



# Environmental Planning Commission

Agenda Number: 2  
Project #: PR-2024-009765  
Case #: RZ-2024-00001  
Hearing Date: February 15, 2024

## Staff Report

<b>Agent</b>	Tierra West, LLC
<b>Applicant</b>	Cross Development
<b>Request</b>	<b>Zoning Map Amendment (zone change)</b>
<b>Legal Description</b>	All or a portion of Tract A Plat of Gateway Subdivision
<b>Location</b>	1100 Woodward Pl NE, between Mountain Rd, and Lomas Blvd
<b>Size</b>	Approximately 3.0 acres
<b>Existing Zoning</b>	MX-M
<b>Proposed Zoning</b>	MX-H

**Staff Recommendation**

**APPROVAL of PR-2024-009765, RZ-2024-00001, based on the Findings beginning on Page 25.**

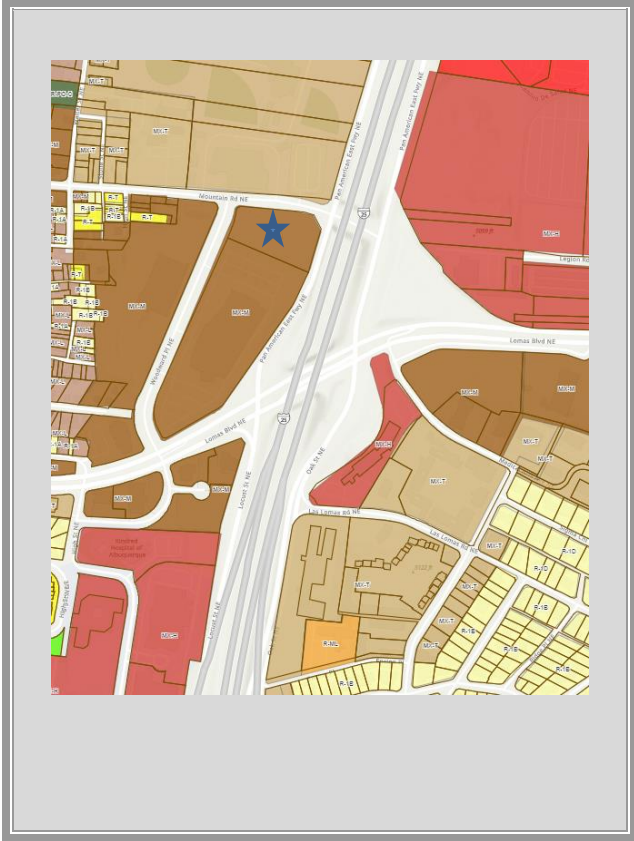
**Staff Planner**  
**Seth Tinkle, MCRP**

**Summary of Analysis**

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”). The applicant is requesting a zone change from MX-M zoning to MX-H zoning which would result in a spot zone. The request could facilitate the future development of a hospital use. The subject site is in an Area of Change and is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660’ of the Lomas Blvd. Major Transit Corridor.

The applicant has adequately justified the request pursuant to IDO Review and Decision Criteria 14-16-6-7(G)(3) and based upon the proposed zoning being more advantageous to the community than the current zoning because it would clearly facilitate a preponderance of applicable Goals and policies. 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.

Staff recommends Approval.



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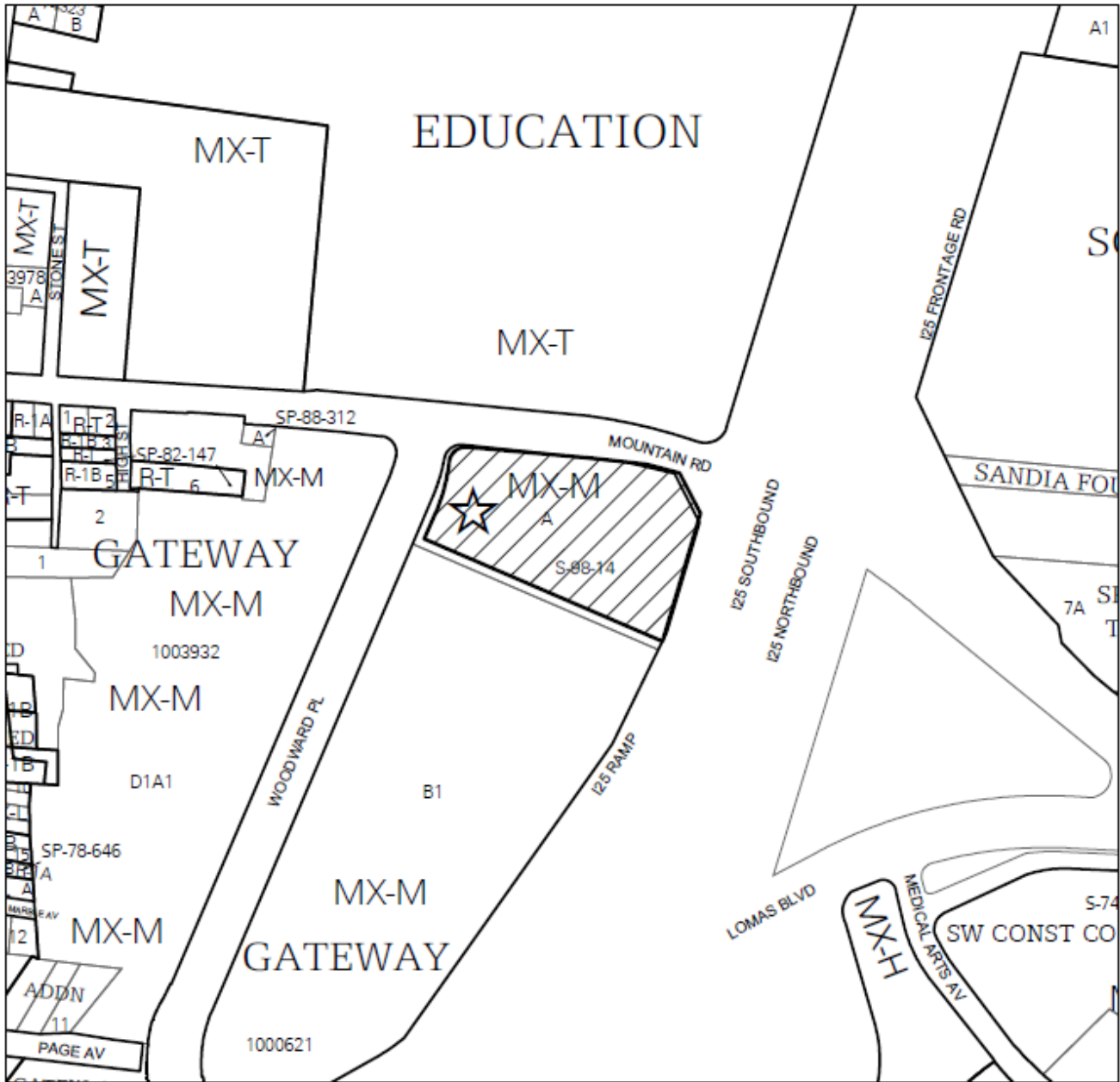
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### IDO ZONING MAP

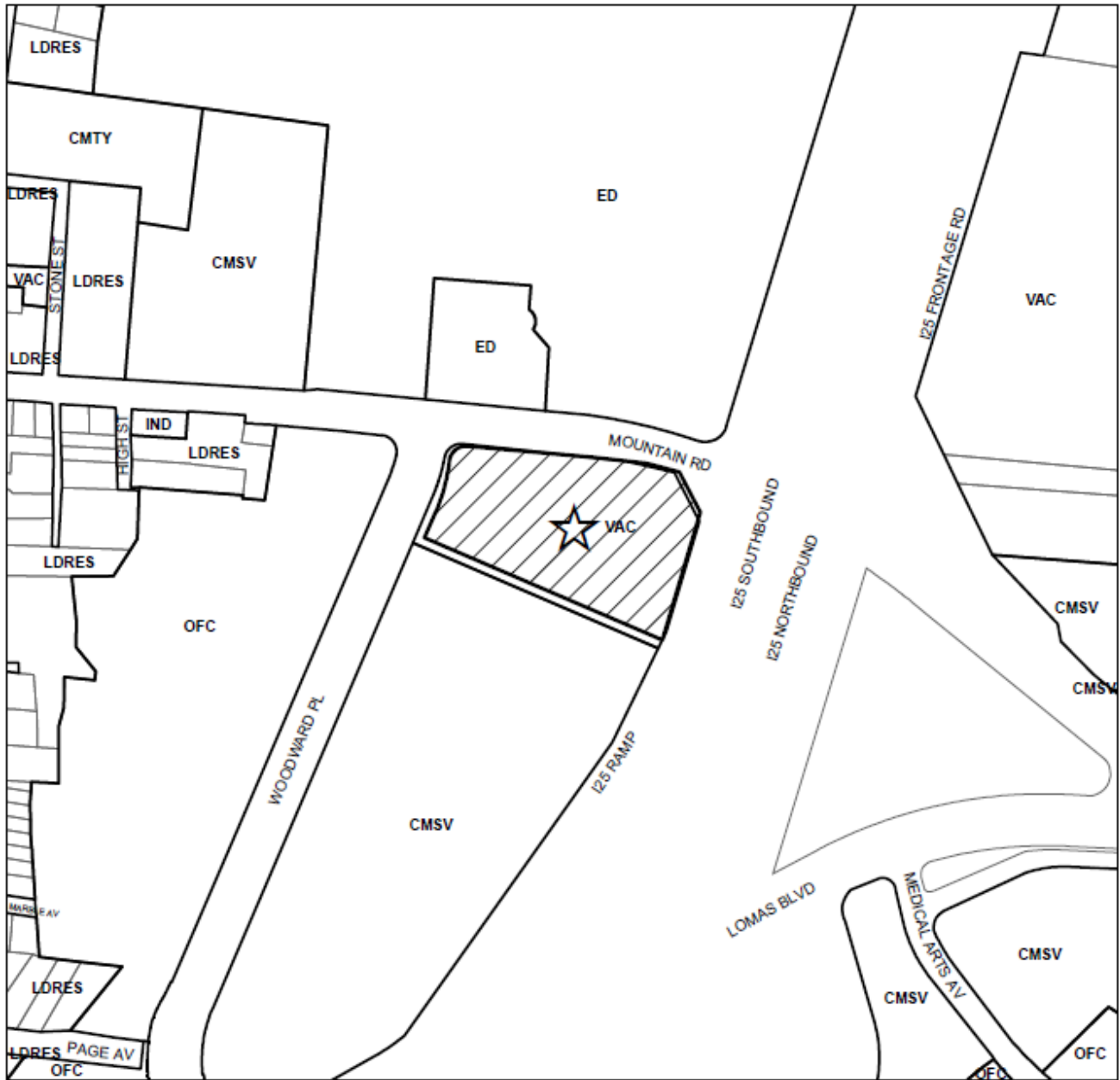
Note: Gray shading  
Indicates County.



