

**From:** [P. Davis Willson](#)  
**To:** [City of Albuquerque Planning Department](#)  
**Cc:** [Michael Brasher](#)  
**Subject:** EPC IDO Hearing #2; 48 hour comments  
**Date:** Monday, January 8, 2024 4:24:14 PM  
**Attachments:** [ICC LTR to EPC 1 8 24Final.pdf](#)

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**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Attn: EPC Chair Shaffer

Please accept the following letter from the Inter-Coalition Council (ICC) IDO Working Group for the IDO Hearing #2 on Thursday, January 11, 2024. I have Cc'd the ICC President Michael Brasher.

Thank you,

Patricia Willson

Victory Hills NA: President  
District 6 Coalition: Treasurer  
Inter-Coalition Council Representative

# ICC Inter-Coalition Council

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January 8, 2024

Via email: [abctoz@cabq.gov](mailto:abctoz@cabq.gov)  
EPC Chair Shaffer

Re: PR-2018-001843 / RZ-2023-00044– Small Area VHUC  
PR-2018-001843 / RZ-2023-00043– Small Area Rail Trail  
PR-2018-001843 / RZ-2023-00040– Citywide

Chairman Shaffer,

The Inter-Coalition Council (ICC) respectfully submits the following comments regarding the above-mentioned cases to be heard by the Environmental Planning Commission on January 11, 2024. Kudos to Staff for their excellent Supplemental Staff Reports on all three of the Agenda items.

- RZ-2023-00044 – Text Amendments to IDO – Small Area VHUC

We wholeheartedly agree with the recommendation of DENIAL for this amendment and applaud staff for recognizing the need to follow the Comprehensive Plan, noting this excerpt from Staff Report on Page 11:

***“The IDO is an instrument to help promote and maintain an aesthetic and humane urban environment for Albuquerque’s citizens, and thereby promote improved quality of life. The proposed Small Area text amendment to the IDO would not ensure that land is developed and used properly. The VHUC was established in the Comprehensive Plan to guide the most urban, walkable, mixed-use development to this area and suburban, auto-oriented development to areas outside of Urban Centers; therefore, Commissions, Boards, and Committees would not be able to facilitate effective administration of City policy in this area with the approval of this amendment.”***

- RZ-2023-00043 – Text Amendments to IDO – Small Area Rail Trail

While the Metropolitan Redevelopment Agency (MRA) section of the City’s website says “The design and vision of the Rail Trail is rooted in substantial community involvement” (<https://www.cabq.gov/mra/rail-trail-1/community-engagement-equitable-development>), we have concerns about the decision to categorize the development regulations along the Rail Trail as a Small Area in IDO Part 5 Development Standards rather than as an Overlay Zone. However, it is still a quasi-judicial matter, so we have additional concerns about notification.

As noted in the Small Area VHUC report, the Comprehensive Plan is the overriding guide. Changes to the IDO should not be project driven—we have seen how various Administrations’ pet projects have had unintended consequences. We believe risk may still exist regarding the notification process in this matter. It is unclear how or if individual property owners were advised, to the extent that they fully comprehend (as per the definition of notification in our NM State Statutes), these proposed changes. The need to defer the Small Area VHUC from last month because of irregularities in the notification process is an example of the importance of proper notification.

Staff’s Recommended Conditions for Approval appear to support the interests of the development community while attempting to maintain the protections of the 6 Character Protection Overlay (CPO) zones the Trail intersects. The ICC neither supports nor opposes this Text Amendment.

- RZ-2023-00040 – Text Amendments to IDO – Citywide

While we question the need for approximately 60 proposed amendments—there have been over 500 “text amendments” to the IDO in the last five years—we applaud staff for their work in this process. We are appreciative of the example diagrams included to clarify distances in Notices and Referrals, and are relieved by the last Finding on Page 33:

***“Regarding Item #23 Front Yard Walls: EPC advises decision-makers not to pursue taller front yard walls in future IDO updates, as the amendments, in all their variations, have been overwhelmingly opposed by the public.”***

In general, we agree with the recommendation of APPROVAL and agree with most of the CONDITIONS presented. However, we have some concerns about the following specific items:

- Item #1 Contextual Standards for HPO Zones, we have concern that there is no process for appeal to the Landmarks Commission, as there is for ZHE.
- Item #3 Cottage Development: while we’re not sure if the increase to 5 acres is to provide more buffering or additional units, the Council Memo by former Clr. Benton and Clr. Feibelkorn appears to be another attempt to introduce duplexes permissively in R-1.
- Items #59 and #60, Clerical and Editorial Changes: although these have been included in every past Annual Update, we do not support the continued inclusion of these amendments as they have no oversight and present potential risk and mismanagement at the planning department level.

