulations.

The subject site is not within any previously approved NR-SU or PD zoned property. No development agreements or regulations on the site are known outside of the standards set forth in the Controlling Site Development plan for Subdivision.

The Site Plan does not comply with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The subject site is within the Gateway Center Site Development Plan (SDP) for Subdivision (EPC Z-93-46_DRB-94-183). The major amendment is not allowed since the previous plan did not follow the criteria for a site development plan. The only allowable use was general office uses. The Site Plan is NOT subject to the allowable maximum heights, setbacks and related standards specified on the controlling site plan.

6-6(I)(3)(d)

CPO-7 Overlay Zone needs to be met including all conditions must be met prior to DFT Final Sign off.

The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, do NOT HAVE adequate capacity to serve the proposed development.

The City's existing infrastructure DOES NOT HAVE adequate capacity for the proposed development based on existing roadways AND sewer system. A Safety Study and Traffic Impact Study (TIS) needs to be reviewed before SBMTNA can make any recommendations.

The application mitigates significant adverse impacts on the surrounding area.

The applicant has demonstrated that the request will negatively impact the surrounding area based on responses to applicable Comprehensive Plan Goals and Policies, and demonstrating that the applicant refuses to address that the Gateway Center Site Development Plan requirements were not met. The original site development plan did NOT meet many of the criteria and requires only general offices which are more compatible with the neighborhood

A cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Development Plan due to the environmental impacts needs to provide mitigation for the identified cumulative impacts.

6-6(I)(3)(e) 6-6(I)(3)(f) 6-6(I)(3)(g)

The proposed development will create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, and other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The site plan is premature and should not be considered in regards to the MX-H zone. Staff is condescending to consider the MX-H zone district. Pursuant IDO section 14-16-4-3(C)(4) Hospital Use Specific Standards in the MX-M zone district, this use is limited to no more than 20 overnight beds and, if located within 330 feet of any Residential zone district, shall require a Conditional Use approval, pursuant to Subsection 14-16-6-6(A). If the EPC decision to approve the request for MX-H zoning is upheld, the hospital may be developed with over 20 beds, but is still required to obtain a conditional use approval.

With the EPC's approval, the Site Plan would go to the DFT for final Sign-off.

Pursuant to IDO Section 14-16-6-4(P), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

Martineztown / Santa Barbara Character Protection Overlay Zone (CPO-7) Standards

The subject site is within CPO-7, therefore staff has provided an analysis of IDO §14-16-3-4(H) overlay zone standards. Since the site is within the boundaries of the controlling SDP, most standards do not apply pursuant to IDO §14-16-2-10(A).

- 3-4(H)(2)(A) & (B) SITE STANDARDS: Not applicable 3-4(H)(4)(A) & (B) BUILDING HEIGHT:
- (a) Residential and Mixed-use zone districts on project sites less than 5 acres, Maximum building height is 26 feet -N/A, controlling site development plan for subdivision allows a maximum building height of 180 feet, but the old site development plan does not meet the old site plan criteria. LUHO states the applicant must follow CPO-7 standard of 26 feet in height.
- 3-4(H)(5)(A) & (B) SIGNS:
- (a) MX-L Zone District N/A, subject site is not zoned MX-L.
- (b) MX-M Zone District If the EPC approved zone change to MX-H is reversed on appeal back to MX-M, the applicant would be allowed to place signs on the subject site since it does abut arterial or collector streets pursuant to IDO Subsection 14-16-5-12 (Signs) for the MX-M zone district. The signs are intrusive to the neighborhood and should only be allowed on the building

The applicant proposes to develop an approximately 3-acre (2.7454) vacant portion of the Gateway Center Site Development Plan for Subdivision known as Area 3, or Tract A. The subject site would be comprised of a 55,098 SF Rehabilitation Hospital at the center of the Tract with access form Woodward Pl. SE and Mountain Rd. SE. The main pedestrian entrance faces Mountain Rd. or north-east. There is a dumpster enclosure and generator in a walled-off courtyard on the western side of the building, which also contains a pedestrian exit/entrance. This site plan if approved will contribute to the heat wave that is already causing problems in the neighborhood and environmentally impacts the neighborhood.

Pedestrian, Bicycle and Transit Access

The proposed development standards for access and connectivity are pursuant to IDO section 14-16-5-3.

The nearest Bus stop directly abuts the subject site's northern boundary. There is existing sidewalk infrastructure along the perimeter of the site on Woodward Pl. and Mountain Rd. SE. The SBMTNA has recommended safe cross walks on Mountain at the south Frontage Road and Woodward since 2009 or earlier and nothing has been done. It is unsafe to cross Mountain Road or ride a bike in this location.

Bicyclists can access the site via an existing bike lane along Mountain Rd., which merges into a Bike Route west of the subject site on Mountain Rd.

The Site Plan includes new ADA ramps, curb ramps and crosswalks at the vehicular access points.

The applicant has provided a Safety Study/Crash Analysis for the proposed development. This site plan is premature. The City of Albuquerque should not be accepting this site plan due NMDOT stating access onto Mountain is not recommended. The Crash analysis is incomplete and further analysis is needed.

Access Points

The Site Plan proposes three new access points in response to the traffic safety study which will serve as the entrance/exits for staff vehicles and official vehicles as well as hospital visitors.:

The only access should be on Woodward NE from Lomas NE.

Parking requirements

According to the staff report, Parking complies with the Hospital use in the IDO as noted on the site plan. The total amount of parking will not be enough due to the overflow parking from Embassy Suites and limited amount proposed.

Landscaping, Buffering and Screening

The Site Plan proposes Landscaping Buffering and Screening pursuant to IDO 14-16-5-6 Standards. The Landscape Plan will not be enough to deal with the heatwave in this area. The amount vehicles coming and out of this location 24 hours a day will be detrimental to the health safety and welfare of the residents. The standards are minimal and should be increased.

Walls/Fences and Lighting

Minimum Lighting should be allowed in this area. The mass building lighting is already intrusive.

Signage

Sign Standards: Only one sign should be allowed near frontage road. The illuminating signage is intrusive to the neighborhood.

Building Design/Architecture

The building is out of character with the neighborhood and should not be allowed.

Conceptual Grading & Drainage Plan

The drainage is already not sufficient. A careful review should be required due to the intrusive drainage into the neighborhood from all of Gateway Subdivision. The drainage system is not sufficient.

Conceptual Utility Plan

The applicant provided a Utility Plan showing new and existing utilities, sanitary sewer lines, water, meter lines, and storm sewer lines. The City of Albuquerque does nothing to deal with smells coming from the sewage lines. This smell is detrimental to the neighborhood another 60 bed facilitate will only exasperate the situation. An Environmental Impact Study needs to be done. The runoff from the rain leaves the streets full of debris and floods the area due to the fact that the City fails to require the Gateway property owners to deal with their own rain water runoff.

Given NMDOT will not approve access off of Mountain Rd. without mitigation efforts or a full Traffic study the EPC is required deny this site plan. SBMTNA approves of NMDOT recommendations that access of Mountain Road should not be allowed.

Two meetings were held between the applicant and the Santa Barbara Martineztown Neighborhood Association for the zoning and the meeting held in person at the SBMTNA board meeting. The board called the facilitator to facilitate the site plan meeting through the phone line. The neighborhood concerns are the existing uses in the area currently exceed traffic infrastructure capacity on Mountain Rd., there are excessive 5-ton commercial vehicle uses in

the area, the proximity to the two high schools exacerbates the existing traffic impacts, the large building will create a larger heat wave in the area.

The members of the board stated this was an illegal spot zone and they wanted the traffic to only be allowed to make a left hand turn to go east to the north Frontage Road, a median so pedestrians can cross safely at the intersection of Mountain and the South Frontage Road, a light at Woodward for the students to cross safely. The SBMTNA also requested a comprehensive environmental impact study.

The applicant notes that while the neighborhood association is opposed to the request, there was no discussion by the applicant to discuss the requirements of the site plan and how the applicant would meet the requirements. The board recommended that the building be next to the frontage road. The board objected to the site development plan request.

The requested major amendment is still questioned since the original site development plan did not meet the definition of a site plan and requires only general offices. The applicant request add hospital as a permissive use to the Gateway Area 3 of the controlling Site Development Plan which already is permissive in the MX-M zone and has to meet the IDO Site Development Plan requirements. The request for site plan approval will need to wait until zone map amendment is done with all appeal processes.

Staff states it has reviewed the proposed Site Plan pursuant to development standards listed on the controlling SDP and the MX-H zone district which is premature since the zone map amendment for MX-H will not approved this week and there are questions about the original site development plan. The applicant cannot adequately justify the request pursuant to IDO review and decision criteria in section 14-16-6-7(I)(3) because the zone map amendment has not been approved and the MX-M requires a conditional use before the site plan can be approved. This process is illegal.

A. 6-6(I)(3)(a) The site plan is not consistent with the ABC Comp Plan, as amended.

As of July 2, 2024, NMDOT provided an update that the Traffic Study is under review, but has not been completed. For this reason, SBMTNA recommends the site development plan should be denied.

The City staff conditions of approval are premature. The zone map amendment has not been heard. If the applicant follows the MX-M requirements it first has to go for a condition use for over 20 beds. An Environmental Impact Study and Traffic Approval by NMDOT should be required before anything is approved. The questions regarding the old site plan also need to be addressed.

SBMTNA recommends denial of the site development plan for 1100 Woodward NE for the reasons stated above.