1 inch = 250 feet

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**LAND USE MAP**

Note: Gray shading  
Indicates County

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

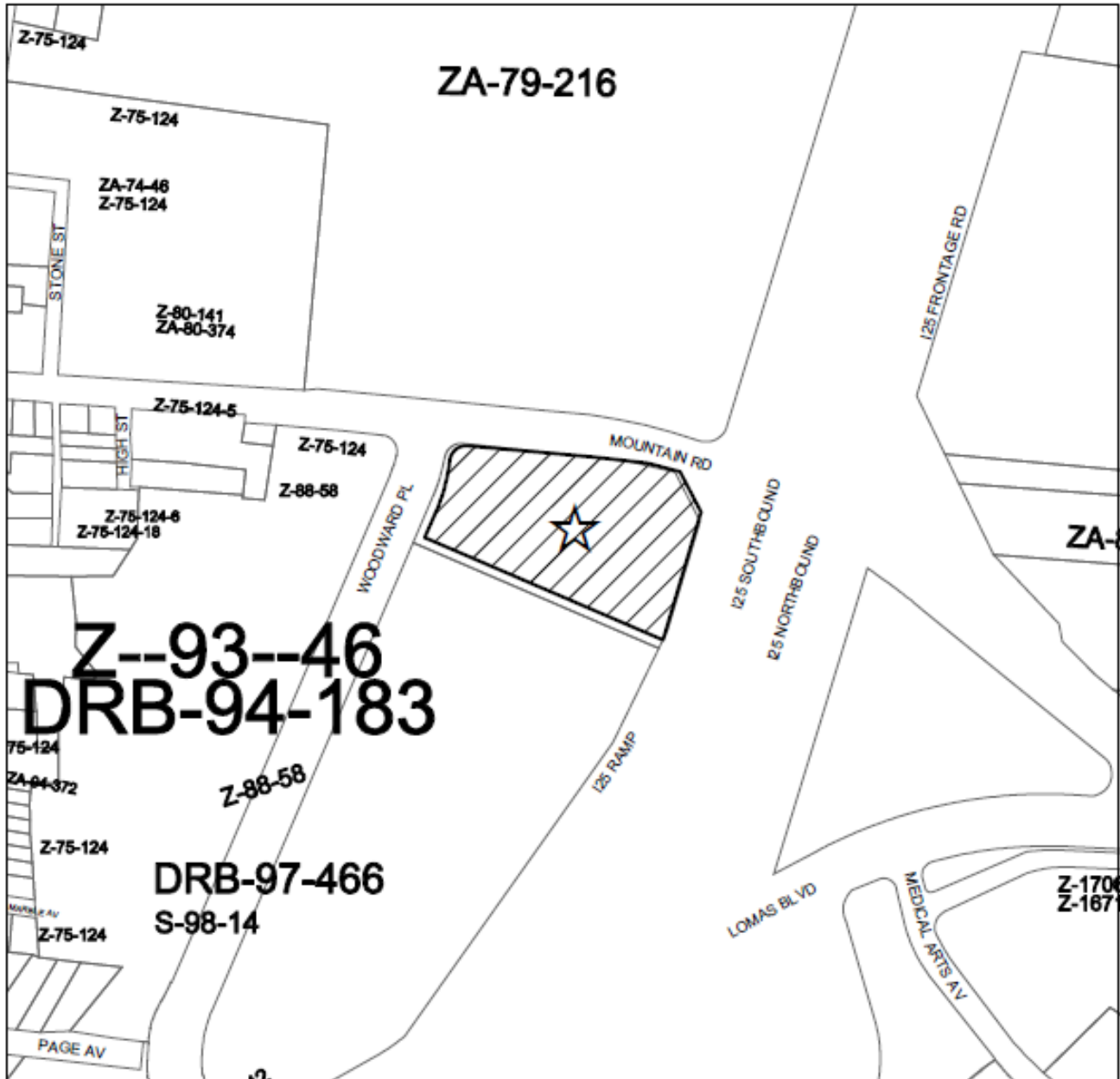


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### HISTORY MAP

Note: Gray shading  
Indicates County.

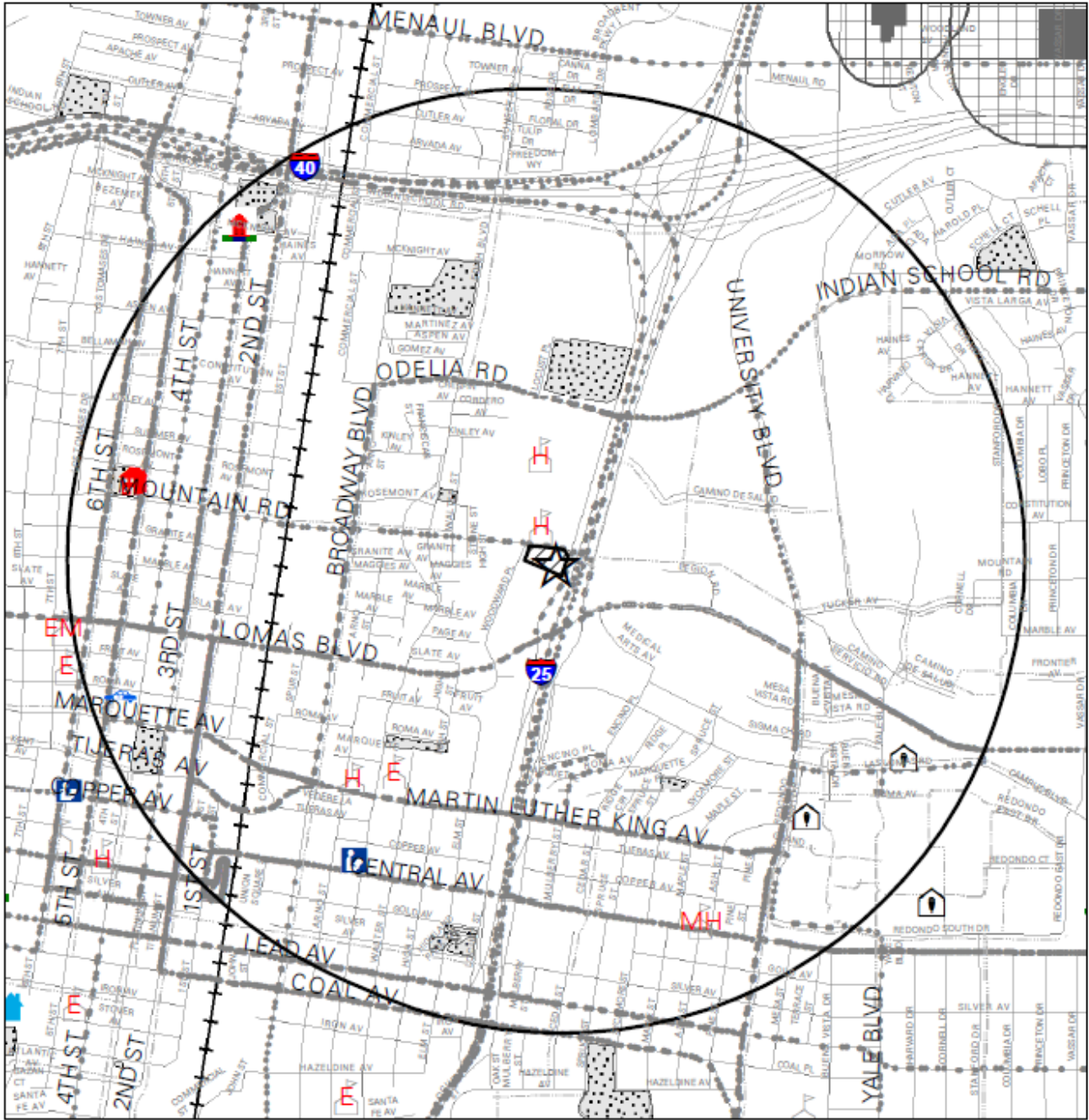
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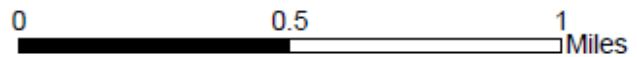
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**Public Facilities Map with One-Mile Buffer**

- |  |                      |  |             |  |                          |  |                             |
|--|----------------------|--|-------------|--|--------------------------|--|-----------------------------|
|  | Community Center     |  | Fire        |  | Public School            |  | Landfill designated by EHD  |
|  | Multi-Service Center |  | Police      |  | Proposed Bike Facilities |  | Landfill Buffer (1000-feet) |
|  | Senior Center        |  | Sheriff     |  | ABQ Ride Route           |  | Developed City Park         |
|  | Library              |  | Solid Waste |  | Albuquerque City Limits  |  | Undeveloped City Park       |
|  | Museum               |  |             |  |                          |  | Developed County Park       |
|  |                      |  |             |  |                          |  | Undeveloped County Park     |



**I. INTRODUCTION**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area</b>	<b>Land Use</b>
<b>Site</b>	MX-M	Area of Change	Vacant (informally used for surface parking)
<b>North</b>	MX-T	Area of Change	Educational (High School)
<b>South</b>	MX-M	Area of Change	Commercial Services (Hotel)
<b>East</b>	N/A	N/A	Interstate Highway (I-25) and Frontage Rds.
<b>West</b>	MX-M	Area of Change	Office (Research or testing facility)

**Request**

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”).

The applicant is requesting a zone change from MX-M zoning to MX-H zoning which would result in a spot zone. The request could facilitate development of a future hospital use according to the applicant, although there is not a site plan associate with this request.

**EPC Role**

The EPC is hearing this request because the EPC is required to hear all zone change cases, regardless of site size, in the City. 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 make then make the final decision. The request is a quasi-judicial matter.

**Context**

The subject site is vacant 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 Rd S. to the east. A hotel directly abuts the subject site to the south. A medical facility is adjacent to the subject site’s west, across Woodward Pl. APS’s Early College Academy / Career Enrichment Center is north of and adjacent to the subject site, across Mountain Rd.

**History**

The subject site is currently vacant and undeveloped. The subject site is part of an approved Site Plan. 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 controlled by the Site Plan. This Site Plan is tied to case numbers Z-93-46, DRB 94-183, DRB-97-466, 1000060, and 1009119. 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 on July 12, 1994. Project #1000060 included amendments to the site development plan, vacation of public easements, plat approval, and several 2-year extensions of the Subdivision Improvements Agreement for the Gateway Subdivision. Project #1009119 was an old EPC case that encompassed the entire Santa Barbara Martineztown community, likely related to the adoption of or an amendment to the (now rescinded) Martineztown/Santa Barbara Sector Development Plan.

### ***Transportation 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 local street, and I-25 is classified as an interstate.

### ***Comprehensive Plan Designations***

The subject site is located wholly in an Area of Change as designated by the Comprehensive Plan. It is not located 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.

The subject site is also located within the Santa Barbara Martineztown Character Protection Overlay Zone (CPO-7), and thus must adhere to the standards associated with this Overlay Zone. CPO-7 includes site standards, setback standards, building height maximums, and sign standards meant to protect and preserve this area's distinct community.

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.

### ***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). 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 (see above).

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services located within one mile of the subject site.

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

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

*Definitions:*

Abut

To touch or share a property line.

Adjacent

Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

Area of Change

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.

Mixed-use Zone District

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

Overlay Zone

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

Zone District

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.

**Zoning**

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 a 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.

The request is to change the subject site's zoning to MX-H (Mixed Use, High Intensity Zone District, IDO 14-16-2-4(D)). 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 extremely similar to those allowed in the MX-M zone district, with a few exceptions. For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change criterion 14-16-6-7(G)(3)(d) in this report.

#### ***ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN***

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.

Applicable Goals and Policies are listed below. Staff analysis follows in bold italic text. In this case, the Goals and policies below were included by the applicant in the justification letter. Staff finds them all applicable and adds one policy denoted with a \* before the citation.

#### ***Applicable Goals and Policies***

##### ***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 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. The request clearly facilitates 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 request could capture regional growth along and within three Major Transit Corridors - the I-25 Frontage, Mountain Rd., and Lomas Blvd. Major Transit Corridors. Any development made possible by the request would result in growth on the subject site, which is 3.0-acres in size and located within these aforementioned Corridors, and also abutting Interstate 25. Locating growth within Corridors promotes sustainable development patterns, according to the ABC Comp Plan. The request clearly facilitates 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 could encourage employment density, compact development, and infill on the currently-vacant 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 because the permissive uses and development standards within the MX-H zone district include a broad range of land uses and allows higher-density development. However, because this is a Zoning Map Amendment with no associated site plan, particularities around future development, such as it encouraging employment density and/or compact development, cannot be guaranteed. The request partially facilitates 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 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. The request clearly facilitates 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 could foster corridors that prioritize high frequency transit service with pedestrian-oriented development because the MX-H zone district allows a broader mix of higher-intensity land uses on the vacant subject site, which is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd, and served directly by Bus Route 5. 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. However, because this is a Zoning Map Amendment with no associated site plan, particularities around future development, such as it being pedestrian-oriented, cannot be guaranteed. The request generally facilitates 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 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. The MX-H zone district fosters a live, work, play environment because it allows a diverse range of residential, commercial, recreational, civic, and institutional uses to be co-located on one subject site at a higher intensity than the current MX-M zone district. The request clearly facilitates 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 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. The request clearly facilitates Policy 5.2.1 Land Uses.*

Policy 5.2.1 a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

*The request could encourage development that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents because the MX-H zone allows a broader mix of higher-intensity land uses than the MX-M zone, and the subject site is within walking and biking distance of nearby neighborhoods. However, because this is a Zoning Map Amendment with no associated site plan, particularities around future development, such as it bringing goods, services, and amenities cannot be guaranteed. The request generally facilitates Policy 5.2.1 a).*

Policy 5.2.1 e): 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. The request clearly facilitates Policy 5.2.1 e).*

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 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. The request clearly facilitates 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 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. The request clearly facilitates 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.