For CONDITIONS that have Options, we support the following Options:

CONDITION 2; Items #2, #7, and #50 – Outdoor Amplified Sound: **Option 4: Delete all proposed amendments in their entirety.**

CONDITION 6; Item #10 – Duplex – IDO Subsection 14-16-4-3(B)(5)(b): **Please select Option 2: Delete the proposed amendment...**

CONDITION 6 (7?); Item #13 – Duplex – IDO Subsection 14-16-4-3(B)(5) and 14-16-4-3(F)(6): **Please select Option 2: Delete the proposed amendment...**

CONDITION 9; Item #12 – Dwelling, Live-Work **Please select Option 3. Delete the proposed amendments, thus continuing to regulate live-work as it is currently allowed and regulated.**

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Regarding **Finding 32. New Amendment: Revise the definition in section 7-1 for “Adjacent”**. We are not in favor of any reduction of notification. This would be a moot point if the long-requested “Opt-in” notification system could be instituted.

Regarding findings for **Item #56 – Outdoor and Site Lighting**; Improvements in lighting that improve Albuquerque’s Night Sky Compliance are welcome, and we are also pleased to see the inclusion of the public comment information regarding the Urban Heat Island effect.

We wholeheartedly agree with **Finding 34. New Amendment: Change the update cycle** for the IDO from an annual process to a bi-annual process.

Our thanks to Planning Staff and the EPC for their work on this always-Herculean effort

Sincerely,

*Michael Brasher*

Michael Brasher  
Inter-Coalition Council President

and members of the ICC IDO working group including:

Patricia Willson; Victory Hills NA

Jane Baechle; Santa Fe Village NA

Rene’ Horvath; Taylor Ranch NA

Julie Dreike; Embudo Canyon NA

Merideth Paxton; Spruce Park NA

Evelyn Rivera; Taylor Ranch NA

Peggy Neff; University Heights and Summit Park NAs

**From:** [Dan Regan](#)  
**To:** [City of Albuquerque Planning Department](#)  
**Cc:** "[P. Davis Willson](#)"; [reynolds@unm.edu](mailto:reynolds@unm.edu); [anvanews@aol.com](mailto:anvanews@aol.com); [lxbaka@gmail.com](mailto:lxbaka@gmail.com); "[Mildred Griffie](#)"; [dwilllems2007@gmail.com](mailto:dwilllems2007@gmail.com); [Marlene Willems](#); [dlreganabq@gmail.com](mailto:dlreganabq@gmail.com)  
**Subject:** FW: EPC IDO Hearing #2; 48 hour comments  
**Date:** Monday, January 8, 2024 4:38:48 PM  
**Attachments:** [ICC LTR to EPC 1 8 24Final.pdf](#)  
[Untitled attachment 00193.htm](#)

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

Attn: EPC Chair David Shaffer,

I write in strong support of the attached Inter-Coalition Council letter to your recommending EPC. I have been following the development of the contents of the attached letter over the past 4+ months of ICC meetings.

I have been involved with the IDO processes since the night it was passed in Nov. 2017. I am an active member of the Knapp Heights Neighborhood Association and the District 4 Coalition of NAs.

**To all EPC members:** Please read carefully and give consideration to the all of the recommendations of the attached letter.....they were painfully (as in with a great deal of effort and focus.....cuz none of this fits into the category of FUN) developed by many voices from throughout our fair city.

Thanks

Dan Regan, member of KHNA and D4C

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**From:** [icc-working-group@googlegroups.com](mailto:icc-working-group@googlegroups.com) [mailto:[icc-working-group@googlegroups.com](mailto:icc-working-group@googlegroups.com)] **On**  
**Behalf Of** P. Davis Willson  
**Sent:** Monday, January 8, 2024 4:22 PM  
**To:** City of Albuquerque Planning Department <[abcto@cabq.gov](mailto:abcto@cabq.gov)>  
**Cc:** Michael Brasher <[eastgatewaycoalition@gmail.com](mailto:eastgatewaycoalition@gmail.com)>  
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You received this message because you are subscribed to the Google Groups "ICC Working Group" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [icc-working-group+unsubscribe@googlegroups.com](mailto:icc-working-group+unsubscribe@googlegroups.com).

To view this discussion on the web visit <https://groups.google.com/d/msgid/icc-working-group/AE16E43A-F445-445E-BA2F-955449A096E3%40willsonstudio.com>.

For more options, visit <https://groups.google.com/d/optout>.

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Rene’ Horvath; Taylor Ranch NA

Julie Dreike; Embudo Canyon NA

Merideth Paxton; Spruce Park NA

Evelyn Rivera; Taylor Ranch NA

Peggy Neff; University Heights and Summit Park NAs

**From:** [Renz-Whitmore, Mikaela J.](#)  
**To:** [City of Albuquerque Planning Department](#)  
**Subject:** FW: Rail Trail Small Area PR-2018-00043/RZ-2022-00043  
**Date:** Tuesday, January 9, 2024 8:00:21 AM  
**Attachments:** [image.png](#)  
[IDO Annual Update 2023 Rail Trail Small Area - Exhibit B.pdf](#)

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Misa, please save and add to comments.