SANTA BARBARA MARTINEZTOWN NEIGHBORHOOD ASSOCIATION EPC PR-2024-00976/AC-24-11 REMAND

EXHIBITS

- 1. JULY 7, 2009 EMAIL FROM ISAAC BENTON FORMER CITY COUNCILOR TO CARMEN MARRONE STAFF PLANNER
- 2. PETITIONS TO OPPOSE THE ZONE MAP AMENDMENT TO MX-H
- 3. PICTURE OF DIESEL TRUCK
- 4. Buffer Map with attachments sent through email

The Martineztown Santa Barbara Neighborhood residents oppose the proposed PR-24-009765, RZ-2024-00001, Zone Map Amendment from MX- M to MX-H for 1100 Woodward Place NE. The proposal is a spot zone and is not in character of the neighborhood. The application does not satisfy the IDO and legal requirements for changing the subject property's existing zoning. It also does not satisfy the day to day needs of the residents. This proposed zone map amendment from MX-M to MX-H is detrimental to the health, safety and welfare of the neighborhood. The neighborhood residents are already dealing with the health impact from the vehicle emissions at dangerously high levels from the interstate, and the heavy commercial uses surrounding the neighborhood, including over 2000 students and staff at Albuquerque High School and CEC School. This use will only increase the vehicles emissions with the City of Albuquerque recognizing is at unsafe levels.

Name	Address	Phone Number
Datrica Diver	1300 Dalta 118	\times
MARIE RAFTER	1300 Waller	
NoraDiaz	1300 Watter NE	
Mary Duran	920 amo 18	
Micaela Maistein	D. 724 Corkero Ro	INE
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itabres Anon So	7 Rosemont NC87	102
Burto A	(V) See 5428 L	malled Dr. 754)
Sugar Vyar	SINGUISTUE	
JUIL Channen	1130 waller St N	€ 605 507 2844
DAVED ASTORA	1024 Edith NE	505 803 2615
Amonda Escopod	- , , , , , , , , , , , , , , , , , , ,	55 492 1998
Esther Escapela	1024/2 Edith NE	
JESSÉ LOPEZ		
Patrick Arguelles	807 Mountain R1 NE	605-252-0225
Ungoles Wigil	2714 Souta Clase	
Glero Prico	706 MJ. Rdilly 6	
Cam Dolla	1015 Page, Ave	(305) 720-2130
pays parala	SC SC3 MASTINEZ	505 252-409
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Name Shirley E. Polisar	Address (714) 496-9535 Phone Number 1117 High St. NE. AlB, SYM, 87102

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ma 1		
Name	Address	Phone Number
MARCIANO GARCIA	107 Mountain PONE.	505-247-070
sandre Ylletonia	Address 107 Mountain ROME. 1128 /2 walter	CAS 902 - 787/
ALTHULAMLANTO	1128 WAJER NEAPTA	705 (0) SSXE
TIET THE PART ETTINGS	1/20 WALTER MENTING	805-270-7716

From: "Benton, Isaac" <ibenton@cabq.gov>
Date: July 7, 2009 at 3:35:19 PM MDT
To: "Marrone, Carmen M."

<CMarrone@cabq.gov>, Barbara Herrington

bherrington@sites-sw.com>, Phyllis Taylor
<ptaylor@sites-sw.com>, "Patten-Quintana,
Lorena" <!patten-quintana@cabq.gov>
Cc: "Shair-Rosenfield, Kara"
<karasr@cabq.gov>, "Dineen, Richard W."
<rdineen@cabq.gov>, "Westmoreland, Bill"
<wwestmoreland@cabq.gov>, "Hern, Phillip L."
<PHern@abcwua.org>, cmariehern@aol.com,
mom2301br@aol.com,
waxamus@hotmail.com, Injalopez@msn.com
Subject: RE: Mountain Road Update

Carmen, et al,

There are no "new proposals/solutions" for Mountain Road other than dealing with the UNM master plan and the I-40 ramp access, which the sector plan draft did not address and which I will remain very involved with. I am responding and will continue to respond to my constituents, as likely will the Mayor. Such responses become necessary when things drag on for too long, and not all the right players are brought to the table. The update of the plan has taken an eternity and is more contentious than it should be.

My efforts have been entirely in support of the Sector Plan, and I asked Mr. Westmoreland to help us with a few key questions. There is no duplication of work here; our meeting, which I thought was very productive, was not to plan for Mountain Road – it was to DO something in the near term about the dangerous and undesirable conditions that have existed on Mountain for years that have yet to be addressed.

Why don't we stop being so territorial, get down to business, and get things done. This is a community effort, not a work of art, and the more involvement and support the better. I, for one, welcome the Mayor's involvement in this effort and hope that it will result in something actually getting done for the people on Mountain Road and in Martineztown/Santa Barbara.

Isaac Benton

-----Original Message-----From: Marrone, Carmen M. Sent: Mon 7/6/2009 3:41 PM

To: 'Barbara Herrington'; Phyllis Taylor; Patten-

Quintana, Lorena

Cc: Benton, Isaac; Shair-Rosenfield, Kara; Dineen,

Richard W.; Westmoreland, Bill Subject: RE: Mountain Road Update

Barbara and others,

It seems that there is a lot of interest in fixing the traffic problems along Mt. Rd. While this is a good thing, I am concerned that we have too many cooks in the kitchen. As part of the Martineztown/Santa Barbara Sector Plan Update, Lorena has been working with property owners along Broadway, including the Post Office to address traffic on Mt. Rd and she has recently met with DMD and Wilson & Company to decide on temporary solutions along Mountain Road during the construction of the storm drain project. UNM is working on updating their Master Plan and is coordinating with us on the redesign of the intersection of Mountain Road & the west frontage road. Elected officials, representing the community, are holding separate meetings with the community and discussing possible solutions, and the consultant is attending meetings separate from the Planning Department who hired them to complete the sector plan update. On top of all this, we now have the Mayor's Office involved.

With so many different entities involved in the planning of Mt. Rd, there needs to be better communication and coordination in order to avoid duplication of work. The Planning Department is trying to complete the update of the Martineztown/Santa Barbara Sector Plan by next month which includes proposals for improving Mt. Rd. In order to complete the updated Plan, we need to be kept in the loop on any new proposals for Mt. Rd. Please coordinate with Lorena Patten-Quintana, Project Manager of the Sector Plan update regarding any new proposals for Mt. Rd. She has knowledge of the issues and constraints as well as the realistic solutions along this stretch of road. This knowledge could be helpful to those who are researching new

solutions.

Thank you for your cooperation,

Carmen Marrone Manager, Long Range Planning Planning Department

From: Barbara Herrington [mailto:bherrington@sites-

sw.com]

Sent: Thursday, July 02, 2009 6:00 PM

To: Phyllis Taylor; Marrone, Carmen M.; Patten-

Quintana, Lorena Cc: Eric Wrage

Subject: Mountain Road Update

Loretta asked me to come to a neighborhood meeting this afternoon with Councilor Benton on Mountain Road to explain our recommendations for Mountain Road.

The Councilor has involved Bill Westmoreland from Mayor Chavez's office specifically to deal with this issue. The neighborhood residents reiterated their problems with Mountain Road. I explained our proposals and answered some questions.

1) Councilor Benton said he had met with both the UNM planners and the private property owners along Broadway (NAIOP reps).

His position is that the trucks going to businesses along Broadway can use Lomas or Odelia and don't need to use Mountain; he said the property owners really couldn't justify why they needed to use Mountain. He said he had been told by UNM planners (as were Lorena and I) that our proposed changes to Mountain Rd. will not affect them.

- 2) Apparently Rep. Heinrich has spoken with the Post Office and told them their trucks also needed to use Lomas, not Mountain. They are working on other entrances to the facility from Broadway, closer to Lomas. Neighbors have noticed the difference on Mountain Road.
- 3) Councilor Benton and Bill Westmoreland are exploring an option to block right turn access onto Mountain from the frontage road and to restrict eastbound traffic on Mountain to a right-turn-only onto the frontage road. UNM is only interested in traffic being able to get to and from their new facility from the interstate. They are going to discuss this option with others, such as Embassy Suites, Tri-Core

and others in the neighborhood.

- 4) Bill is going to investigate the collector status and prohibition on truck restrictions, as well as what happened to the original I-25 plans viewed by the Interstate Committee that did block access to Mountain Road.
- 5) The Councilor is planning to add funding to the storm drain project for the City to get started on implementing the Mountain Road changes while they are digging up the street, such as the restriping and adding the bicycle lanes. The rest of the project may have to be funded through the next bond cycle (2012). He is looking at transportation tax funds. This all depends on voter approval of both the bonds and the tax.

That's it. I will see you next Thursday. Are there any compiled neighborhood comments on the zoning that I could review before we meet?