*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. The request clearly facilitates Goal 5.3 Efficient Development Patterns.*

Policy 5.3.1 Infill Development: 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. The request clearly facilitates Policy 5.3.1 Infill Development.*

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

*The subject site is located in an area already served by existing infrastructure and public facilities. Any development made possible by the request could result in infill development of the currently vacant subject site, which is in an area that is otherwise fully developed, therefore directing growth to an area with existing infrastructure and services, and potentially away from a different location without infrastructure and services. This request generally facilitates Policy 5.3.2 Leapfrog Development.*

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 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. The request clearly facilitates 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 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. The request clearly facilitates Policy 5.6.2 Areas of Change.*

\*Policy 5.6.2 d): Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

*The request could encourage higher-density housing and mixed-use development because the MX-H zone district allows higher-density and higher-intensity development in comparison to the MX-M zone, which is appropriate on the subject site given its close proximity to transit and commercial retail uses. The subject site is served by Bus Route 5 and 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. and in close proximity to a wide range of land uses, including both commercial and retail uses. The allowable uses and development standards associated with the MX-H zone support transit and commercial and retail uses. The request clearly facilitates Policy 5.6.2 d).*

#### Chapter 8: Economic Development

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 could foster a range of interesting places and contexts with different development intensities, densities, uses, and building scales 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. The request clearly facilitates Policy 8.1.1.*

#### *Integrated Development Ordinance (IDO) 14-16-6-7(G)(3)-Review and Decision Criteria for Zone Map Amendments*

##### Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zoning map amendment justification letter analyzed here, received on February 1, 2024, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned MX-M (Mixed-use Medium Intensity). The requested zoning is MX-H (Mixed-use High Intensity). The reason for the request is to facilitate the development of an Inpatient Rehabilitation Facility (IRF).

The applicant believes that the proposed zoning map amendment (zone change) meets the zone change decision criteria in IDO §14-16-6-7(G)(3) as elaborated in the justification letter. The citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in *plain text*.

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

*Applicant: As discussed above, the requested zone map amendment from MX-M to MX-H will benefit the surrounding neighborhood by furthering a preponderance of applicable Goals and Policies in 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 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 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.*

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. Because this is a spot zone, the applicant must "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.

Applicable citations: Goal 5.1 Centers and Corridors, Policy 5.1.1 Desired Growth, Policy 5.1.2 Development Areas, Policy 5.1.10 Major Transit Corridors, Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, Policy 5.2.1 e), Policy 5.2.1 h), Policy 5.2.1 n), Goal 5.3 Efficient Development Patterns, Policy 5.3.1 Infill Development, Goal 5.6 City Development Areas, Policy 5.6.2 Areas of Change, Policy 5.6.2 d), Policy 8.1.1 Diverse Places

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



applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

*Applicant: The subject site is located wholly within an Area of Change; the above criterion does not apply.*

*Staff: The subject site is located wholly in an Area of Change. The response to Criterion B is sufficient.*

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

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

*Applicant: The subject property is located wholly within an Area of Change as shown in the ABC Comp Plan and meets criteria 2 and 3. The request meets criteria 2 because a significant change in the conditions affecting the site justifies the request. Along with the adoption of the IDO the zoning designation of the subject site was changed from C-3 (Heavy Commercial) to MX-M. The proposed MX-H zoning is consistent with the prior zoning of C-3. Further, the now repealed sector development plan considered C-3 appropriate for this area, as it is an appropriate distance away from residential development. As shown in IDO table 2-2-1: Summary of Zone Districts, the equivalent of the prior C-3 zoning designation is MX-H or NR-C.*

*The request also meets criteria 3, as described above: the requested zone map amendment from MX-M to MX-H will benefit the surrounding neighborhood by clearly facilitating the implementation of, and furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan as shown in the previous analysis. The analysis described how the proposed Zone*

*Map Amendment clearly facilitates ABC Comp Plan Goals and Policies regarding Character, Distinct Communities, Centers and Corridors, Complete Communities, City Development Patterns, Land Uses, Areas of Change, Placemaking and others. 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 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.*

Staff: 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 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. The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

*Applicant:*

Change In Uses From MX-M To MX-H – Adapted from IDO Table 4-2		
Residential Uses	MX-M	MX-H
Group home, small	P	
Commercial Uses		
Kennel	C	
Nursery	A	
Campground or recreational vehicle park	C	
Paid parking lot	P	A
Construction contractor facility and yard		C
Self-storage	C	P
Amphitheater		C
Adult retail		P
Park and ride lot	P	C
Industrial Uses		
Light manufacturing		A
Accessory and Temporary Uses		
Drive-through or drive-up facility	A	CA
Dwelling unit, accessory	A	
Outdoor animal run	CA	
Circus	T	

Permissive Uses

*Regarding the new uses allowed by the proposed zone change, any uses conducted on this site shall be beholden to all IDO requirements and regulations. Adult retail would normally be allowed in the MX-H zone, but due to the site’s proximity to schools to the north, this use would not be permitted at all, as outlined in IDO Provision 14-16-4-3(D)(6). Self-storage, the other permissive use that would be granted through the approval of this request, is controlled by IDO Provision 14-16-4-3(D)(29). 14-16-4-3(D)(29)(f) restricts access to individual storage units to be indoor only, heavily reducing outdoor on-site traffic. Furthermore, all storage would be required to be within fully enclosed portions of a building.*

Conditional Uses

*An amphitheater is a conditional use and therefore would require a conditional use permit. There are no use-specific standards for amphitheaters, but the size of the lot would significantly limit the level of activity that could occur were an amphitheater to be developed here. Another use conditionally allowed in MX-H is the Construction Contractor Facility and Yard. First, anywhere construction equipment or goods or vehicles are parked or stored, or where work is conducted, must comply with all requirements in 14-16-5-6 (Landscape, Buffering, and Screening). Secondly, a conditional use approval through the ZHE would be required, requiring additional public comment and internal review. Finally, a Park-and-Ride Lot becomes an available conditional use. This use would be beholden to all standards within 14-16-5-5 (Parking and Loading), ensuring that its development would be in line with all IDO regulations.*

Accessory Uses

*Light manufacturing becomes a newly allowed accessory use but would be beholden to all use requirements outlined in IDO Provision 14-16-4-3(E)(4), including screening and storage requirements. A paid parking lot also would typically become a newly allowed accessory use. However, in line with provision 14-16-4-3(D)(22)(d)6., due to the lot's location in the Martineztown/Santa Barbara CPO-7, this accessory use would be prohibited.*

Staff: 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. Therefore, the response to Criterion D is sufficient.

- E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
  2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
  3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
  4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

*Applicant: The request meets the criteria above as described by number 3: will have adequate capacity when the applicant fills its obligations under the IDO, the DPM, and/or an IIA. The request will continue through various City application processes where infrastructure capacity will be addressed.*

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

*Applicant: The subject site is bound by Woodward Pl NE (local urban street), Mountain Rd NE, and the I-25 Frontage Rd. Both Mountain Rd NE and I-25 Frontage are classified as Major Collectors by MRCOG. Lomas Blvd and I-25 are in the vicinity of the subject site and are classified as Principal Arterial and Interstate by the MRCOG, respectively. Though the location of the subject site is appropriate for the requested Zone Map Amendment, our justification is not based predominantly on that. Rather, the justification is based on a thorough ABC Comp Plan analysis and shows that the request clearly facilitates and furthers a preponderance of Goals and Policies found therein.*

Staff: 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. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

*Applicant: The request is not based on the cost of land nor economic considerations, rather, the request is based on the policy analysis above. The requested zone map amendment from MX-M to MX-H will benefit the surrounding neighborhood by clearly facilitating the implementation of, and furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan as shown in the previous analysis. The analysis described how the proposed Zone Map Amendment clearly facilitates ABC Comp Plan Goals and Policies regarding Character, Distinct Communities, Centers and Corridors, Complete Communities, City Development Patterns, Land Uses, Areas of Change, Placemaking and others. 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 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.*

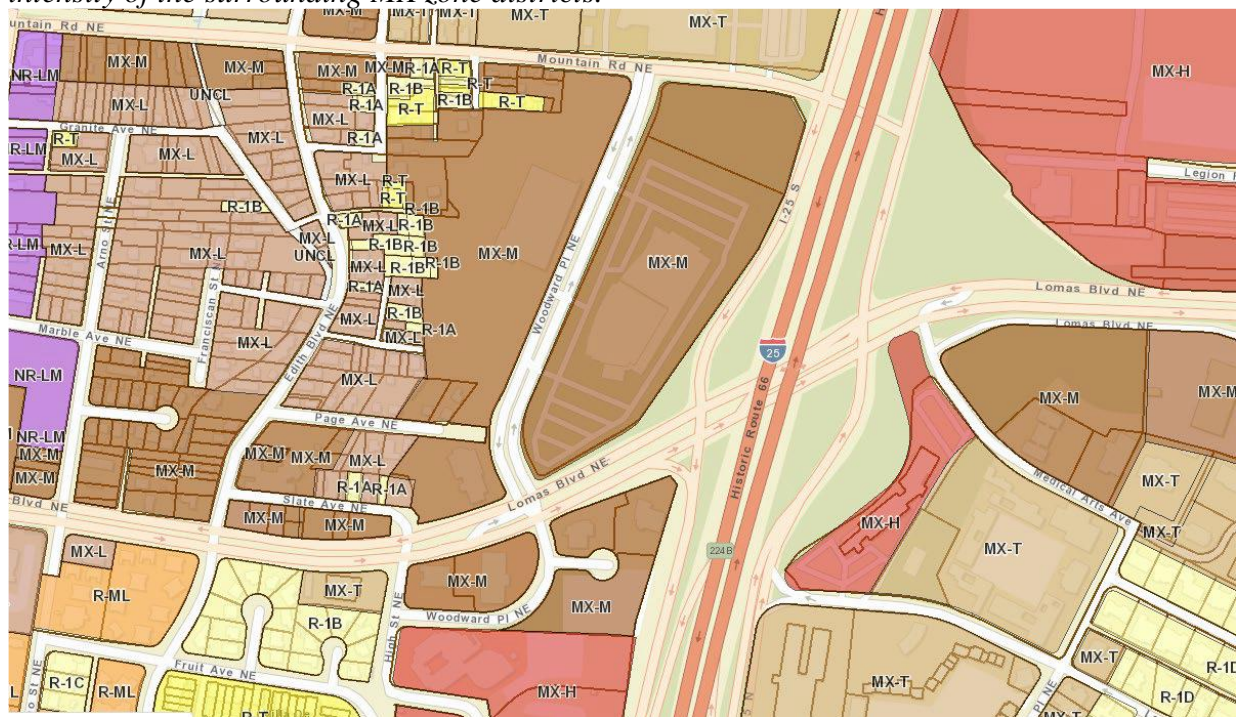
Staff: The applicant's justification is not completely or predominantly based upon economic considerations. Rather, the applicant has adequately demonstrated that the request clearly facilitates a preponderance of applicable Comprehensive Plan Goals and policies. The response to Criterion G is sufficient.

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, **and** at least one of the following applies:
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
  2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.

3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

*Applicant: Planning staff has interpreted that the request is a spot zone, as such, the Zoning Map Amendment would apply a spot zone. The requested Zoning Map Amendment clearly facilitates the implementation of the ABC Comp Plan, as amended, and the request meets criterion 1, because the subject property would function as a transition between adjacent zone districts. As discussed above, the requested MX-H zone would serve as an appropriate transition between adjacent zone districts for the following reasons: The definition of adjacent in the IDO, cited below on page 16 of this report, would include zone districts east of the right of way (I-25 and frontage). Additionally, the I-25 freeway is not a land use, nor is it a zoned parcel, as such it (the interstate) would not be included as a neighboring zone district.*

*The subject site would then be a transitional zone from the other adjacent MX-H zoned parcels (across the right of way) and the western parcels including zoning designations that range from MX-L, MX-M and MX-T. The lower intensity Mixed – Use zones west of the subject site are appropriately located and abut the few existing residential zones. The subject site and proposed MX-H zone is not directly adjacent to any residential zone and would transition into the lower intensity of the surrounding MX zone districts.*



MX-H Transition

*Further, should the request be approved the resulting zoning map pattern would be similar to the existing zoning patterns in the area. As shown in figure 3 above, directly east of the subject site (not including I-25), there are parcels zoned MX-H. To the southeast of the subject site, are parcels zoned MX-H which then transition into parcels zoned MX-M, MX-T, and R-1. Just south of the subject site, there are parcels zoned MX-H which transition to MX-M, MX-T, and R-1 zones.*

Staff: 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 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.