Thanks,



## MIKAELA RENZ-WHITMORE

*(she/hers)*

o 505.924.3932

e [mrenz@cabq.gov](mailto:mrenz@cabq.gov)

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**From:** Russell B <[rbplanning505@gmail.com](mailto:rbplanning505@gmail.com)>  
**Sent:** Monday, January 8, 2024 10:57 PM  
**To:** Messenger, Robert C. <[rmessenger@cabq.gov](mailto:rmessenger@cabq.gov)>; Planning Development Review Services <[PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov)>; Vos, Michael J. <[mvos@cabq.gov](mailto:mvos@cabq.gov)>; Renz-Whitmore, Mikaela J. <[mrenz-whitmore@cabq.gov](mailto:mrenz-whitmore@cabq.gov)>; Lithgow, Ciaran R. <[crlithgow@cabq.gov](mailto:crlithgow@cabq.gov)>; Salas, Alfredo E. <[ASalas@cabq.gov](mailto:ASalas@cabq.gov)>  
**Subject:** Re: Rail Trail Small Area PR-2018-00043/RZ-2022-00043

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Please forward the attached to the EPC for the 11 January 2024 public hearing, Agenda item #2.

Thank you,  
- Russell Brito

On Mon, Dec 11, 2023 at 8:34 PM Russell B <[rbplanning505@gmail.com](mailto:rbplanning505@gmail.com)> wrote:

Please forward the attached to EPC Chair David Shaffer and the EPC Commissioners for Agenda item #2.

Thank you,

- Russell Brito

**RB**Planning

Exhibit B

Requested amendments to PR-2018-001843 / RZ-2022-00043 to improve the Small Area application’s furtherance of CompPlan Goals and Policies (including Chapters 4 - Character and 8 – Economic Development) by protecting existing neighborhood character (CPO-1, CPO-3, CPO-9, CPO-11, CPO-12) and incentivizing private sector investment along the Rail Trail corridor:

Amendment / Discussion	Explanation
<p>Add new subsections to proposed Building Height Stepdown standard:</p> <p><b>5-2(A)(5) Building Height Stepdown</b></p> <p>5-2(A)(5)(a) Except within the Downtown Center (DT), a Main Street (MS) corridor, or a Premium Transit (PT) area, any portion of a primary or accessory building within 50 feet in any direction of the Rail Trail shall step down to a maximum height of 48 feet.</p> <p><u>5-2(A)(5)(b) A property is exempt from this building height stepdown if it meets both below criteria:</u></p> <ol style="list-style-type: none"> <li><u>The property is subject to an applicable CPO-specific building height step down or building design standard that restricts building height in full or from any lot line; and</u></li> <li><u>The property provides direct access from the Rail Trail to an adjacent plaza or other pedestrian-oriented usable open space with a minimum area of 500 square feet.</u></li> </ol>	<p>Reflect and respect the existing characters of activity nodes, neighborhoods, and communities codified in Character Protection Overlay zones along the Rail Trail.</p> <p>An option for property owners to activate the Rail Trail corridor and mitigate a “canyon effect” beyond a one-size-fits-all standard.</p> <p>Incentivize private sector investment in Rail Trail corridor redevelopment projects.</p> <p>More inclusive of the existing character and identities of distinct neighborhoods and areas along the Rail Trail corridor.</p> <p>Helps the Rail Trail Small Area standards to more completely further CompPlan Policies and implement MRA Plans.</p>

Amendment / Discussion	Explanation
<p>Amend the new subsection for the proposed Building Design standard:</p> <p><b>5-2(A)(6) Building Design</b></p> <p>5-2(A)(6)(a) In the NR-LM or NR-GM zone districts, any façade facing the Rail Trail shall meet the requirements in Subsection 14-16-5- 11(E)(2)(a)3.</p> <p>5-2(A)(6)(b) Outdoor seating and gathering required by Subsection 14-16-5-11(E)(3) shall be located adjacent to the Rail Trail <u>or be located in an adjacent plaza, portal, or other pedestrian-oriented usable open space with direct access from the Rail Trail.</u></p>	<p>An option for property owners to activate the Rail Trail corridor other than a one-size-fits-all standard.</p> <p>Preservation and protection of the unique characters and identities of distinct neighborhoods and areas along the Rail Trail.</p> <p>Incentivize private sector investment in Rail Trail Corridor redevelopment projects.</p> <p>Helps the Rail Trail Small Area standards to more completely further CompPlan Policies and implement MRA Plans.</p>