Barbara

BARBARA S. HERRINGTON PROJECT MANAGER

sites southwest

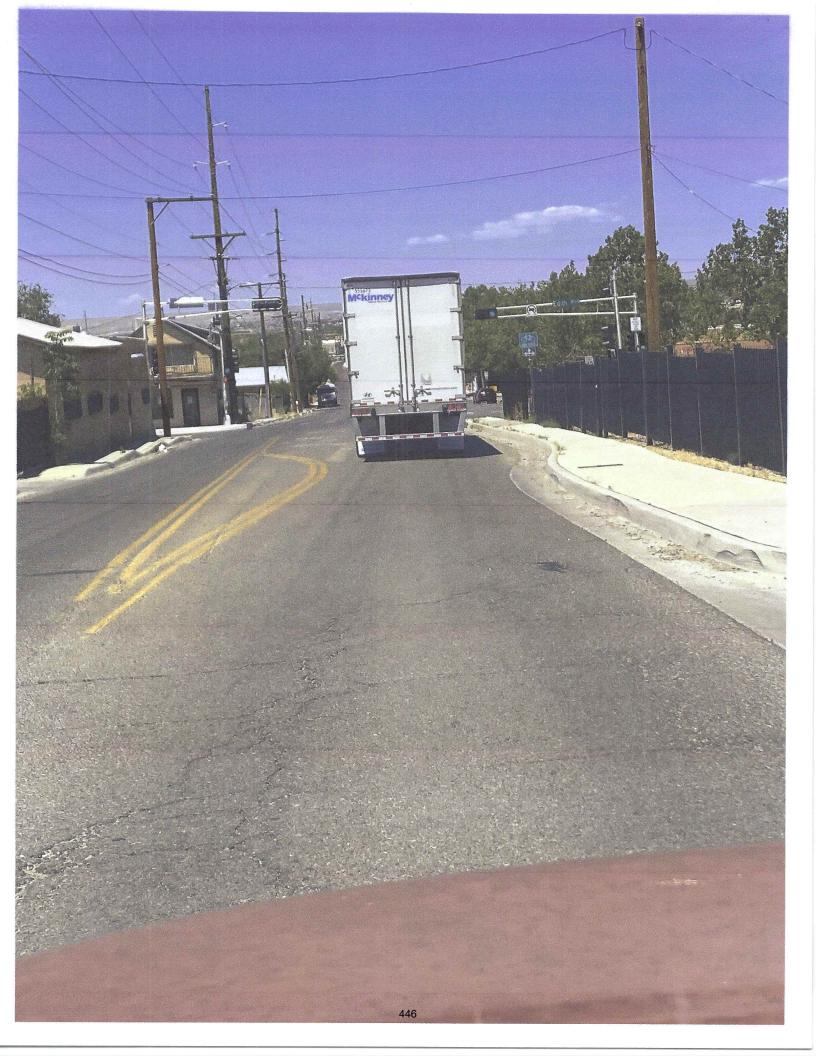
ALBUQUERQUE

EL PASO

EMAIL: <u>bherrington@sites-sw.com</u> <<u>mailto:B@sites-sw.com</u>>

WEB: www.sites-sw.com < http://www.sites-sw.com/>

ABQ PH: 505.822.8200



SANTA BARBARA MARTINEZTOWN

EXHIBITS

FOR

Project #: PR-2024-009765 Case #: RZ-2024-00001

- 1. Exhibit 1 Fairway Village Neighborhood Council Inc vs. Board of Commissioners of Dona Ana County and Picacho Hills Development.
- 2. Exhibit 2 Impacts of High-Density Developments on Traffic and Health Report (HIA Report)
- 3. Exhibit 3 Martineztown Santa Barbara Sector Development Plan Draft August 2010
- 4. Exhibit 4 R-20-75
- 5. Exhibit 5 Technical Memorandum Martineztown Santa Barbara Traffic Study
- 6. Exhibit 6 AC-20-9 Conditional Use for Construction Yard
- 7. Exhibit 7 Martineztown Santa Barbara Traffic Study
- 8. Exhibit 8 Albuquerque New Mexico Heat Watch Report 11/11/21
- 9. Exhibit 9 Petition Signatures



Jonathan R. Hollinger
Chair, Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

May 10, 2024

RE: SUPPORT FOR THE NOBIS ALBUQUERQUE REHABILITATION HOSPITAL

EPC Project and Case Numbers: PR-2024-009765, SI-2024-00468, Gateway Center/1100 Woodward PI NE Site Plan-EPC, Major Amendment.

Hello EPC Commissioners:

I am a member of Generation Elevate New Mexico ("GENM"). GENM is a coalition of young leaders committed to positively shaping the future of New Mexico by championing smart, sustainable, and resilient growth development projects and governmental policies.

I am writing to voice my <u>support</u> for the NOBIS Albuquerque Rehabilitation Hospital and the requests being brought forward to the Environmental Planning Commission on May 16th. This development is important for the health and wellbeing of our community, families, and friends, and will help New Mexicans in the following ways:

- Addressing Healthcare Needs: Our state lacks sufficient hospital care, leaving many without necessary support. A specialized intensive care rehabilitation hospital will free up beds in our hospital system for other high-needs patients.
- 2. **Social Infrastructure:** Healthcare is more than treatment—it's social infrastructure. By investing in this project, we're investing in the well-being of our community as a whole. This is especially important as our communities, families, and neighbors age.
- 3. **Job Creation:** Approximately 100 healthcare jobs will be created—60 during the day and 40 at night—boosting our local economy and providing essential services.
- 4. **Strategic Location:** Situated in our greater downtown area, this project will build on an infill site adjacent to other medical uses, and will add a buffer between residential neighborhoods and the freeway.
- Convenience for Families: Adjacent to a hotel, family members traveling from across
 the state will have a comfortable place to stay, supporting their loved ones during
 rehabilitation.
- 6. **Specialized Care:** This hospital will bring a specialized rehabilitation facility to New Mexico for complex issues like stroke, spinal cord injury, brain injury, and other medical and neurological disorders.



In closing, I want to express my wholehearted support for this project. Together, we can make a difference in the lives of countless individuals and build a stronger, healthier community for generations to come.

Thank you,

Sal Perdomo

Sal Perdomo www.letselevatenm.org



Jonathan R. Hollinger
Chair, Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

July 2024

RE: SUPPORT FOR THE NOBIS ALBUQUERQUE REHABILITATION HOSPITAL

EPC Project and Case Numbers: PR-2024-009765, SI-2024-00468, PR-2022-007999 1100 Woodward PI NE

Hello FPC Commissioners:

I am a member of Generation Elevate New Mexico ("GENM"). GENM is a coalition of young leaders committed to positively shaping the future of New Mexico by championing smart, sustainable, and resilient growth development projects and governmental policies.

I am writing to voice my <u>support</u> for the NOBIS Albuquerque Rehabilitation Hospital and the requests being brought forward to the Environmental Planning Commission on June 20th. This development is important for the health and wellbeing of our community, families, and friends, and will help New Mexicans in the following ways:

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- 2. **Social Infrastructure:** Healthcare is more than treatment—it's social infrastructure. By investing in this project, we're investing in the well-being of our community as a whole. This is especially important as our communities, families, and neighbors age.
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In closing, I want to express my wholehearted support for this project. Together, we can make a difference in the lives of countless individuals and build a stronger, healthier community for generations to come.

Thank you,
Nicole Wilson, MPH
Albuquerque Resident and healthcare researcher
www.letselevatenm.org

CHAIR HOLLINGER: Very well, we've had our recess so let's go ahead and move into agenda item number 5, who will be presenting for staff?

MEGAN JONES: Thank you Chair Hollinger, I will be presenting for staff for this agenda item, and Mr. Quevedo will be assisting me and answering any questions that are directed towards staff.

CHAIR HOLLINGER: Very well, you're both sworn in. Show your presentation.

COMMISSIONER HALSTEAD: I'm sorry Chair.

CHAIR HOLLINGER: Yes

COMMISSIONER HALSTEAD: I'm sorry to interrupt.

CHAIR HOLLINGER: Mr. Halstead

COMMISSIONER HALSTEAD: I just want to double check with legal staff that I don't need to do the whole conversation that we had at the beginning of the the first item about my participation in Generation Elevate New Mexico.

MATT MYERS: This is Matt Myers, Commissioner Halsted. I think I think maybe you should just go ahead and repeat it, and you know, just say that, you know, for the same reasons set out in the previous agenda item, you know I I you know, just say that, I think, and that's sufficient.

COMMISSIONER HALSTEAD: Okay, sure, yeah. So I I as I mentioned earlier in agenda Item 4, I am on the board of Gen. M. An organization that you've heard from and seen letters of support from. I, did not participate in any conversation with membership of Gen. M in having to do with this item as well as not participating, participating in any vote and I am not financially connected to this in any way, and can be an impartial judge.

CHAIR HOLLINGER: With that being said you feel no reason to recuse yourself?

COMMISSIONER HALSTEAD: Correct.

CHAIR HOLLINGER: Thank you, Commissioner Halsted. We had the discussion before, legal seemed to agree I don't think we need to open that up again, unless you shake your head otherwise. So being said, let's continue with the staff presentation.

MEGAN JONES: Thank you Chair Hollinger, Commissioners and members of the public. This is Agenda Item number 5, project number 2024-009765, and case number SI-2024-00468. This request is for a major amendment to an approximately 3 acre portion of the controlling 23 Acre Gateway Center Site Development Plan for subdivision. The 3 Acre subject site is located at 1100 Woodward Place Northeast between Mountain road and Lomas Boulevard, Northeast. The Site Development Plan for subdivision was amended by the DRB February 17th 1997, last, and included a revision to Area 3, which reflects the most updated flat for a 2.78 acre tract and up to 183,000 gross for square footage pursuant to DRB-97-466. The requested major amendment would 1. Add the hospital use as a permissive as a permissive use in area 3 or tract A of the controlling Site Plan 2. Change setbacks for area 3 to be pursuant to the IDO development standards and 3. Develop a new rehabilitation facility for hospital use on the subject site which is being reviewed as part of this request. The EPC reviewed a zone change from MX-M to MX-H prior to this request, which would allow up over 20 beds for the hospital use. Therefore, Staff has reviewed the proposed Site Plan pursuant to development standards listed on the controlling Site Plan and the MX-H Zone district. The subject site is located wholly in an area of change and longer within 660 feet of 3 major transit corridors, the I-25 Frontage, Mountain Road and Lomas Boulevard, major transit corridor, as designated by the comprehensive plan. The subject site is located within the Santa Barbara Martinez Town Character Protection Overlay Zone 7. The design standards generally apply to parcels between Menaul Boulevard to the North, Lomas Boulevard to the South, Interstate 25 to the East, and the Railroad tracks to the West. However, pursuant to IDO section 14-16-110-A. The Pre-IDO approved gateway center site development premise, subdivision prevails over any other IDO provision where those approvals are silent. Provisions in this IDO shall apply therefore, standards outlined within CPO-7 are not, are mostly not applicable to this request. The subject site is vacant, undeveloped, and surrounded by a mix of commercial, educational and office land uses that generally range from mid to high intensity. The subject site directly abuts I-25, and frontage road south to the East, a hotel directly abuts the subject site to the South, A research or testing facility is adjacent to the subject site to the West which bumpers the site from the lower density residential area located further West. APS's early childhood, excuse me, APS's early College Academy Career Enrichment Center and Albuquerque High Schools North of the and adjacent to the subject site, across Mountain Road. The affected neighborhood organization is the Santa Barbara Martinez Town Neighborhood Association, which was notified as required, and property owners within 100 feet of the subject site were also notified as required, although the applicant Notified re-notified as part of this request, signs were also reposted for the deferral to July, which is not an IDO requirement. A facilitated meeting was offered, requested, and held on March 21st 2024. Opposition from the Santa Barbara Martinez Town Neighborhood Association and community members include, existing uses in the area currently exceed traffic infrastructure, capacity on Mountain Road, excessive commercial vehicle uses in the area, proximity to Albuquerque High School, exacerbating traffic impacts and general community opposition. Community members also mentioned that a roundabout for other physical barriers at Interstate Frontage and Mountain Road along with this request for a Comprehensive Environmental Impact Study is needed. Staff is aware of opposition to the request by the Neighborhood Association. A letter of opposition was also received from the Neighborhood Association, which was included with 48 hour materials. The letter outlines several statements of opposition, including a point that the CPO-7 does