### **III. AGENCY & NEIGHBORHOOD CONCERNS**

#### ***Reviewing Agencies***

City departments and other agencies reviewed this application. ABCWUA, AMAFCA, APS, CABQ Long Range, MRMPO, PNM, Solid Waste, Transportation Development Review Services, and provided standard comments. Agency comments begin on p. 33.

#### ***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.

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 18<sup>th</sup>. 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 18<sup>th</sup>,” 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.

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."

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 the facilitated meeting notes and the uses permitted in the MX-H zone district.

#### **IV. CONCLUSION**

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 applicant is requesting a zone change from MX-M zoning to MX-H zoning, which would result in a spot zone. The request could facilitate the proposed future development of a hospital use.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would clearly facilitate a preponderance of applicable Goals and policies. The applicant's responses to the Review and Decision Criteria for Zone Map Amendments established in 14-16-6-7(G)(3) of the IDO are sufficient.

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 from the Santa Barbara Martineztown Neighborhood Association.

Staff recommends approval.



***FINDINGS - RZ-2024-00001, February 15, 2024- Zoning Map Amendment (Zone Change)***

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. Goal 5.1 Centers and Corridors: 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. 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 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. 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 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. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, 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. 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 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. Policy 5.2.1 e): 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. 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 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. Policy 5.2.1 n): 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:

- 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.

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. Policy 5.3.1 Infill Development: 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.

9. The request clearly facilitates the following applicable Goal and Policies in Comprehensive Plan 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 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. 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 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. Policy 5.6.2 d): Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

The 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.

10. The request clearly facilitates Policy 8.1.1 Diverse Places 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.

11. 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. Criterion A: 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. Criterion B: 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. Criterion C: 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 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. Criterion E: 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. Criterion F: 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. Criterion G: 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. Criterion H: 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 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.

- 12. 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.

13. 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.
  
14. 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.”
  
15. 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.

***RECOMMENDATION - RZ-2024-00001, February 15, 2024***

**APPROVAL of Project #: 2024-009765, Case #: 2024-00001, 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 acres., based on the preceding Findings.**

---

*Seth Tinkle*

***Seth Tinkle, MCRP  
Long Range Planner***

Notice of Decision cc list:

Tierra West, LLC, [slozoya@tierrawestllc.com](mailto:slozoya@tierrawestllc.com)

Cross Development, [meagan@crossdevelopment.net](mailto:meagan@crossdevelopment.net)

Santa Barbara Martineztown NA, Loretta Naranjo Lopez, [lnjalopez@msn.com](mailto:lnjalopez@msn.com)

Santa Barbara Martineztown NA, Theresa Illgen, [theresa.illgen@aps.edu](mailto:theresa.illgen@aps.edu)

North Valley Coalition, Peggy Norton, [peggynorton@yahoo.com](mailto:peggynorton@yahoo.com)

North Valley Coalition, James Salazar, [jasalazarm@gmail.com](mailto:jasalazarm@gmail.com)

EPC file

Legal, [dking@cabq.gov](mailto:dking@cabq.gov)



## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

#### ***Long Range Planning***

This is a request for a zone map amendment from MX-M to MX-H for a parcel located on 1100 Woodward Pl NE, Abq NM 87102, at the SW intersection of Mountain Rd NE. and the I-25 Frontage Road. The current site is approximately 2.79 acres, is vacant and is located within an Area of Change.

There is no other property zoned MX – H (Mixed-Use – High intensity) in the area west of I-25. The property zoned MX-H east of I-25 does not share access to the same streets as the subject property. The interstate and frontage roads are a combined set of 4 streets that are not pedestrian-oriented. These combined rights-of-way act as a physical and visual barrier from the other property zoned MX-H east of I-25. 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 [IDO §14-16-2-4(D)(1)].

Due to the proposed inpatient component, this facility would be considered a hospital for the purposes of the IDO. Hospitals are a permissive use in the MX-M zone district but are limited to 20 beds and are conditional within 330 feet of any Residential zone district. The request would result in an up-zone that would allow more than 20 beds and increase the maximum building height on the site from 48 feet to 68 feet.

The proposed development supports Policy 4.1.1 in Chapter 4, Community Identity, as it would provide a location for more intense uses away from residential areas, including needed health services, as well as providing jobs to the City of Albuquerque and accessible by 3 major transit corridors, thereby protecting the stable and thriving surrounding residential neighborhoods.

The proposed project would support Policy 5.1.2 and Goal 5.3.1 in Chapter 5: Land Use by providing health services for the public good in close proximity to the nearby neighborhood and is accessible by a network of major transit corridors.

The Martineztown/Santa Barbara community has often expressed opposition to mixed-use, higher-density, multi-story development. The EPC should carefully consider whether an up-zone is appropriate on this site west of I-25.

### ***CITY ENGINEER***

#### ***Transportation Development***

Transportation has no objection to the Zoning Map Amendment for this item.

#### ***Hydrology Development***

**New Mexico Department of Transportation (NMDOT)**

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations (Department of Municipal Development)**

**Street Maintenance (Department of Municipal Development)**

**RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:**

**WATER UTILITY AUTHORITY**

1. No objections to Zoning Map Amendment.
2. For informational purposes only:
  - 2a. Conditions of service are being analyzed in Availability Statement 240117.

**Utility Services**

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

Project # PR-2024-009765 RZ-2024-00001– Zoning Map Amendment (Zone Change) --- Should the zone map amendment be approved a site plan approved for access by the Solid Waste Department will be required. The site plan will need to indicate the refuse/recycle plan for this project. Trash enclosure minimum requirement can be found using the following link:

<https://www.cabq.gov/solidwaste/documents/enclosurespecificationswordfont14.pdf>

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

No adverse comments for the zone map change.

**ALBUQUERQUE PUBLIC SCHOOLS**

1. EPC Description: RZ-2024-00001, Zoning Map Amendment (Zone Change).
2. Site Information: Gateway Subdivision, Tract A.
3. Site Location: 1100 Woodward Place NE, between Mountain Road and Lomas Blvd.
4. Request Description: Request for a zone change from MX-M to MX-H to facilitate the development of a hospital.
5. APS Comments: Location is directly across Mountain Road NW from APS Alternative Schools CEC and ECA campus. Curb cut depicted in the Option on the application indicates vehicular entry/exit will be located directly across from school entry/egress. Plan will have inevitable traffic ramifications. Request that developer work with APS to determine an appropriate location for the turn-in/turn-out and ensure concurrency.

**Kirtland Air Force Base**

**MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)**

MRMPO has no adverse comment.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

Good afternoon, neither of these cases are within our jurisdiction and will not require MRGCD final approval.

Thank you and let us know if you need anything else.

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

There are PNM facilities and/or easements around the entire site's perimeter, including along the Woodward Pl and Mountain Rd frontages.

It is the applicant's obligation to determine if existing utility easements or rights-of-way 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 review.



**Figure 1:** Looking south from the southern boundary of the subject site towards a parcel zoned MX-M.

**Figure 2:** Looking west/SW from the SW corner of the subject site towards a parcel zoned MX-M.



**Figure 3:** Looking north from the NW corner of the subject site at a property zoned MX-T.



**Figure 4:** Looking north at the subject site from the site's western boundary.

**Figure 5:** Looking south at the subject site from the site's northern boundary.



**Figure 6:** Looking east of the subject site towards I-25 and Frontage Rd. S.

## HISTORY

Case numbers Z-93-46, DRB 94-183, DRB 97-466, 1000090, and 1009119.

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

Date: March 24, 1994

**OFFICIAL NOTIFICATION OF DECISION**

Sandia Foundation  
700 Lomas Blvd 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 northwest corner of Lomas Boulevard, NE and the I-25/Lomas off-ramp, containing approximately 25 acres. (J-15)

On March 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:**

1. 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.
2. 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.
3. A facilitated meeting was held on August 18, 1993. There was no specific resolution to the issues reached at this meeting.
4. A Master 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.
7. 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.
8. The Center City Downtown Core Revitalization Strategy sets a larger context 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.
9. 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.
11. 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 Martineztown/Santa Barbara Sector Development Plan.



**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.
2. 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.
3. 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.
4. 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.
5. 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 DRB CASE NUMBER IS DRB 94-183. IN ORDER TO RECEIVE FINAL SIGN-OFF AT THE April 12, 1994, DRB MEETING, THE FOLLOWING ITEMS NEED TO BE SUBMITTED TO THE PLANNING DEPARTMENT BY April 5, 1994:

1. A NARRATIVE DESCRIPTION (A 'COMPLIANCE LETTER') STATING HOW THE EPC'S CONDITIONS OF APPROVAL HAVE BEEN MET;
2. AN INFRASTRUCTURE LIST FOR ANY REQUIRED PUBLIC IMPROVEMENTS (STREETS, UTILITY LINES, ETC.);
3. 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 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 7-14-45.B.2.c of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by 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 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,

*Susan J. Connors*  
for Rex King  
Acting Planning Director

RK/SC/ck  
cc:Herbert M. Denish and Assoc., P.O. Box 2001, Albuquerque, NM: 87103  
Veronica Arellano, Santa Barbara/Martineztown Neigh., Assoc., 900 Edith NE, Albuquerque, NM 87102



## 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 4<sup>th</sup> 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)

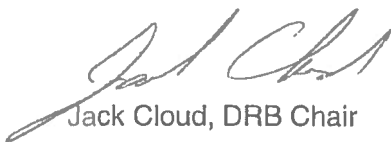
At the **February 26, 2014** Development Review Board meeting, a **two** year extension of the Subdivision Improvements Agreement was approved.

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

## ZONING

Please refer to IDO Section 14-16-2-4(C) for the MX-M Zone District

Please refer to IDO Section 14-16-2-4(D) for the MX-H Zone District

## APPLICANT INFORMATION



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

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

### APPLICATION INFORMATION

Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners: JHDQ Land Holding LLC / CO Atrium Holding Company	

### BRIEF DESCRIPTION OF REQUEST

Zone map amendment from MX-M to MX-H

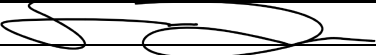
### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

### LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

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

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

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

**Form Z: Policy Decisions**

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

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

**INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

**ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

**ADOPTION OR AMENDMENT OF FACILITY PLAN**

- Plan, or part of plan, to be amended with changes noted and marked
- Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

**AMENDMENT TO IDO TEXT**

- Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing



**ZONING MAP AMENDMENT – EPC**

**ZONING MAP AMENDMENT – COUNCIL**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

**ANNEXATION OF LAND**

- Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- Petition for Annexation Form and necessary attachments
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- Board of County Commissioners (BCC) Notice of Decision

<b><i>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.</i></b>		
<b>Signature:</b>	<b>Date:</b>	
<b>Printed Name:</b> Sergio Lozoya	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>		
Project Number:	Case Numbers	
	-	
	-	
	-	
<b>Staff Signature:</b>		
<b>Date:</b>		

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

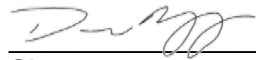
Cross Development hereby authorizes Tierra West, LLC to obtain information and submit entitlement and permit applications for a Zone Map Amendment at the above referenced Property, and act as Cross Developments agent for the limited purpose of entitling, permitting, and subdividing the above referenced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

Sincerely,

Cross Development

Deno Maggi

\_\_\_\_\_  
Print Name



\_\_\_\_\_  
Signature

Manager

\_\_\_\_\_  
Title

1/4/24

\_\_\_\_\_  
Date



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 Development's 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

By: \_\_\_\_\_  
Signature



President

Title

1/3/2024

Date



# 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 2.7845 AC

Development Street Address: 1100 WOODWARD PL NE ALBUQUERQUE 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:  Change of Use:  Same Use/Unchanged:  Same Use/Increased Activity:

Change of Zoning:

Proposed Use (mark all that apply): Residential:  Office:  Retail:  Mixed-Use:

Describe development and Uses:  
Medical Rehab 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 known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Major Transit Corridor - Urban Major Collector  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: n/a  
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 4178 (22) Volume-to-Capacity Ratio (v/c): 0.243  
(if applicable)

Adjacent Transit Service(s): City Bus Service Nearest Transit Stop(s): Bus Stop Route 5

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing Shared Bike Path on Mountain Rd  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing Sidewalk on both sides of the roadway along Mountain Rd.

