

Barkhurst, Kathryn Carrie

From: Greg Weirs <vgweirs@gmail.com>
Sent: Monday, February 15, 2021 4:39 PM
To: Barkhurst, Kathryn Carrie; City of Albuquerque Planning Department
Subject: 2020 IDO Annual update, Fenestration requirements for multifamily residential development

External

Dear Ms. Barkhurst,

I am writing about a proposed or potential text amendment for the 2020 IDO annual update.

There is an amendment, in exhibit 5-11D, on multifamily residential development outside UC-MS-PT areas. Section 5-11(D)(2)(a)(1) requires a minimum of 20% of the ground floor, street-facing surface area of the facade to be transparent windows or doors.

In my neighborhood, Nob Hill, CPO-8 requires at least 60% of the street facing facade to be transparent doors or windows. It is a MS and PT area so the proposed amendment would not apply. However, in a recent public meeting between planning department staff and some neighborhood associations in our Community Planning Area, there was a desire by one developer to apply the 20% requirement to multi-family residential development citywide, including in UC-MS-PT areas. I would be strongly opposed to adopting this lower transparent window/door area requirement so broadly.

At our meeting several situations were identified which the blanket reduction to 20% coverage did not address well, or where it was unclear how it should be interpreted. In the sector plan that preceded CPO-8, the 60% requirement was to encourage pedestrian friendly storefronts, and this remains a priority. Recognizing that the 60% requirement might be too high for a residential multifamily facade does not justify the reduction to the 20% requirement.

More discussion of this fenestration requirement is needed to find a balance between promoting the pedestrian environment and needs of apartment and condominium owners and residents. Furthermore, developers can currently request a variance to the 60% requirement so the matter is not urgent. No extension of the lower 20% requirement to UC-MS-PT areas should be made at this time.

Sincerely,
Greg Weirs

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