not apply to the site. This is not a correct statement, the subject site is within the CPO-7, as mentioned before but the controlling Site Development Plan standards take precedent over the IDO subject to IDO Section 14-16-110-A. Staff has re-reviewed the request and all updated materials for the July EPC Deferral Hearing, and finds that the applicant has adequately justified the request based upon IDO, review and decision criteria for a Site Plan EPC Major amendment not finding any conflict conflicts with the Comp plan, IDOs Development Standards, or the Controlling Site Development Plan. Staff recommends approval subject to conditions in the staff report, with that we stand for questions.

CHAIR HOLLINGER: Thank you, Ms. Jones. Commissioners, any questions at this point for Staff? I have one question Ms. Jones, in terms of notification was everything submitted properly?

MEGAN JONES: Yes, notification was submitted properly, and it was submitted prior to the, for the June 20th EPC Hearing and further notification went out for the deferral, and that included the the sign postings which aren't required to be reposted.

CHAIR HOLLINGER: Thank you, Commissioners, any other questions? Not at this point. Okay, we can move to the applicant presentation.

RONALD BOHANNAN: Thank you Mr. Chair. Ron Bohannan, 5571 Midway Park Place.

CHAIR HOLLINGER: I don't think we need to swear you in again we've done it twice.

RONALD BOHANNAN: Okay, we'll quickly go through this as quickly as we can. Again, we're here on the Site Plan amendment. Now, the subject site, as you very well now know, is Mountain and Woodward place. Go to the next slide. The we went through the zoning and the growth over the time the time periods, keep going Sergio. So again, the what's important here is the Controlling Site Plan. The Controlling Site Plan allows us to exceed the CPO-7 height limitations under the IDO and is controlled by this Site Plan. Go ahead and go, next slide. So, here's the Site Plan, what I'd like to do is spend a little bit of time walking through this. What we have is 3 access points, we have a right-in right-out off of Mountain Road to the North. We have a right-in right-out off of Woodward on the West side and then we have a full access to the South through Embassy suites that connects through that sidewalk that allows goes to Woodward to allow traffic to move Southbound. The site has 160 parking spaces on there, we have met all of the other all all the other IDO requirements through this area. Again, this is a 48 bed request and and what is important is the traffic and the traffic movements. Working with the DOT and the City of Albuquerque's transportation. What we, what the DOT wanted to do is limit the amount of use on Mountain and with the right-in right-out limitation traffic will have a tendency to go and use Woodward from Lomas to this Site. For specifically any heavy vehicle movement on this area however, when they do exit they will probably use the Northern exit to exit to get back to the frontage road to get back to the Interstate. I think that Mr. Chair, that was one of your questions during the zone, the zoning the zoning application hearing that was done previously. We do have a connectivity through the sidewalks. We do

meet all the landscape requirements for the site it does, the site does slope from East to West and it has a about a 20 foot fall across that site. So we we do have a little bit higher exposure on the West side than we do the East side we are grading the site down down on the East side and to the West side. Go to the next slide, go to the elevations. So, the elevations show how the site will look, it's pretty normally presented elevations for beds and staff through this area it is a 24-7 operation so we do have folks coming a pretty predominantly in 3 shifts, so that shifts occur at a regular basis and pretty much normal operations through that area, go to the next slide. So, we did a traffic safety study and so what a safety study is, is again, we did it primarily to address the neighborhood concerns and to also show to the NMDOT that this use would not, be injurious or contribute to more accidents off of I-25 there was a previous traffic safety study that was done during the 2010 to 2011, and mitigation measures were in in implemented after that safety study. What we did is, we looked at that safety study and we we updated the safety study and and what that does is it brings, we took all of the crash data that was in the previous study, and we updated it based with the help of the DOT, and obtained all of the accidents that have occurred in this area and tabulated those accidents the bottom line is, there has not been any fatalities. These are the intersections that we did the safety study on there was a total of 7 crashes over that 5 year period and none of those resulted in injuries. The 5 were property damage only at intersection 1, at intersection, 2 at Mountain and Woodward, there were no crashes that were reported to the to the to the DOT in that past 5 years and then an intersection 3 which is Mountain in the Frontage Road, there were 48 crashes that were reported at this intersection, 6 resulted in injuries at this intersection then the remainder were property damages. As we drilled down into those crashes, what we found was that the high speed on the frontage road, and the signal placements at the intersection resulted in those crashes. Again, there were no fatalities, and there were only a minimum number of of injuries at that point. So, what we did is we came up with a list of mitigation measures, next slide, and so these are the mitigation measures that we are suggesting and we can make these a condition. They are basically, what we found was because of the signals on either side of the Interstate people would be sitting in an intersection and look beyond the signal that they were sitting at to the opposite signal, and at when it got turned green they would go into the intersection, and it would be red, and that's that was one of the major causes of it and so these 5 mitigation measures we've worked with Curtis Terney, the city of Albuquerque traffic engineers, and he's in agreement with those. I believe that's in the staff report with that area, next slide. So again, what I'd like to reiterate is the traffic movements, what we are doing is we are pulling as much traffic off of Mountain as that we can, and actually moving it over to Woodward. People don't understand how traffic does move when you're going down, you're gonna find the least path of least resistance to this area. We believe this is the the best movement for the area that we can come up with for this site and we have an agreement with Embassy suites for that full movement to the left to the South, which allows folks to to go South, which is one of the most important things, and I'd like to reiterate that this did not reach the level of a normal traffic study. We did do a traffic impact study. We have those results, and we the result, the reason we did that traffic impact study was to demonstrate to the city engineer that the the intersection of Woodward and Mountain should remain open and that's what that traffic study will will show. With that, I think I think we'll just open it up for questions so we've spent a lot of time and a lot of questions on this site and we'll probably just need to get down into the details with the Commission.

CHAIR HOLLINGER: Thank you for your presentation, Mr. Bohannan. Commissioners, questions for the applicants presentation?

COMMISSIONER HALSTEAD: Halstead.

CHAIR HOLLINGER: Commissioner Halstead.

COMMISSIONER HALSTEAD: Yeah, thank you. Chair. I was just interested if we know what time the shift changes would occur typically?

RONALD BOHANNAN: I don't have have that on my hang on, let me see. I don't have that, if I may Megan Varan, you're in the audience if you could, if you know that, if you could unmute and you'd need to be sworn in if you could shed some light on that. I I know what typical shift changes are at major hospitals, and I would expect them to be at that same same level which are usually non peak hour shift changes.

MEAGAN VIRAN: Yeah, I'm here and...

CHAIR HOLLINGER: So, be before we get started, if you could state your full name and address for the record.

MEAGAN VIRAN: It's Megan Viran, and it's 15 Joy Street Safety Harbor, Florida.

CHAIR HOLLINGER: And do you swear to tell the truth, under penalty of perjury?

MEAGAN VIRAN: I do.

CHAIR HOLLINGER: Okay, please proceed.

MEAGAN VIRAN: So I, and Shane is on this call, too who's with our group and he had might have a more specific, but I I think they're typical. Like 8 to 5 shift changes but Shane, if when, if you have different data and you wanna share something different, please do.

Shane: Megan, I believe you.. Shane Shoulders, sorry..

RONALD BOHANNAN: You'll need to get...

CHAIR HOLLINGER: Hi Shane, so let's do the same thing. Let's get your name and address for the record.

SHANE SHOULDERS: Shane Shoulders, 706 Valencia Dallas Texas, Megan, I believe you were correct. I do have a call.

CHAIR HOLLINGER: Hold on a second, will you raise your right hand do you swear to tell the truth, under penalty of perjury?

SHANE SHOULDERS: I do.

CHAIR HOLLINGER: Okay, thanks. You just have to get check all the boxes before you speak.

SHANE SHOULDERS: Yes, sir. Megan, I believe you're correct, I have a call right now to verify so I'll I'll buzz back in here momentarily.

MEAGAN VIRAN: Awesome, thank you. Ron, hopefully, that didn't confuse anybody more but.

RONALD BOHANNAN: So, so so, Mr. Chair, we'll we'll get that clarified during the during the hearing.