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No [  ]

Thresholds Met? Yes [ ] No [  ]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

M. P. E.

1/5/2024

TRAFFIC ENGINEER

DATE

**Submittal**

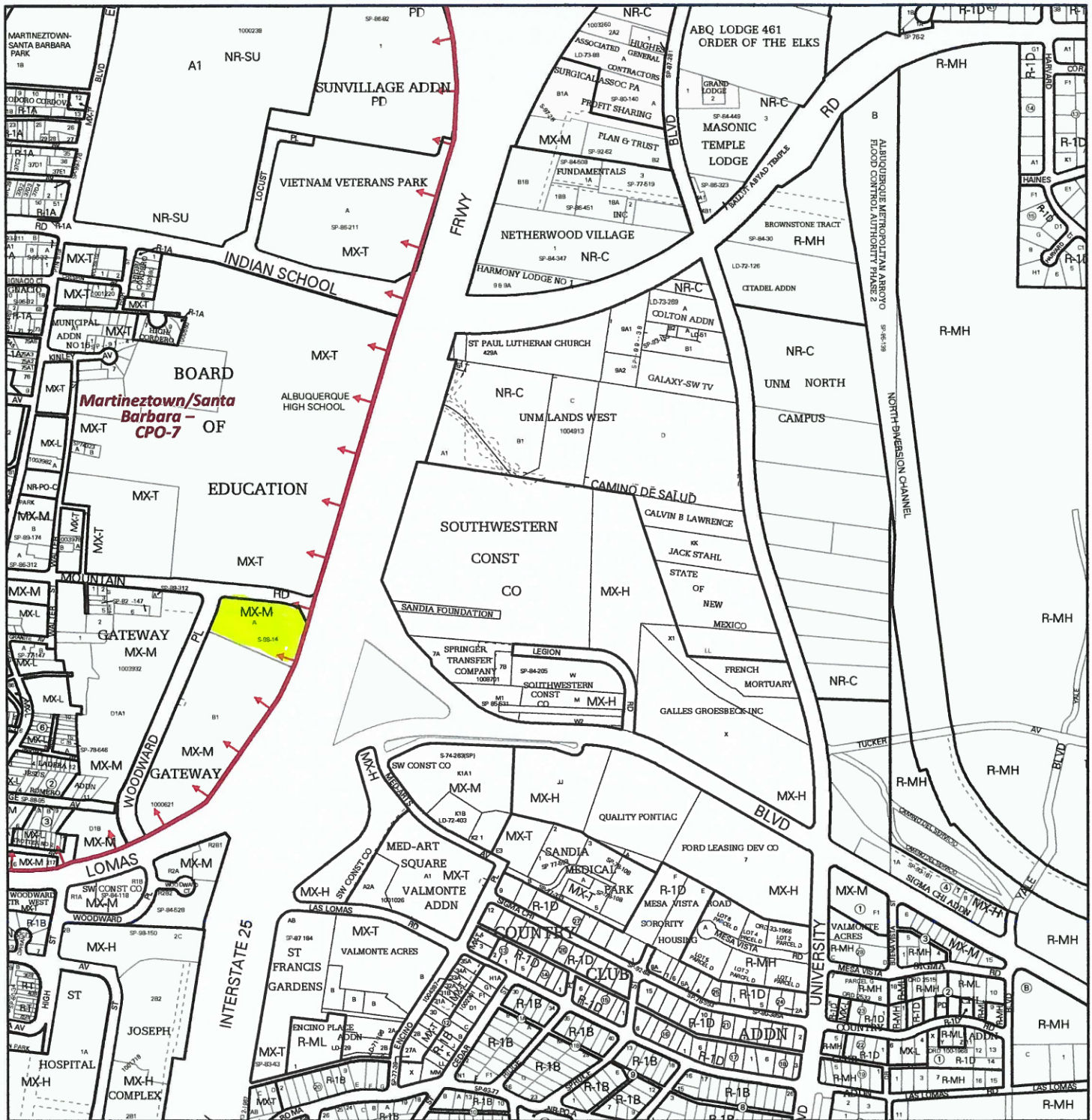
The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto: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.



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

## IDO Zone Atlas

### May 2018



**IDO Zoning information as of May 17, 2018**

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

Zone Atlas Page:

# J-15-Z

Easement Escarpment

Petroglyph National Monument

Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

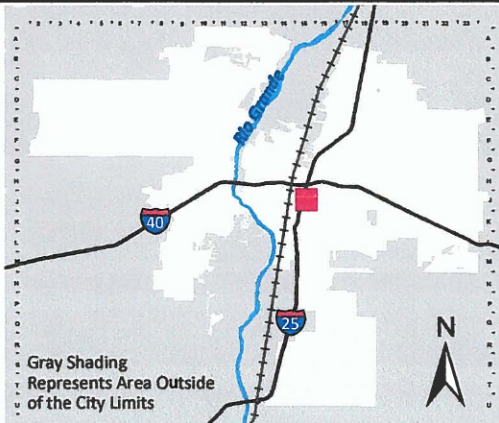
Character Protection Overlay (CPO) Zone

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet





February 1, 2024

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

**RE: ZONING MAP AMENDMENT – MX-M TO MX-H  
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 zone map amendment from MX-M to MX-H 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); we are requesting a zone map amendment to Mixed-Use – High Intensity (MX-H). IDO provision 14-16-6-7(G)(1)(a) 2 states that an EPC hearing is required for proposals changing less than 20 gross acres of land located partially or completely in an Area of Change to a zone district other than NR-PO-B.

### **Notification Requirements and Facilitated Meeting Request**

As required by the IDO, neighborhood association representatives and neighbors within 100 feet of the site were contacted. A meeting was scheduled for January 18th, 2024, with the Santa Barbara Martineztown Neighborhood Association (SBMTMA) in response to this notification. No other neighborhood associations or neighbors have reached out to Tierra West. The meeting scheduled for January 18th, 2024, between Tierra West LLC and SBMTNA will be coordinated and ran by a facilitator determined by the City. During this meeting, the Applicant will address neighborhood comments and concerns and explain the purpose of the proposed zone change.

### **Update on Facilitated Meeting and follow-up meeting:**

Tierra West, LLC met with Santa Barbara/Martineztown Neighborhood Association (SBMTNA) on Thursday, January 18th, 2024, to discuss the Applicant’s upcoming EPC – Zone Map Amendment request. The applicant presented relevant information regarding the application, including the nature of the site, potential community benefits of the request, preemptive impact mitigation such as traffic review, and the appropriateness of the proposed land use. Questions asked included: “Will there be a formal traffic study?”, “Will Applicant consider a smaller facility?”, “Will Applicant consider a different type of land use on this site if this application is denied?”, and “Where will the primary traffic entry and exit point be located?”.

The primary community stakeholder objections were stated. First, the community stated that the IDO MX-H designation is not equivalent to the original sector plan’s C-3 designation and therefore that the proposed use is not appropriate. Secondly, the community shared many concerns with the nearby area’s traffic. One traffic concern was the increased congestion as a

potential result of this proposed development. The other traffic concern involved safety, especially with regard to the nearby school and resulting foot traffic. The community shared concerns that excessive speed and accidents on the adjacent I-25 frontage road would increase.

Tierra West, LLC met with Santa Barbara/Martineztown Neighborhood Association (SBMTNA) for the second time on Tuesday, January 30th, 2024, to follow up on concerns regarding the Applicant's upcoming EPC – Zone Map Amendment request. A representative of Cross Development was also present to help address any operational questions. Tierra West presented further relevant information regarding the application, including the history of the site and detailed elevations of the proposed development. Tierra West described the zone change as being necessary to be able to allow for 60 overnight beds and described the original sector plan zoning of C-3 and how it would relate to MX-H or NR-C in the IDO.

The primary community stakeholder objections from the previous meeting were addressed. First, Applicant reaffirmed that the previous C-3 designation should have led to an MX-H or NR-C designation in the IDO according to Table 2-2-1. Second, the conversation moved to traffic. Applicant highlighted the anticipated traffic flow for the development is 35 trips in the morning and 37 trips in the evening, relatively low trip generation numbers. A second Traffic Scoping Form is under review by the City, as requested at the last meeting. Traffic accident data was reviewed, identifying a crash rate at Mountain Rd and I-25 higher than national averages; video footage will be reviewed for turning movements and pedestrian crossing activity.

Tierra West reaffirmed commitment to transparent communication, including seeking community input on proposed traffic management measures. Such measures include potentially approaching the City and NMDOT to discuss introduction of a Hawk Signal for mid-block pedestrian crossings and traffic signal remediation for southbound I-25 Frontage Road.

Finally, examples of existing Nobis Rehabilitation facilities were shared, along with testimonials for other facilities throughout the country.

## **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. 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 (90%) of the 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.

## **Planning Context**

Tierra West LLC, respectfully requests a zone change from MX-M to MX-H. 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 Martineztown/Santa Barbara 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 there is a parcel zoned MX-H and beyond that there are parcels zoned MX-T, MX-M, and MX-H zone districts.

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

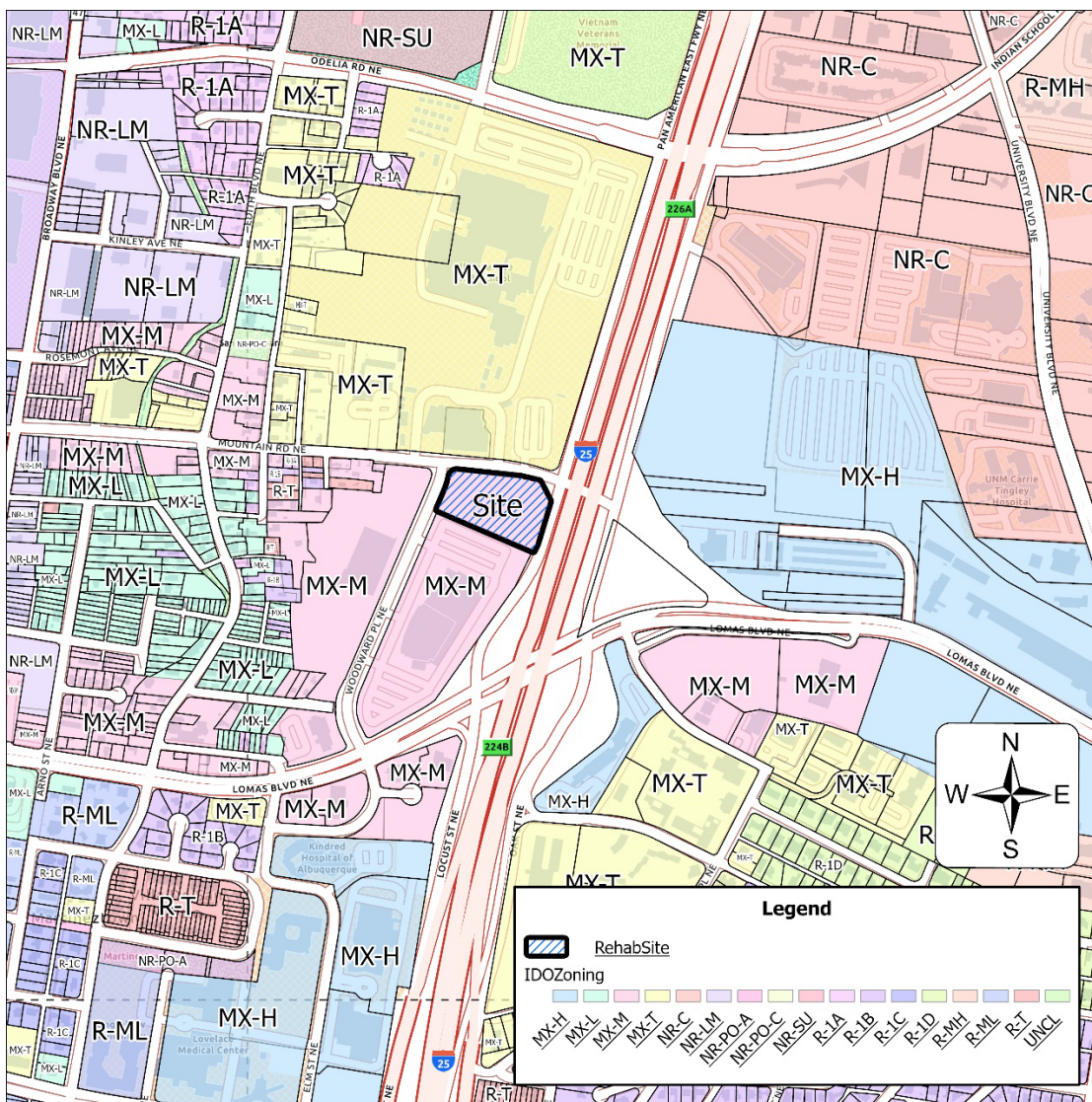


Figure 1: Zoning information

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-M	Mixed-Use, Medium Intensity