CHAIR HOLLINGER: Okay, so we'll we'll table Commissioner Halsteads question for just a moment. I had one, you said that this is a 24 hour operation. Does that include ambulances? And or is there any sound mitigation in plan or in place?

RONALD BOHANNAN: This is Ron Bohannon. So, rehab facilities are not ER facilities so what happens is you will get ambulances transporting patients from the hospital over to this facility but it's a under a non non emergency mode. So, they don't use their sirens they're they're used as a transport facility. So you don't have any of the sound that you have under an ER position, for instance, for that from the sound standpoint they they don't generate other than just normal traffic. They don't have any other noise generating facilities on site. They do have an emergency generator backup, but that's within an enclosed compound.

CHAIR HOLLINGER: Okay, that suffices. Second question is from the crash analysis are you willing to accept the recommendations for improvements?

RONALD BOHANNAN: Absolutely.

CHAIR HOLLINGER: Okay, that's all I have for you at this point. Other Commissioners? Okay well, if there are no questions at this point we could move to public.

RONALD BOHANNAN: One one sorry, one thing I didn't mean to... on condition 5 we would like the the staff to clarify condition 5. We believe, condition 5, it was originally written, was for MX-M zoning and we

believe now under the MX-H and besides that, we are further than 330 feet from a residential zone. That that would not be, you can leave it in, but it wouldn't be applicable because of the zone change, and the fact that we're over 330 feet.

CHAIR HOLLINGER: Are are you asking to strike that?

RONALD BOHANNAN: Actually, yes, that would be the cleanest way.

CHAIR HOLLINGER: Commissioners any heartache about striking number 5? Okay, anything further, Mr. Bohannan?

RONALD BOHANNAN: No, thank you very much.

CHAIR HOLLINGER: Commissioners still no questions? If not we can move to public comments.

SHANE SHOUDLERS: Chair, this is Shane, do you mind if I jump in?

CHAIR HOLLINGER: Sure, go ahead Shane.

SHANE SHOULDERS: So it looks like the major shifts, it's it's combination of 12 hour shifts 8 hour shifts So the shift changes would be kind of 7 to 3, and then 7 to 11, and that would take in your 8 12 h shifts the 7 to 11 shifts, primarily nursing.

CHAIR HOLLINGER: Thank you for that information. Did you want to add anything to that? Commissioner Halsted? Ms. Chavez, who signed up to speak?

CHRISTINA CHAVEZ- GONZALES: Yes, chair Hollinger and Commissioners, our first public speaker will be Ms. Naranjo Lopez.

CHAIR HOLLINGER: Ms., Naranjo, welcome back you're already sworn in.

LORETTA NARANJO-LOPEZ: Good afternoon Chair and Commissioners. The Santa Barbara Martinez Town Neighborhood Association submits this letter, which is dated July 15th for the schedule for this hearing and request denial or deferral.. let me sorry excuse me... I did deferral of the Reference Site Plan Amendment application at this time based on the following, and I would like to correct the record. It is within the 330 feet, we gave the buffer map, and I would like you to respect that and if there's any arguments I want to go out there to the site so that we can measure it cause I'm I'm I'm I'm I'm clear that it's within the 330 feet. Okay, it appears that the Planning Department staff report was released on the morning of July 12th Santa Barbara Martinez Town Neighborhood Association, has not had adequate time to review and respond to the updated Staff report which may be based on revised application

negotiated between the Planning Department and the applicant. The Planning Department appears to be under tremendous pressure to obtain approval for this project as soon as possible. The EPC should resist pressure to rush the review of this project. The neighborhood deserves thorough, fair review of the proposals. Santa Barbara Martinez Town Neighborhood Association disputes that the EPC under the influence of the Planning Department, can provide an unbiased quasi-judicial hearing on this application. The Planning Department and the EPC ignored basic requirements of the IDO and rushed to approve the applicant's proposed Zone Map Amendment for the subject site, which was appealed in AC-24-11 and, by the way, I'd like that for the record, AC-24-11, I'd like especially the health impact assessment that was provided to you in that packet and all of the traffic studies that have been done, which is in part of AC- 24-11. It appears that some of the key issues appear at page 358 of the latest Staff Report, that page shows that hospital is to be added to the 1997 Site Plan for subdivision in the Land Use scenario at the upper right, while at the bottom, in red appears the following Major Amendment Site Plan EPC PR-2024-009764 SI-2024-00468 Major Amendment for area 3 the controlling Site Plan for Tract A only this amendment would change the allowable use on Area 3 Tract A to include hospital, building area, and height maximums as described in the Controlling Site Plan, remain applicable to Area 3 tract A. Setbacks for the Area 3 to be controlled by IDO, this is in the letter that I submitted, I hope you have it in front of you. And so I you know I I just want to I don't want to go too much into detail, but if you know, we're saying that it is not clear whether the 1977, 97 Site Plan for Subdivision is currently in effect or has expired as to the subject site. We dispute the staff's suggestion that compliance with MX-M standards should be granted administratively, the applicant does not have vested rights in any prior Site Plan for this site under the IDO of New Mexico law. The the Association requests a clear, more readable copy of the Site Plan being amended to supplement its objections, any other historical document available to the Planning Department relevant to this application should be submitted into evidence. Let me see. The the proposed Site Plan Amendment appears to be an end run around the IDO Zone amendment, conditional use, Pre-IDO site development provisions and possibly subdivision requirements correspond with Planning Department staff copy attached shows that the subject site is within 330 feet so I already stated that. The EPC may lack authority to amend DRB approved Site Plan for subdivision under the IDO section 6-4-Z. I just would like I'm trying to get as much as I can and through this letter that just that it would be highly destructive, this development to this Martinez town neighborhood by worsening the already dangerous...

CHAIR HOLLINGER: Are you still with us?

LORETTA NARANJO-LOPEZ: Traffic situation. Am I within time? Hello!

CHAIR HOLLINGER: We can't hear you if you're still.

LORETTA NARANJO-LOPEZ: Can you hear me now? Can you hear me?

MEGAN JONES: Chair Hollinger, this is Megan Jones. We we can hear her on our end.

LORETTA NARANJO-LOPEZ: Oh I'm I'm just reading off the letter we submitted Chair so if you have it in front of you, I'm going through each part of this we stated that the grading and drainage that was done on this site the whole site was not done correctly, so all of the debris, when it rains all of it overflows into the neighborhood. So, we want that corrected before anything gets done. We want crosswalks on mountain, we don't want a left turn on mountain road. We want the crosswalks available before anything gets done. Any development on this property, we want all those things done. We want a crosswalk for the students on Woodward, a light on Woodward. We want a crosswalk on the Frontage Road and Mountain Road. The Mountain road and Woodward for the students we want this done now. They never have done anything that has been recommended in those studies. Nothing at all and the roundabout for 2 years we've been taking it to the legislature and nothing and at all, and I resent the fact that some Gen M Comes and speaks for my neighborhood. I resent that, and I would appreciate that they not.

CHAIR HOLLINGER: Thank you Ms. Naranjo, that's that's your 5 min limit at this point. Ms. Chavez, do we have another speaker signed up to speak?

CHRISTINA CHAVEZ- GONZALES: Yes, Chair Hollinger, our next speaker is going to be Ciaran. I hope I said that right.

CHAIR HOLLINGER: We'll find out.

CIARAN LITHGOW: You did. Thank you.

CHAIR HOLLINGER: Ciaran okay, will you state your name and address for the record?

CIARAN LITHGOW: Yes, Ciaran Lithgow, I was already sworn in earlier during public comment. Do you need me to be sworn in again?

CHAIR HOLLINGER: I didn't remember your name, so let's just go ahead and do it, just for to be thorough.

CIARAN LITHGOW: Sure, Ciaran Lithgow, I am a resident of Albuquerque. 318 Amherst Dr SE Albuquerque, New Mexico, 87106.

CHAIR HOLLINGER: I appreciate that. Will you raise your right hand, do you swear to tell the truth, under penalty of perjury?

CIARAN LITHGOW: I do

CHAIR HOLLINGER: Okay, thank you very much. You have 2 min.

CIARAN LITHGOW: Thank you, I spoke earlier and just kind of wanted to reiterate the points that I was making on, why we should be supporting projects like these. I I understand the challenges that we you know, these applicants face when they're coming up against, you know, site plan amendments and and zoning changes or zoning requirements, especially, that seem to be arbitrary and limit 20 beds per an MX-M versus an MX-H, and so overall I wanted to keep my comments a little bit more high level, and acknowledge that you know, as our population ages and addressing the quality of life of New Mexicans who need specialized care. We should not be turning investments like this in our healthcare and in our community away and I urge EPC to approve changes like this that accommodate the changing needs of our communities as we continue to age and you know, consider everything in the balance, help steer the growth of our community to meet our needs. I really wanna emphasize that healthcare is a part of our social infrastructure and regardless of where it's put, it will serve more than just the residents of a nearby community. It serves not just Albuquerque, not just Bernalillo County, but people who live across the State of New Mexico, who need this specialized inpatient overnight bed care that is missing in our community. Thank you very much.

CHAIR HOLLINGER: Thank you, thank you for your input. I'm sorry I didn't recognize your name, but I do recognize your voice now.

CIARAN LITHGOW: All good, thank you.

CHAIR HOLLINGER: Ms. Chavez has anyone else signed up from the public?

CHRISTINA CHAVEZ- GONZALES: : Chair Hollinger, no other members of the public have signed up to speak at this time. If you are wanting to speak on this particular agenda item please say so now. No further comment Chair.

CHAIR HOLLINGER: Thank you, Ms. Chavez. Commissioners any questions for what we've heard at this point?

COMISSIONER ARAGON: Aragon here, Chair I have a question.

CHAIR HOLLINGER: Commissioner Aragon.

COMISSIONER ARAGON: Ms. Naranjo stated under oath that the grading and drainage plan was done incorrectly I was curious to see how she made that determination.

CHAIR HOLLINGER: Okay, we could open that up again. Ms. Naranjo, would you like to elaborate on that finding of yours?

LORETTA NARANJO-LOPEZ: Commissioner Aragon you just have to go down right now, go look at the debris all over the city hasn't cleaned it up since the last rainfall. It's a mess it goes, overflows and then goes in down look at the hill, how it's impacting the residents down there. It's a mess and they did nothing correctly in it, and so they need to correct that now it's visible. If you go down.

COMISSIONER ARAGON: Thank you for your response, but I don't believe the development has taken place yet so I don't think it could be done incorrectly if it hasn't happened.

LORETTA NARANJO-LOPEZ: Commissioner Aragon I'm saying, the existing land, the gateway subdivision that they did, did not properly do the grading and drainage and I'm just saying, if we're going to put another building on it that causes more heat wave and and impacts, and the health, safety and welfare of the residents cause we care about obviously we care about everybody else but Martinez Town, cause we've been treated like dirt for too long, and I'm just letting you know they didn't do it correctly. It's we're notorious for that that's why we have flooding on Broadway on Arno we just recently had they put a brand new pump station and the neighbor's house got flooded. We're notorious....

COMISSIONER ARAGON: Thank you, thank you you've answered my question.

LORETTA NARANJO-LOPEZ: Backroom deals with...

CHAIR HOLLINGER: Thank you Commissioner Aragon, Ms. Naranjo I think Commissioner Aragon is satisfied with your question or answer. Other commissioners, thoughts, comments, concerns? Mr. Bohannan, I had a question for you in regards to the crosswalks that were mentioned. Is that something that is planned to be included or could be included?

RONALD BOHANNAN: Mr. Chair, let me just share my screen. So, this is the aerial view from Google Earth. We could actually add a mid mid-block cross crosswalk at this location right through here, that would not be a problem.

CHAIR HOLLINGER: Very well, in your opinion, would you conclude that would be a safe addition?

RONALD BOHANNAN: If we did the safe addition, what we would probably need to do is do what's called a hawk signal. That's where you basically have, when the pedestrian gets into that sidewalk, there's a warning warning lights up on either side of that direction that flash. It says that a pedestrian is going to cross there.

CHAIR HOLLINGER: And is that something you'd be willing to accept as a condition?

RONALD BOHANNAN: Yes, it would. I'd also like to go on the record that we did not do any of the grading and drainage on the overall sector plan, and that the and I'll actually hold off until you're ready for me to respond. Sorry.

CHAIR HOLLINGER: Very well, there are a few other cross walks that were mentioned. I I couldn't jot them all down fast enough. Could those be something you'd be willing to accept? Or are they feasible?

RONALD BOHANNAN: The other crosswalks is near, as I can tell, are off of this site. They're much further West of the site, and as as well as a lot of their traffic concerns are further West. I think, what would make sense through the normal development process is to limit the the improvements that are adjacent to that site, or we have direct impact from our from our construction. So, our our project impact that intersection I could is easily there's a rational nexus between that intersection and our project, let's put it that way.

CHAIR HOLLINGER: Okay, thank you.

LORETTA NARANJO-LOPEZ: Chair Hollinger I would to respond to that. I'm not asking the developer because I don't need to ask him for anything. I don't need to ask an outside developer from out of State for any of those things. The city of Albuquerque is responsible for it, and I'm telling the city before they allow this development. Of course it's going to be appealed, and we're going to take (INAUDIBLE) but I'm saying the city needs to do this before they allow anything to happen on that side to protect health, safety, and welfare of the residents in Martinez Town, because they have nothing, and they know it's on record.

CHAIR HOLLINGER: Ms. Naranjo so I'll I'll need you to address me and get permission before you speak, you can't just interrupt the meeting. I do appreciate your input and we're trying to ensure that your concerns are addressed with the appropriate people.

LORETTA NARANJO-LOPEZ: I'm sorry that I didn't allow you to tell me to go forward, but I didn't want to lose track of this discussion, so I wanted to make sure that you and the and the applicants agent understood I'm not asking them for anything. I'm telling the city they better do it.

CHAIR HOLLINGER: So that's that's outside the scope of our authority at this point. So, please please address me first and make sure you get permission moving forward. Commissioners are there any additional guestions before we close public comment? Was that you Eyster?

VICE CHAIR EYSTER: Sorry chair. I I need to wait until you move into the close. I had some other questions for the applicant, but I need to wait until we get out of the close or get into the close.

CHAIR HOLLINGER: Very well if there are no other questions from other commissioners we can go ahead and close the floors of the comments. Mr. Myers, are you still here with us?

MATT MYERS: Certainly, I certainly am.

CHAIR HOLLINGER: Always appreciate you, this is not a remand, as I understand, is cross examination an option or was that simply for the last case?

MATT MYERS: No this is a quasi-judicial matter, and so certainly we can have cross examination. So I think you should open it up for cross-examination and just remember that that if you know if it's irrelevant or questions the asks have been answered or repetitive, you know you, you can always interrupt, but certainly you should open it up for cross-examination.

CHAIR HOLLINGER: Okay, thank you for that. So, make sure we check all our boxes again we can move to cross examination, and I'll let you take the floor on that Ms. Chavez.

CHRISTINA CHAVEZ- GONZALES: Chair Hollinger, no members of the public have signed up for cross examination, if that's something that you're interested in, please say so now. No chair.

CHAIR HOLLINGER: Okay, thank you, Ms. Chavez. Let's move to Staff Closing.

MEGAN JONES: Thank you Chair Hollinger, as part of Staff Closing I would like to share a revised finding and revised condition based on the condition that the applicant would like to see removed, in addition to the Commission approving the zone change to MX-H part of this request. So, I'm going to share my screen and you're gonna see a list of the conditions with my changes in red and strike throughs. So, we have amended finding number 4 and I changed this finding to read, a request for a Zone Map amendment from MX-M to MX-H for the subject site was approved prior to this request, the applicant designed the proposed development of the hospital to comply with MX-H Zone district standards. The related condition of approval number 4 I removed this sentence, seeing if the the zone change was not approved, the Sie Plan would be subject to MX-M and I can scroll down the conditions if you are all okay with that and show you the related condition.

CHAIR HOLLINGER: Commissioners, everyone okay if she moves on?

VICE CHAIR EYSTER: Yes.

CHAIR HOLLINGER: That's a yes, Ms. Jones.

MEGAN JONES: Thanks, sorry about my scrolling. Okay, here we are revised conditions of approval, number 5 I have struck from the condition. So now we have revised conditions, one through ten instead of one through.. oh, I'm sorry. One through eleven, instead of one through twelve and we, I amended condition number 4. I just add that same language that the EPC for the zone change to MX-H prior to this

request and I believe that this covers what should happen if the (INAUDIBLE) is not obtained prior to final sign up, and I see that the agent Sergio Lozoya has his hand up. Are you okay with this condition?

CHAIR HOLLINGER: Mr. Lozoya.

SERGIO LOZOYA: Thank you, Mr. Chair, Commissioners, hi Megan, so I I think so, as long as we have the MX-H zoning we don't need a conditional use permit. I did notice that in finding 5 it still calls for us to get a conditional use permit at the end of finding 5.

MEGAN JONES: I will scroll back up to that and I did I did see that, thank you, Mr. Lozoya. This is Megan Jones, I think that it is okay to leave this finding, but if Mr. Quevedo or if Mr. Meyers has something else or a different opinion, please let me know, because this is just this is just a statement of fact that, pursuant to hospital use specific standards for the MX-M Zone district, that the use is limited to 20 beds. So, if for any reason the EPCs decision to approve the MX-H Zone district is overturned or is not upheld, then the Site Plan would be subject to MX-M. So, we have to think about the fact that the zoning certificate isn't issued until after the 15 day appeal deadline, and that the Site Plan won't be approved, won't receive final approval until that zone certificate is issued. So, I think this is this isn't a condition, this is just a statement that if that decision is not upheld, then the Site Plan will be subject to these standards. Does that make sense?

SERGIO LOZOYA: Commissioner, Chair Hollinger? It just I I think you're missing a word is not upheld. It just says, if the request for MX-H zoning is upheld the hospital may have over 20 beds, but is still required.

MATT MYERS: Yes.

SERGIO LOZOYA: Yeah, okay. So that's what I was catching there at the end. So the way it reads now to me, (INAUDIBLE) oh okay.

MEGAN JONES: We can revise that to say (INAUDBILE)

MATT MYERS: But will be required to obtain a conditional use of approval. Right, may have over, but will be required.

VICENTE QUEVEDO: I have a quick comment, if if I may chair, let me know.

CHAIR HOLLINGER: Sure, please chime in.

VICENTE QUEVEDO: The only the only thing I wanted to mention, and this is for Ms. Jones. I recall Mr. Voss, and the saying that the cap was at 20 under MX-M is that not that correct?

I just wanna clarify. So, what I'm saying is, if if that is correct, then the conditional use wouldn't allow the beds to go over 20. So, I'm not sure if that's how we want to word that Mr. Vos is still here if he wants to make sure I'm correct, and then, if so, I'm not sure we that would work be worded correctly. Just a point of clarification.

CHAIR HOLLINGER: Thank you for that.

MICHAEL VOS: This is Michael Vos Chair.

CHAIR HOLLINGER: Mr. Vos, go ahead.