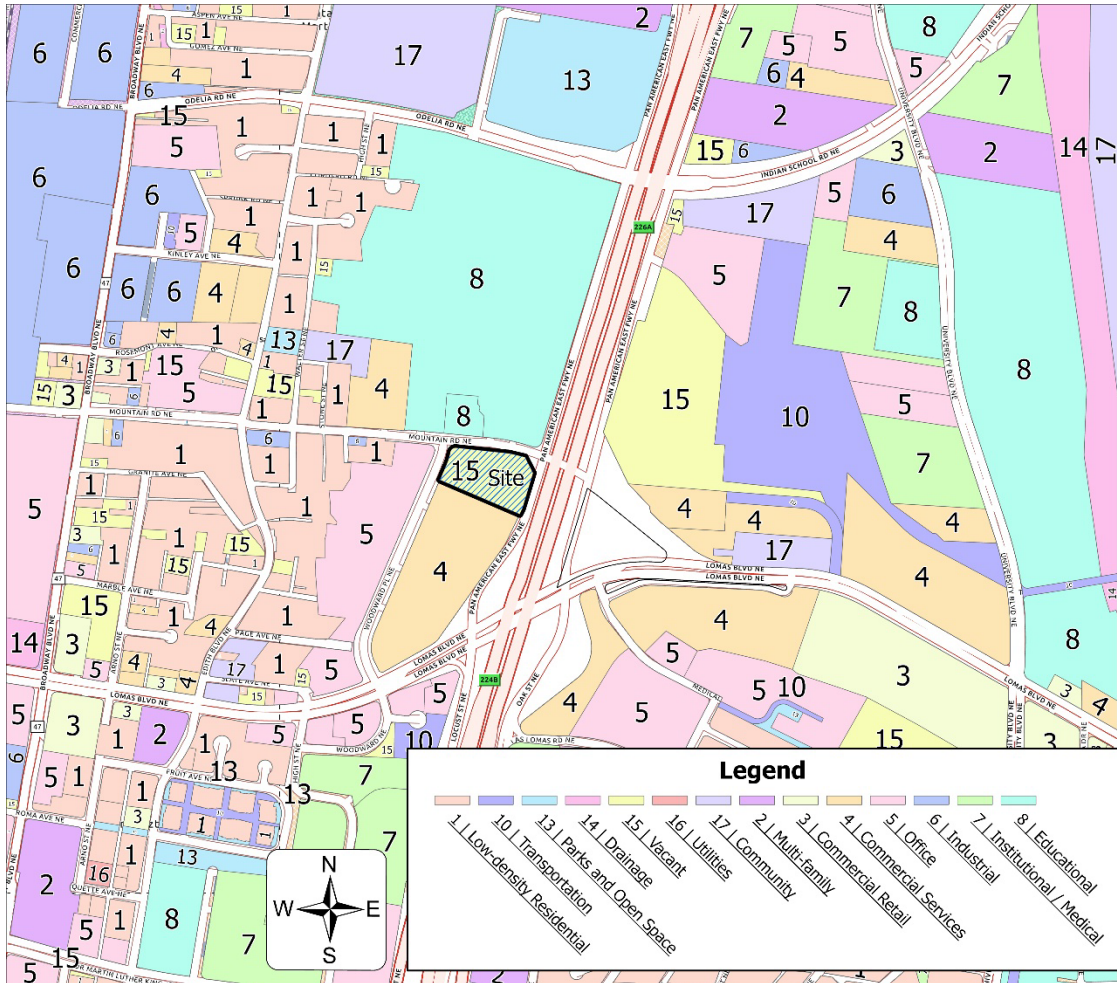


Figure 2: Land Use

North	8 - Educational (school)
East	4 - Commercial services (self-storage)
South	4 - Commercial services (hotel)
West	5 - Office (medical)
Subject Site	15 - Vacant

Should the zoning map amendment be approved, the applicant is proposing to develop a (Physical) Rehabilitation Hospital.

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.

## 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. As shown in the Sector Plan, which is now repealed, the subject site was previously zoned SU-2 described as C-3 for Industrial / Wholesale / Manufacturing. Upon the adoption of the IDO, the zoning designation changed to MX-M (Mixed-Use – Medium Intensity). 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. Though IDO Table 2-2-1 shows that C-3 is equivalent to MX-H, the parcel was re-zoned to MX-M. The SU-2 zone was stated to be rezoned as the “closest match identified where Sector Development Plan referenced other zones”. Again, the sector plan referenced the C-3 zone, which is shown to be MX-H or NR-C equivalent.

## Zoning Map Amendment Justification

The zone change from MX-M to MX-H will benefit the surrounding neighborhood by furthering a preponderance of applicable Goals and Policies and clearly facilitating the implementation of the ABC Comp Plan as shown in the following analysis. The analysis describes how the proposed Zone Map Amendment furthers 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 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 zone map amendment would enhance, protect, and preserve the existing Santa Barbara / Martineztown area because it would facilitate mixed use development under the MX-H zone. 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 located along two Major Transit Corridors, development pressure will be alleviated from the existing residential community. The request clearly facilitates Goal 4.1 – Character.*

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

*The proposed Zone Map 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.*

*The now repealed Sector Development plan discusses how more intense uses should be located away from the residential areas. The zone change 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 clearly facilitates Policy 4.1.1 Distinct Communities.*

**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 requested MX-H zone is appropriately located for more intense uses given its proximity to Major Transit Corridors and the Interstate (I-25). In the now repealed sector development plan, residents described this area as being appropriate for more intense uses. 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 clearly facilitates 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 Zone Map 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 Corridor will ensure that the Central Albuquerque CPA and Santa Barbara / Martineztown area grow as a community of strong Centers connected by a multi-modal network of Corridors. The request clearly facilitates 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 request would help capture regional growth along 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.*

*New Mexico is largely characterized by rural cities, and it is not uncommon for residents of Edgewood, Zia Pueblo, Jemez Pueblo, Ponderosa, and other surrounding communities to drive to Albuquerque for commercial and other services. Further, Lomas Blvd is classified as a Regional Principal Arterial by the MRMPO Long Range Roadway System.*

*The request clearly facilitates 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 clearly facilitates 5.1.1(c) as it promotes compact infill development along three Major Transit Corridors: Mountain Rd, I-25 Frontage Rd, and Lomas Blvd. This area is appropriate for development and accommodates growth in the Central ABQ Community Planning Area. Development of the subject site would promote infill development as it is located in an established area of the City. The requested Zone Map 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.*

**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 clearly facilitates 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 eliminating 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 request for the MX-H zone 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 clearly facilitates 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 zone map 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 location for the proposed zone change and subsequent development foster complete communities as it will serve the areas mentioned above along with the greater Albuquerque Metropolitan area and beyond. The requested MX-H zone promotes the live, work, learn, and play ethos because it would provide a wide range of services near established residential and mixed-use communities. The request clearly facilitates 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. This location for the proposed zone change and future development creates healthy, sustainable, and distinct communities as it will serve the areas mentioned above along with the greater Albuquerque*

*Metropolitan area. Development allowed within the MX-H zone 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 sites proximity to transit also promote health and sustainability by encouraging and facilitating the use of alternative modes of transportation. The request clearly facilitates Policy 5.2.1 – Land Uses.*

- a) *Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.*

*The proposed Zone Map Amendment would clearly facilitate sub-policy 5.2.1(a) because it would encourage development of a vacant lot within walking and biking distance of multiple neighborhoods, promoting good access for all residents. The infill development of this vacant lot would lead to an introduction of new goods, services, and/or amenities that would serve the nearby residents. The site's location on the outskirts of a residential area while being adjacent to multiple Major Transit Corridors would allow any development resulting from an approved zone change to effectively serve the surrounding area.*

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

*The proposed Zone Map 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 MX-H zoning would be unique to the surrounding area, increasing the variety of uses in the area and creating more sustainable, distinct communities. The request clearly facilitates 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 Zone Map 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. The MX-H zoning allows for more intense uses and a higher allowed maximum building height, which would allow for development that is compatible in form and scale to the immediately surrounding development. The request clearly facilitates sub-policy 5.2.1(h).*

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

*This Zone Map 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 zone change would allow the lot to be developed in a safe and productive manner. The request clearly facilitates 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 clearly facilitate 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.*

**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 zone map amendment clearly facilitates 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.*

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

*This Zone Map 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 clearly facilitates 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.

*Many MX-H uses that would be facilitated through this zone change 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. However, other permissible uses in the MX-H district would provide benefit to society as well. Furthermore, the location of this lot, on the corner of Major Transit Corridors Mountain Rd and I-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.*

*Many design standards are shared between the MX-M and MX-H zones. The only notable difference between the two appears to be allowable building height. The higher allowable height in MX-H zones has few offsite impacts as the site is on the edge of a neighborhood and is not within any VPO zones. Furthermore, as discussed elsewhere in this analysis, the increased height allowed in the MX-H zone would match the existing character of the immediately surrounding area. The request clearly facilitates sub-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 request clearly facilitates 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 MX-H zone and subsequent development would be appropriate in intensity, density, and location.*

**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 Zone Map 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 MX-H zone would direct growth and more intense development where change is encouraged, expected, and appropriate. The request clearly facilitates Policy 5.6.2 – Areas of Change.*

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

*The zone map amendment and proposed development clearly facilitate Goal 8.1 – Placemaking because the request creates places where businesses and talent will stay and thrive by helping to ensure a variety of land uses within the Central ABQ CPA, the Santa Barbara / Martineztown community, and the greater Albuquerque area. The proposed development will create jobs for a range of workers with varying occupational skills and salary levels.*

**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 clearly facilitates Policy 8.1.1 – Diverse Places because the zone map amendment from MX-M to MX-H would foster a range of development intensity, density, uses and building scale in an area with a wide range of existing land uses. The amendment from MX-M to MX-H would facilitate the development which would foster a range of intensities, uses and densities. 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 clearly facilitate 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 zone map amendment and proposed subsequent high intensity would create a variety of employment opportunities for a range of occupational skills and salary levels.*

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

*The request clearly facilitates sub-policy 8.1.1(c) because uses allowed in the MX-H zone would facilitate development which would generally hire local residents. The range of land uses allowed in the MX-H zone, along with the design standards, increases the likelihood of development on the subject site, thus prioritizing job creation and local hiring.*

**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 zone map amendment to MX-H 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 zone would allow a variety of land uses that would benefit the community. Further, the development would be 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 clearly facilitates Policy 8.1.2 – Resilient Economy.*

**Goal 8.2 – Entrepreneurship:** Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

*The request clearly facilitates Goal 8.2 Entrepreneurship because the requested MX-H zone district allows for various land uses and appropriate design standards, all of which would facilitate the development of the long standing, vacant lot. The subject site is in a prime area: near the Central ABQ CPA, along three Major Transit Corridors and within an area of change, all these factors contribute to growth of private business and the culture of creativity.*

## **Zone Map Amendment – Review and Decision Criteria**

The request is supported by the Comprehensive Plan Goals and polices and meets the requirements for a Zoning Map Amendment – EPC Per IDO Section 14-16-6-7(G)(3) Review and Decision Criteria a – h as follows:



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

*As discussed above, the requested zone map amendment from MX-M to MX-H will benefit the surrounding neighborhood by furthering a preponderance of applicable Goals and Policies in 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 furthers 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 MX-H 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.*

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

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

*The subject site is located wholly within an Area of Change, the above criterion does not apply.*

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

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

*The subject property is located wholly within an Area of Change as shown in the ABC Comp Plan and meets criteria 2 and 3. The request meets criteria 2 because a significant change in the conditions affecting the site justifies the request. Along with the adoption of the IDO the zoning designation of the subject site was changed from C-3 (Heavy Commercial) to MX-M. The proposed MX-H zoning is consistent with the prior zoning of C-3. Further, the now repealed sector development plan considered C-3 appropriate for this area, as it is an appropriate*

distance away from residential development. As shown in IDO table 2-2-1: Summary of Zone Districts, the equivalent of the prior C-3 zoning designation is MX-H or NR-C.

The request also meets criteria 3, as described above: the requested zone map amendment from MX-M to MX-H will benefit the surrounding neighborhood by clearly facilitating the implementation of, and furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan as shown in the previous analysis. The analysis described how the proposed Zone Map Amendment clearly facilitates ABC Comp Plan Goals and Policies regarding Character, Distinct Communities, Centers and Corridors, Complete Communities, City Development Patterns, Land Uses, Areas of Change, Placemaking and others. 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 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.

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

<b>Change In Uses From MX-M To MX-H – Adapted from IDO Table 4-2</b>		
<b>Residential Uses</b>	<b>MX-M</b>	<b>MX-H</b>
Group home, small	<b>P</b>	
<b>Commercial Uses</b>		
Kennel	<b>C</b>	
Nursery	<b>A</b>	
Campground or recreational vehicle park	<b>C</b>	
Paid parking lot	<b>P</b>	<b>A</b>
Construction contractor facility and yard		<b>C</b>
Self-storage	<b>C</b>	<b>P</b>
Amphitheater		<b>C</b>
Adult retail		<b>P</b>
Park and ride lot	<b>P</b>	<b>C</b>
<b>Industrial Uses</b>		
Light manufacturing		<b>A</b>
<b>Accessory and Temporary Uses</b>		
Drive-through or drive-up facility	<b>A</b>	<b>CA</b>
Dwelling unit, accessory	<b>A</b>	
Outdoor animal run	<b>CA</b>	
Circus	<b>T</b>	

**Permissive Uses**

*Regarding the new uses allowed by the proposed zone change, any uses conducted on this site shall be beholden to all IDO requirements and regulations. Adult retail would normally be allowed in the MX-H zone, but due to the site's proximity to schools to the north, this use would not be permitted at all, as outlined in IDO Provision **14-16-4-3(D)(6)**. Self-storage, the other permissive use that would be granted through the approval of this request, is controlled by IDO Provision **14-16-4-3(D)(29)**. **14-16-4-3(D)(29)(f)** restricts access to individual storage units to be indoor only, heavily reducing outdoor on-site traffic. Furthermore, all storage would be required to be within fully enclosed portions of a building.*

### **Conditional Uses**

*An amphitheater is a conditional use and therefore would require a conditional use permit. There are no use-specific standards for amphitheaters, but the size of the lot would significantly limit the level of activity that could occur were an amphitheater to be developed here. Another use conditionally allowed in MX-H is the Construction Contractor Facility and Yard. First, anywhere construction equipment or goods or vehicles are parked or stored, or where work is conducted, must comply with all requirements in **14-16-5-6** (Landscape, Buffering, and Screening). Secondly, a conditional use approval through the ZHE would be required, requiring additional public comment and internal review. Finally, a Park-and-Ride Lot becomes an available conditional use. This use would be beholden to all standards within **14-16-5-5** (Parking and Loading), ensuring that its development would be in line with all IDO regulations.*

### **Accessory Uses**

*Light manufacturing becomes a newly allowed accessory use but would be beholden to all use requirements outlined in IDO Provision **14-16-4-3(E)(4)**, including screening and storage requirements. A paid parking lot also would typically become a newly allowed accessory use. However, in line with provision **14-16-4-3(D)(22)(d)6.**, due to the lot's location in the Martineztown/Santa Barbara CPO-7, this accessory use would be prohibited.*

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

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

*The request meets the criteria above as described by number 3: will have adequate capacity when the applicant fills its obligations under the IDO, the DPM, and/or an IIA. The request will continue through various City application processes where infrastructure capacity will be addressed.*

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

*The subject site is bound by Woodward PI NE (local urban street), Mountain Rd NE, and the I-25 Frontage Rd. Both Mountain Rd NE and I-25 Frontage are classified as Major Collectors by MRCOG. Lomas Blvd and I-25 are in the vicinity of the subject site and are classified as Principal Arterial and Interstate by the MRCOG, respectively. Though the location of the subject site is appropriate for the requested Zone Map Amendment, our justification is not based predominantly on that. Rather, the justification is based on a thorough ABC Comp Plan analysis and shows that the request clearly facilitates and furthers a preponderance of Goals and Policies found therein.*

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

*The request is not based on the cost of land nor economic considerations, rather, the request is based on the policy analysis above. The requested zone map amendment from MX-M to MX-H will benefit the surrounding neighborhood by clearly facilitating the implementation of, and furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan as shown in the previous analysis. The analysis described how the proposed Zone Map Amendment clearly facilitates ABC Comp Plan Goals and Polices regarding Character, Distinct Communities, Centers and Corridors, Complete Communities, City Development Patterns, Land Uses, Areas of Change, Placemaking and others. 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 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.*

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

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

Planning staff has interpreted that the request is a spot zone, as such, the Zoning Map Amendment would apply a spot zone. The requested Zoning Map Amendment clearly facilitates the implementation of the ABC Comp Plan, as amended, and the request meets criterion 1, because the subject property would function as a transition between adjacent zone districts.

As discussed above, the requested MX-H zone would serve as an appropriate transition between adjacent zone districts for the following reasons:

The definition of adjacent in the IDO, cited below on page 16 of this report, would include zone districts east of the right of way (I-25 and frontage). Additionally, the I-25 freeway is not a land use, nor is it a zoned parcel, as such it (the interstate) would not be included as a neighboring zone district.

The subject site would then be a transitional zone from the other adjacent MX-H zoned parcels (across the right of way) and the western parcels including zoning designations that range from MX-L, MX-M and MX-T. The lower intensity Mixed – Use zones west of the subject site are appropriately located and abut the few existing residential zones. The subject site and proposed MX-H zone is not directly adjacent to any residential zone and would transition into the lower intensity of the surrounding MX zone districts.

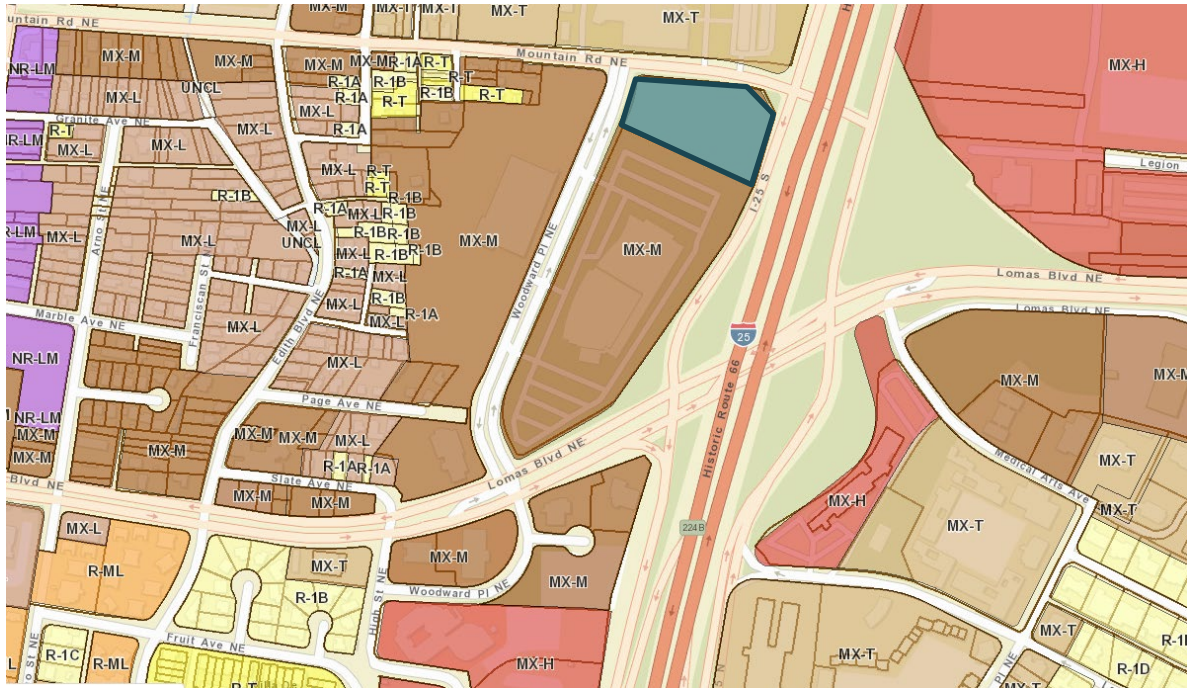


Figure 3: MX-H transition

Further, should the request be approved the resulting zoning map pattern would be similar to the existing zoning patterns in the area. As shown in figure 3 above, directly east of the subject site (not including I-25), there are parcels zoned MX-H. To the southeast of the subject site, are parcels zoned MX-H which then transition into parcels zoned MX-M, MX-T, and R-1. Just south of the subject site, there are parcels zoned MX-H which transition to MX-M, MX-T, and R-1 zones.

**Tierra West Position on Spot Zone Requirement:**

Please see the definition of adjacency, interstate highway, and street taken directly from the IDO.

**Adjacent**

Those properties that are abutting or separated only by a *street*, alley, trail, or utility easement, whether public or private. See also Alley, Multi-use Trail, Private Way, *Right-of-way*, and Street.

**Interstate Highway**

An access-controlled *street* that is part of the National Highway System. For the purposes of this IDO, this term includes all public right-of-way owned or controlled by NMDOT along Interstate Highway 25 and Interstate Highway 40 associated with the interstate highway, including but not limited to through lanes, frontage roads, on- and off-ramps, and interchanges.

**Street**

The portion of a public right-of-way or private way, from curb to curb (or from edge of paving to edge of paving if there is no curb, or from edge of visible travel way to edge of visible travel way, if there is no paving), that is primarily devoted to vehicular use.

Considering the legal definitions of adjacency, interstate highway, and street (cited above), Tierra West respectfully believes that the request does not apply a spot zone. Additionally, there are several parcels zoned MX-H within 500' – 1,500' of the subject site.

**Conclusion**

The requested zone map amendment from MX-M to MX-H would benefit the surrounding neighborhood by clearly facilitating the ABC Comp Plan and furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan as shown in the preceding analysis. The proposed Zone Map Amendment furthers a preponderance of Goals and Policies 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 600-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 repealed Martineztown Sector Plan because the MX-H zone is in alignment with the zoning 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 Zoning Map Amendment is considered and approved by the Environmental Planning Commission. Thank you for your consideration.

Sincerely,



Sergio Lozoya  
Sr. Planner

cc: Megan Vieren

JN: 2023074  
SL/db/aj

## STAFF INFORMATION

**January 24, 2024**

TO: Sergio Lozoya  
Tierra West, LLC

FROM: Seth Tinkle, Planner  
City of Albuquerque Planning Department

TEL: (505) 924-3345

RE: PR-2024-009765, 1100 Woodward Pl NE ZMA

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I've completed a first review of the proposed zoning map amendment. I would like to discuss the request, have a few questions, and suggested revisions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised project letter (one electronic copy)

**by 10 AM on January 31, 2023.**

Note: If you have difficulty with this deadline, please let me know.

**1) Introduction:**

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description:
  - a. 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.
- C. It is my understanding that you have submitted a zoning map amendment request from MX-M to MX-H for Tract A Plat of Gateway Subdivision to allow the development of an Inpatient Rehabilitation Facility (IRF).
- D. Note: An (unsigned) Traffic Scoping Form was included in the application. Traffic Scoping Forms are not needed for a zone change.
- E. Zone changes must be consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City.



- F. The justification letter currently contains insufficient responses to Criterion A, C, D, and H. These responses should be revised based upon the information located in this memo.

## 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 for February is on the 15th. Final staff reports will be available about one week prior, on February 8<sup>th</sup>.
- 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. It appears that the applicant has provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners via certified mail and email as required by the IDO.
- B. It appears that the Santa Barbara Martineztown NA requested a facilitated meeting on Thursday, January 18 to discuss the zone change request. Please provide me with details of this meeting, including the facilitated meeting notes.
- C. Have you received any additional requests or comments community members since the January 4<sup>th</sup> justification letter was written?
- 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 January 31, 2023 to Friday March 1, 2023.

## 4) Project Letter:

- A. The project letters are off to a good start, though I have suggested revisions to some sections of narrative and several of the responses to Criterion. Specifically, I suggest revisions to the responses to Criterion A, C, D, and H in a revised justification letter. The specifics of these revisions are discussed below.
- B. The revised justification letter should be addressed to Chair Mr. Jonathan R. Hollinger.

- C. The revised justification letter should include a section that summarizes and addresses neighborhood concerns (particularly those discussed during the 1/18 facilitated meeting).