MICHAEL VOS: I would, based on that comment and I would just state that with the revisions that Megan has made to this finding number 5, that is a correct assessment that if the MX-H is not upheld, which means that they keep MX-M the hospital cannot have over 20, and needs to get a conditional use of approval for proximity to residential. I think that's the statement. So, I believe that's correct as revised.

CHAIR HOLLINGER: Thank you, Mr. Vos. Mr. Lozoya, does that satisfy your concerns?

SERGIO LOZOYA: Chairman Hollinger yes, I I think that's okay, if if Ron is okay with it, I think I think we have a different take on the measurement to the R zone, but since that's not relevant to the MX-H zone I think we're okay leaving it as is and should we need to address that, then we can I think the best way to do that is through a survey. I'm not sure that the GIS is like the best tool. (INAUDIBLE)

RONALD BOHANNAN: We're fine with that Mr. Chair, this is Ron Bohannan.

CHAIR HOLLINGER: Thank you both. I believe we're in staff closing right now, I do have a question in regards to the 330 foot buffer. Mr. Bohannan had stated that that was no longer applicable, but Ms. Naranja said that she didn't believe that was accurate, can you speak to that? I'm sorry I'm directing the question to you, Mr. Bohannan, but I think that was actually for staff.

RONALD BOHANNAN: If you may, I could do that. Sergio, if you could bring up the the exhibit. So, we pulled, there's there's two issues when you start measuring and having done, having probably put more actual hospitals and have used this zone more than anybody else. So, there's a split zone on the RT Zone and we've been in front of this commission actually, several times on split zone zoning. So, when you go from the property line to the split zone line. It's actually well over 330 feet but the way that's actually written in the code, you actually go from the building to the the to the property as well, and that's that's well, in excess of 330 feet. So, I don't have a problem with the way the condition and the findings and or condition is written because we like, I said, we, we've measured that and so if it's in there, it's a boots and suspenders approach to this because we know we can meet the criteria and the IDO.

CHAIR HOLLINGER: Thank you, Commissioners questions for staff closing? If they're none we can move to the applicants closing.

RONALD BOHANNAN: Mr. Chair, thank you. We are with the modifications to the findings and conditions, we're in full support and as written is with the traffic engineer conditions of the safety study and traffic impact study we're fine with those with that condition as well which should capture all of the mitigation measures.

CHAIR HOLLINGER: Okay, Commissioners questions for Mr. Bohannan?

VICE CHAIR EYSTER: Eyster.

CHAIR HOLLINGER: Vice Chair.

VICE CHAIR EYSTER: Were we going to, or did we develop a condition for the crosswalk at across Mountain, at Woodward?

CHAIR HOLLINGER: I don't believe we did that yet in addition to the recommended crash analysis.

VICE CHAIR EYSTER: Okay, okay, so so so, staff is working on those conditions I gather?

RONALD BOHANNAN: Mr. Chair, Rob Bohannon.

CHAIR HOLLINGER: Go ahead.

RONALD BOHANNAN: If you look at the last condition. City Transportation Planning, the transportation mitigation measures as determined based on the traffic safety study, crash analysis, and traffic study shall be finalized prior to DFT sign off, and I think what you could do if you wanted to is to modify that and have any required mitigation measures be be guaranteed and installed, or be a requirement of the final sign on.

VICE CHAIR EYSTER: So, you're saying that the Hawk crossing of Montano is in there and is required?

RONALD BOHANNAN: No, that this will capture the safety mitigation measures.

VICE CHAIR EYSTER: Oh, okay okay okay.

RONALD BOHANNAN: I would suggest an additional finding that a traffic, a sidewalk on the at the intersection of Woodward and Mountain be installed with an appropriate safety signaling measures.

VICE CHAIR EYSTER: So, Mr. Bohannan, when you say a sidewalk, that that is the same thing as a crosswalk?

RONALD BOHANNAN: Excuse me, you'd probably be better as you listed as a crosswalk.

VICE CHAIR EYSTER: Okay thank you, that answers that question and then, Mr. Bohannan on the PDF page 358 is which is where we have the red line and we've got the 5 notes down on the bottom of the sheet. I wonder if you could review that note number 5 any use standards or development standards associated with any pre IDO approval? Could you, could you go through that and explain that to us please?

RONALD BOHANNAN: I'm gonna let Sergio Lozoya address that.

VICE CHAIR EYSTER: Thank you.

SERGIO LOZOYA: Chairman Hollinger, Vice Chair, Sergio speaking here. So, I'll just go ahead and read that and it says for IDO section 1-10-82, any standards or development standards associated with any pre IDO approval or zoning designation establish rights and limitations, and are exclusive of and prevail over any other provisions of this IDO where those approvals are silent provisions in the IDO shall apply. So essentially, what that does is it grants us the height. This Site plan has an allowable height for our site of up to 180 feet in height, as you know we're not actually going up that high, we're gonna go 55 feet high and that essentially is saying the site plan says that height is allowed. So, we are going to use the that allowance to build our 3-story facility and yeah.

VICE CHAIR EYSTER: Is that just a quote of the IDO?

SERGIO LOZOYA: Yes, sir.

VICE CHAIR EYSTER: Okay well I don't see any particular problem with that, but it it does beg a question up on the top of that sheet where where area 3 says the uses general office, we add or hospital and then we keep the 180 feet. Why do we keep, why do we keep the general office, and why do we keep the 180 feet?

LORETTA NARANJO-LOPEZ: Can we see that please, while he's talking about it?

CHAIR HOLLINGER: Again Ms. Naranjo, please don't interrupt, but yes, we can bring the map up.

RONALD BOHANNAN: Chairman (INAUDIBLE)

CHAIR HOLLINGER: Didn't hear you, sir.

RONALD BOHANNAN: I'm sorry I just wanted to... I guess we're waiting for the staff to bring that up, or we can bring it up either one.

CHAIR HOLLINGER: Sure, he's referencing page 358, top right.

RONALD BOHANNAN: I actually have that if I can share my screen.

CHAIR HOLLINGER: You have my permission.

RONALD BOHANNAN: So, let me back up this is page 358 from the record. This is the for the record, this is the the North the upper right hand corner of the page Mr. Chairman, Commissioner Eyster, we could actually amend this to a lesser height 60 feet 65 feet something in that neighborhood. If if that's your, if that's your concern.

VICE CHAIR EYSTER: Yes, yes, it really is it feels like the applicant is asking for have their cake and eat it too and and I don't see why we should do that. I could see like 60 feet for the height, and as far as the use, I don't have a problem with that but yeah, I'd love to see that height come down 60 feet sounds like that will do what you need.

RONALD BOHANNAN: I might just suggest 65, because we haven't they haven't picked the HVAC units and so when we start screening stuff on top you'd be amazed at what 2 to 3 feet happens.

VICE CHAIR EYSTER: That's acceptable, that's acceptable, 65 feet.

RONALD BOHANNAN: And then the other thing I'd like to add to the note 5 was, what we're trying to capture here is that if it's not on this Site plan, the IDO. We have to meet those IDO conditions. So, if it's not on the Site plan, any other IDO conditions, we are required to meet.

VICE CHAIR EYSTER: Thank you, that's reasonable. Thank you Chair.

CHAIR HOLLINGER: Thank you Vice Chair, and I just had a question for you. The other heights listed in that same section 180 to 240. Did you want to see those modified as well?

VICE CHAIR EYSTER: If you're asking me Chair, I don't think those I wouldn't think those were part of our discussion here, but I could be wrong.

CHAIR HOLLINGER: Just trying to be thorough.

VICE CHAIR EYSTER: Yeah, I I appreciate that, I appreciate that Chair. Probably the area, too I think that may be the hotel, which is probably pretty high already. I I see Mr. Vos signaling but chair I'm happy with just lowering the area 3 to 65 feet.

CHAIR HOLLINGER: And Mr. Vos?

Michael Vos, ZEO: Thanks Chair and to address Commissioner Eyster's point, I would suggest, because you approved a zone change to MX-H the MX-H allowable height is 68 feet to maybe match that zoning allowance for the zone change that you've already approved.

VICE CHAIR EYSTER: Good idea, I like that.

RONALD BOHANNAN: We're..this is Mr. Chair, Rob Bohannan. We're in agreement with that.

CHAIR HOLLINGER: So just for clarification, the height restriction that we were talking about was 55 feet and now we're talking about 68. I just want to make sure I'm not missing anything.

MEGAN JONES: Chair Hollinger, this is Megan Jones.

CHAIR HOLLINGER: Ms. Jones.

MEGAN JONES: Thank you Chair, there there wasn't there wasn't a height restriction on the controlling Site Development Plan prior, the allowable maximum height for area 3 was 180 feet and the applicant as part of their Site Plan request included elevations for a structure of 55 feet. So, I believe what Vice Chair Eyster is is recommending here is that the amendment includes an updated change to the allowable maximum height for area 3 from a 180 feet to 60 feet, pursuant to the MX-H Zone district just to give them some some wiggle room to be consistent with the IDO, and to lower that Max height of 180 feet down to something more reasonable for for the area and for the proposed development. Am I gathering all that correctly Vice Chair, Eyster?

VICE CHAIR EYSTER: Thank you Miss, thank you Ms. Jones. Chair, did you want me to continue? I won't If you don't want me to.

CHAIR HOLLINGER: I'm gonna bump in front of you for just a second, now we have 3 numbers. So, we went from 180 and I was talking about 55, then we said an allowance of 68, and then you said 60. So okay, I just wonder if that was a mistake, or if you meant 68.

MEGAN JONES: I I I apologize Chair Hollinger if I said 60, I meant to say 68 I'm actually working on an additional condition here, and I I typed out 68 feet, because that's what the MX-H MX-H Zone district allows. So, I apologize if that's not what I said.

CHAIR HOLLINGER: Okay, just looking for clarification, make sure. Vice chair.

VICE CHAIR EYSTER: Thank you Chair I guess there are drawings here in the Site Plan Revision right, Ms. Jones? You said there were drawings here, and that they have certain heights Ms. Jones.

MEGAN JONES: That's correct Vice Chair Eyster.

CHAIR HOLLINGER: Commissioner Eyster, was that the end of your comment?

VICE CHAIR EYSTER: Oh thank you Chair, I I wanted to to have a height much less than 180, and and all of these are. Our ZEO recommended 68, I think it's okay and I think Miss Jones is in agreement with 68.

CHAIR HOLLINGER: Commissioner Halstead.

COMMISSIONER HALSTEAD: Yeah, thank you Chair. I just wanted to make a comment with my architect hat on, the we need to remember that these are very preliminary drawings, and I think, Mr. Bohannan was, refer kind of alluding to that. Once you get fully into design, whether it's mechanical units and screening or elevator overruns or things like that. There's there's things that can happen that add a couple of feet here and there. So, the 68 feet, I think, is totally reasonable, and that's not gonna enable them to secretly add a

more than what they're proposing. So, I just wanted to clarify that's really where you need a little bit of that flexibility is just once you get more into the detailed design. So, I think that's totally reasonable that they're even, you know a putting that on the table that they'll they'll change that part of of the Master Plan or the Site plan, excuse me.

CHAIR HOLLINGER: Thank you. Let's see where we left off, other commissioners, or we're also working on some language with staff.

MEGAN JONES: This is Megan Jones, I would, I would like to know, although the major amendment to the Controlling Site Development Plan would be changing the allowable maximum height from 180 feet to 68 feet. The site plan that you're reviewing with this request still has elevations that reflect 55 feet or the proposed structure. So, if you improve that site plan at a 55 foot height, that's what's going to be carried forward. There'll be there, there will be some wiggle room for the applicant to if if they need to add any, you know screening or mechanical equipment, or anything through a minor amendment, or a change at the DFT that will allow them that extra buffer for for their height. So, I think we're okay there I just wanted to clarify that and I included an additional condition, if you're ready to see that now.

CHAIR HOLLINGER: Sure, I think so.

MEGAN JONES: Okay 2 conditions, I apologize I tried to capture what we discussed in regards to a condition for a crosswalk at the intersection of Mountain Boulevard and Woodward Place NE, shall be installed with appropriate safety measures and the major amendment sheet shall be updated. Major amendment sheets shall be updated to change the allowable maximum height from 180 feet to 68 feet or area 3 pursuant to the MX-H Zone district.

CHAIR HOLLINGER: Ms. Jones, I think Mr. Bohannan also requested an additional, maybe it was note that anything that wasn't covered by the Site plan would be controlled by the IDO.

RONALD BOHANNAN: Mr. Chair, this is Mr. Bohannan. (INAUDIBLE)

CHAIR HOLLINGER: Let's go with Mr. Bohannan first.

RONALD BOHANNAN: So what, how that note reads is that if if it's not on the Site Development Plan, the IDO prevails and so that's how, that's how that note reads and and ait's how I would interpret it is so that if it's not on that Site Development Plan, then you default to any of the IDO standards. So, I was trying to explain to to the Commissioner that that's that's how that that note flows.

CHAIR HOLLINGER: Okay so you don't need an additional note, that's implied.

RONALD BOHANNAN: No, sir.

CHAIR HOLLINGER: Okay very well, Ms. Jones.

MEGAN JONES: Thank you Chair Hollinger and I staff would agree with that that comment. It's standard and within our IDO that where a controlling Site Development Site Development Plan is silent the IDO standards take (INAUDIBLE) So if all commissioners are okay with these 2 conditions and applicants are okay with these conditions, I think we're you're good to go.

CHAIR HOLLINGER: Mr. Bohannan are you okay with the modified conditions?

RONALD BOHANNAN: Yes, yes, we are.

CHAIR HOLLINGER: And commissioners, are you satisfied with the modified conditions? Okay, go ahead and close the applicant closing and move to our deliberation if there's any.

VICE CHAIR EYSTER: Eyster.

CHAIR HOLLINGER: Commissioner Eyster.

VICE CHAIR EYSTER: Thank you Chair, one of the factors that I picked up most readily as I reviewed the request, is that the the current Site Plan only allows general office for Area 3, and that was probably pretty good idea 30 years ago but you know, I mean, that's almost useless today. I don't think there's hardly anybody that would want to do that so it, it makes a lot of sense to me to allow that us on the site. It also seems to me like a a use where the the traffic is pretty light like some of you like like Mr. Bohannan, and I've I've had elderly parents and in the area and when I go to those facilities they're pretty quiet It's it's pretty quiet around those facilities. So, to me, it seems like a use that would would be probably the least one of the least impactful for the community in the area, and so so I would be in support of the of the approval of the request.

CHAIR HOLLINGER: Thank you Vice Chair, appreciate your feedback.

COMMISSIONER HALSTEAD: Halstead.

CHAIR HOLLINGER: Commissioner Halstead.

COMMISSIONER HALSTEAD: Yeah, thanks Chair. I would echo Vice Chair's sentiments I think that this is probably one of the best case scenarios for a use in this area as far as being having a light impact on the community. I also want to say, I I think that the Site plan is thoughtfully laid out the the right in and right out on Mountain is a really good move that's really gonna restrict traffic onto Mountain. So, I think that was really thoughtful. The fact that they're willing to do the crosswalk I think, is is fantastic I'm definitely sympathetic to the issues with the the streets in that area that have been raised by the community and I think although I would caveat that that's not the developers issue or the owner of this property, I I would put on the record that I think it's a little shameful that the city hasn't been more proactive in getting some of those modifications done but I think this is gonna go a long way to help where it can help I think the only other item I wanted to touch on was the drainage issue. The drainage issue Whatever issue there may be on that site is this, development is going to go a long way to actually remediating that and fixing the issues that are present with that. So having this development is actually going to go a long way to to fixing that issue so I'm in favor of approval.

CHAIR HOLLINGER: Thank you, Commissioner Halstead, well stated. Any other commissioners? Seems like we are in agreement. I would agree that I do think this is going to improve the area, I like that we spoke about drainage and and hopefully, Commissioner Halstead is right that this will remedy some of those pains that the public has spoken about. Anyone willing to make a motion? Perhaps, if we get to that point, it might be helpful to bring up our revised finding, previous conditions and findings.

VICE CHAIR EYSTER: Chair, I would be willing to move and I see that we have a a description of the conditions.

We now have, is that all it is revised findings 1 through 23 and revised conditions, 1 through 13? We

wouldn't usually say that we'd usually say, you know, new condition 13, or something like that.

MEGAN JONES: Chair Hollinger and Vice Chair Eyster, this is Megan Jones. I can I can specify which

findings and conditions have been revised if you would like.

VICE CHAIR EYSTER: Well, you know you're you're in a position to advise us how to do it if if you've got

those tight as revised finding 1 through 23 and revised condition 1 through 13. I would take your advice, I

don't know if the LUHO likes us to take your advice, but I'm willing to do it on on this, on this one question

only.

MEGAN JONES: Well, I appreciate that Vice Chair Eyster. I believe it's okay, just to go with revised

findings 1 through 23, and revised condition 1 through 13.

VICE CHAIR EYSTER: Good.

MEGAN JONES: If Mr. Myers has different input.

MATT MYERS: Sounds good to me.

VICE CHAIR EYSTER: Alright, alright, thank you thank you both very much. Then, in the matter of

Agenda Item number 5 project 2024-009765, case SI-2024-00468, a Site plan, Major Amendment

gateway Center Site for Plan subdivision. I move approval subject to revised findings, 1 through 23, and

revised conditions, 1 through 13.

CHAIR HOLLINGER: Thank you. Vice chair Eyster, motion was made is there a second?

COMMISSIONER CARVER: Second.

CHAIR HOLLINGER: Seconded by Commissioner Carver, any discussion? Seeing none, we can move to

a roll call vote. Commissioner Aragon?

COMISSIONER ARAGON: Aragon, I.

CHAIR HOLLINGER: Commissioner Carver?

COMMISSIONER CARVER: Carver, I.

CHAIR HOLLINGER: Cruz is absent, Commissioner Likar?

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COMMISSIONER LIKAR: Likar, I.

CHAIR HOLLINGER: Commissioner Eyster?

VICE CHAIR EYSTER: Eyster, I.

CHAIR HOLLINGER: Commissioner Halstead?

COMMISSIONER HALSTEAD: Halstead, I.

CHAIR HOLLINGER: Commissioner MacEachen?

COMMISSIONER MACEACHEN: I have no problem with the Site Plan, I.

CHAIR HOLLINGER: Thank you, Chairs an I. That passes 5, 6... 7 to 0 with 2 absentees. So motion is

made and approved.

RONALD BOHANNAN: Thank you very much.

CHAIR HOLLINGER: Thank you everyone, for all your deliberation and hard work today.

Planning Department Alan Varela, Planning Director Development Review Division

600 2nd Street NW – 3rd Floor Albuquerque, NM 87102

NOTICE OF APPEAL

August 5, 2024

TO WHOM IT MAY CONCERN:

The Planning Department received an appeal on July 23, 2024. You will receive a Notice of Hearing as to when the appeal will be heard by the <u>Land Use Hearing Officer</u>. If you have any questions regarding the appeal please contact Nichole Maher, Planning Sr. Administrative Assistant at (505) 924-3845.

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 Michelle Montoya, Clerk to the Council, (505) 768-3100.

CITY COUNCIL APPEAL NUMBER: AC-24-19 PLANNING DEPARTMENT CASE FILE NUMBER: PR-2024-009765, SI-2023-00468

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