**5) Justification Criteria, goals & policies:**

- A. The task in a zone change justification is to choose applicable Goals and Policies from the Comprehensive Plan and demonstrate how the request furthers each applicable Goal and Policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or Policy.
- B. Please note: Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
1. answering the questions in the customary way
  2. using conclusory statements such as “because\_\_\_\_\_”.
  3. re-phrasing the requirement itself in the response, and
  4. choosing an option when needed to respond to a requirement.
- C. Criterion A: Please revise your response to Criterion A in your justification letter based on the following information:
1. This request would create a “spot zone,” so the justification letter must “clearly facilitate” implementation of the ABC Comp Plan throughout. Therefore, the response should cite more applicable Goals and policies to show that the request “clearly facilitates” implementation of the ABC Comp Plan. Also, responses should indicate that the request “clearly facilitates” as opposed to “furthers” the ABC Comp Plan, if it does so.
  2. Comprehensive Plan Goals and Policies pertaining to future or particular developments are not relevant within the context of a zoning map amendment because no site plans are being reviewed as part of this request. While information on potential future development can be included in the project letter, it should not be the basis for your justification of the proposed zone change. Staff’s policy analysis cannot assume that future of particular development is guaranteed due to the nature of this request as a ZMA, so justifications based on future or particular development will be deemed either “not applicable,” “not furthering,” or in this case, “not clearly facilitating” the Comp Plan.
    - i. Note: Not all of the responses in the current justification letter are centered around future or particular development, the above information is only applicable to those that are.
- D. Criterion C: Please revise your response to Criterion C in your justification letter based on the following information:

1. Based upon your current response, it is unclear how “the request meets criteria 2 because a significant change in the conditions affecting the site justifies the request.” This response does not speak to significant changes in the conditions affecting the site – instead, it cites the adoption of the IDO and the resulting conversion from C-3 to MX-M, which happened in accordance Council’s zoning conversion rules at that time. This does not
2. The response simply needs to demonstrate that a different zone district is more advantageous to the community as articulated by the ABC Comp Plan, which is articulated in the second paragraph of the response to Criterion C. However, please note, since this is a “spot zone,” your justification must further show that the request would “clearly facilitate” the Comp Plan, which is a higher test.

E. Criterion D: Your responses to Criterion D need to be reworked, with the following information addressed:

1. The response to Criterion D is mostly sufficient because it discusses changes in uses between the MX-M and MX-H zones while citing use-specific standards in the IDO. However, I have two suggested revisions:
  - i. I suggest that you revise the provided table to be clearer by eliminating the redundancies in the headers (reoccurring “use” headers).
  - ii. I suggest that you revise your response to speak to all new permissive, accessory, and conditional uses in the MX-H zone district. The current response adequately does this with the uses that are present, but some are absent in your justification.

F. Criterion H: Please revise your response to Criterion H in your justification letter based on the following information:

1. According to the IDO, this request would result in a “spot zone,” wherein the zoning map amendment would “apply a zone district different from surrounding zone districts to one small area or one premises.” According to the Merriam-Webster Dictionary, “surrounding” is defined as “to enclose on all sides.” For the purpose of our analysis, we interpret “surrounding” to include only the parcels that directly border (and thus enclose) the subject site. Parcels across a highway and in a different community than the subject site are not interpreted to “surround” the subject site, even though they might be technically classified as adjacent. Every parcel “surrounding” the subject site is zoned MX-T or MX-M.
2. Because this request would create a “spot zone,” your revised response must “clearly facilitate implementation of the ABC Comp Plan, as amended,” and include one of the following criteria, as applicable:
  1. The subject property is different from surrounding land because it can function as a transition between adjacent zone district.

2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

**PRE-APPLICATION REVIEW NOTES**

PA#: 23-078 Notes Provided (date): 9-28-2023

Site Address and/or Location: 1100 Woodward Pl NE

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

**Request** New development of a Rehabilitation Hospital with 60 total beds at full build out.

**Basic Site Information**

Current Use: Vacant Size (acreage): 2.5

Zoning: MX-M Overlay Zone: Martineztown/Santa Barbara – CPO-7

**Comprehensive Plan Designations**

Development Area: Change Corridors: W/in 660' of the Mountain Rd., I-25 Frontage, and Lomas Blvd, Major Transit Corridors

Center: None Near Major Public Open Space (MPOS)?: No

**Integrated Development Ordinance (IDO)**

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Uses: Hospital

Use Specific Standards (USS): 14-16-4-3(C)(4)

Applicable Definition:

**Hospital**

A facility designed to provide medical and health-related care for individuals. Such facilities may provide diagnosis and treatment, both surgical and nonsurgical, for patients who have any of a variety of medical conditions through an organized medical staff and permanent facilities that include inpatient beds, medical services, and continuous skilled nursing care. This use includes any facility licensed by the State as a general, limited, or special hospital.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

**Notice**

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**Process**

Decision Type(s) (see IDO Table 6-1-1): Zoning Map Amendment & Site Plan-Administrative

Specific Procedure(s)\*: 14-16-6-7(G) and 14-16-6-5(G)

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Bodies: EPC & Staff Is this a PRT requirement? No

**Handouts Provided**

- Zoning Map Amendment
- Site Plan Amendments
- Site Plan- EPC
- Site Plan- DHO

- |   |  |  |                                      |
|---|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Site Plan- Administrative | <input checked="" type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research                | <input type="checkbox"/> Transportation          | <input type="checkbox"/> Hydrology       | <input type="checkbox"/> Fire        |

***If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov). Please include the PA# with your inquiry.***

Additional Notes:

- The subject site is adjacent to a Hotel Use to the south and is not a part of that prior approval.
- Pursuant to the USS for hospitals 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).
  - To meet these USS for the MX-M zone district the applicant would be required to:
    - Request a Conditional Use approval for the residential zone districts to the west
    - If Use Specific Standards cannot be met a zone change would be required for the proposed use.
  - The applicant would be required to request a zone change to MX-H because variations from Use Specific standards are not allowed. Hospitals are permissive in MX-H and NR-C. MX-H is the next least intensive zone, but it would create a spot zone. Spot Zones are a higher test and require adequate justification to receive a recommendation of approval.
- All zone changes are required to go through the Environmental Planning Commission (EPC) process, which is a public hearing. Information is available here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- A zone change must be justified in writing, essay format, and respond to the zone change criteria in IDO 14-16-6-7(G)(3), a through h. Examples are available online. However, the assistance of a planning agent is highly recommended. They can do the whole application paperwork, or just the justification- whatever arrangements you make.
- Once the zone change is approved by the EPC, the applicant could submit the proposed site plan to the Site Plan Administrative process. If a zone change is denied, another zone change cannot be requested for a year.
- The site plan would be required to comply with all USS, Development standards for the established zone district, and the CPO-7 requirements in the IDO.

Applicant Questions:

1. See above. A zone change would be required.
2. See above. A zone change would be required.
3. If the max building height for CPO-7 cannot be met, a variance-ZHE would be required. Deviations to overlay standards are not allowed pursuant to IDO section 14-16-6-4(O)(3)(e), so a variance-ZHE request is the only option.
4. An Area of Change is a Comprehensive Plan designation for an area where growth is expected and desired. It does not apply to any development standards in the IDO.
5. Neighborhood Associations do not have development standards pursuant to the IDO, but notification is required to be sent to the affected neighborhood associations for all Zone Change and Variance requests.

## NOTIFICATION

## Adam Johnstone

---

**From:** Baca, Vanessa <vanessabaca@cabq.gov>  
**Sent:** Thursday, November 9, 2023 3:10 PM  
**To:** Donna Bohannon  
**Subject:** FW: 1100 Woodward PI NE\_Public Notice Inquiry Sheet Submission\_EPC

FYI this bounced back the first time. You might double-check your email address when you submit the online form. Thanks.



### Vanessa Baca

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3331 Office

E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



---

**From:** Office of Neighborhood Coordination  
**Sent:** Thursday, November 9, 2023 3:07 PM  
**To:** [djb@tierrawetllc.com](mailto:djb@tierrawetllc.com)  
**Subject:** 1100 Woodward PI NE\_Public Notice Inquiry Sheet Submission\_EPC

#### PLEASE NOTE:

**The neighborhood association contact information listed below is valid for 30 calendar days after today's date.**

Dear Applicant:

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.

Association Name	Association Email	First Name	Last Name	Email	Ac
North Valley Coalition	<a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>	James	Salazar	<a href="mailto:jasalazarm@gmail.com">jasalazarm@gmail.com</a>	50 NV
North Valley Coalition	<a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>	38



Santa Barbara Martineztown NA	<a href="mailto:sbmartineztown@gmail.com">sbmartineztown@gmail.com</a>	Theresa	Illgen	<a href="mailto:theresa.illgen@aps.edu">theresa.illgen@aps.edu</a>	21
Santa Barbara Martineztown NA	<a href="mailto:sbmartineztown@gmail.com">sbmartineztown@gmail.com</a>	Loretta	Naranjo Lopez	<a href="mailto:lnjalopez@msn.com">lnjalopez@msn.com</a>	11

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](mailto: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.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- 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.cabq.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:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



**Vanessa Baca**

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3331 Office

E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



---

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Thursday, November 9, 2023 1:42 PM  
**To:** Office of Neighborhood Coordination <[djb@tierrawetllc.com](mailto:djb@tierrawetllc.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Donna Bohannon

Telephone Number

505-858-3100

Email Address

[djb@tierrawetllc.com](mailto:djb@tierrawetllc.com)

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tract A Plat of Gateway Subdivision

Physical address of subject site:

1100 Woodward Pl NE 87102

Subject site cross streets:

Mountain Rd & Woodward Pl NE

Other subject site identifiers:

This site is located on the following zone atlas page:

J-15-Z

Captcha

x



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



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: <b>Zone Map Amendment - EPC</b>	
Decision-making Body: <b>EPC</b>	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application: <b>1100 Woodward Pl NE 87102</b>	
Name of property owner: <b>Cross Development</b>	
Name of applicant: <b>Tierra West, LLC</b>	
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information: <b>505-278-7088 slozoya@tierrawestllc.com</b>	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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.

\_\_\_\_\_ (Applicant signature) \_\_\_\_\_ December 13, 2023 \_\_\_\_\_ (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**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.


[#2023123] 1100 Woodward PI NE

Adam Johnstone <AJohnstone@tierrawestllc.com>

Tue 11/21/2023 1:18 PM

To:jasalazarnm@gmail.com <jasalazarnm@gmail.com>

Cc:Donna Bohannon <djb@tierrawestllc.com>;Sergio Lozoya <SLozoya@tierrawestllc.com>;Derek Bohannon <dbohannon@tierrawestllc.com>

 1 attachments (683 KB)

Salazar James NA Notification.pdf;

Good afternoon,

Please find attached the Public Meeting Hearing Notice for the referenced project.

Thank you,

Adam Johnstone

Junior Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100

[#2023123] 1100 Woodward PI NE

Adam Johnstone <AJohnstone@tierrawestllc.com>

Tue 11/21/2023 1:22 PM

To:lnjalopez@msn.com <lnjalopez@msn.com>

Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannon <djb@tierrawestllc.com>;Derek Bohannon <dbohannon@tierrawestllc.com>

 1 attachments (962 KB)

Naranjo Lopez Loretta NA Notification.pdf;

Good afternoon,

Please find attached the Public Meeting Hearing Notice for the referenced project.

Thank you,

Adam Johnstone

Junior Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100


[#2023123] 1100 Woodward PI NE

Adam Johnstone <AJohnstone@tierrawestllc.com>

Tue 11/21/2023 1:19 PM

To:peggynorton@yahoo.com <peggynorton@yahoo.com>

Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannan <djb@tierrawestllc.com>;Derek Bohannan <dbohannan@tierrawestllc.com>

 1 attachments (785 KB)

Norton Peggy NA Notification.pdf;

Good afternoon,

Please find attached the Public Meeting Hearing Notice for the referenced project.

Thank you,

Adam Johnstone

Junior Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100


[#2023123] 1100 Woodward PI NE

Adam Johnstone <AJohnstone@tierrawestllc.com>

Tue 11/21/2023 1:21 PM

To:theresa.illgen@aps.edu <theresa.illgen@aps.edu>

Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannan <djb@tierrawestllc.com>;Derek Bohannan <dbohannan@tierrawestllc.com>

 1 attachments (899 KB)

Illgen Theresa NA Notification.pdf;

Good afternoon,

Please find attached the Public Meeting Hearing Notice for the referenced project.

Thank you,

Adam Johnstone

Junior Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100



[#2023123] 1100 Woodward PI NE

SBMTNA <sbmartineztown@gmail.com>

Tue 11/21/2023 4:32 PM

To: Adam Johnstone <AJohnstone@tierrawestllc.com>

Cc: illgen <theresa.illgen@zoho.com>; gilbert speakman <gilsman1@outlook.com>; Rosalie Martinez <rosalimartinez06@gmail.com>; dznaranjo30@gmail.com <dznaranjo30@gmail.com>; meliszayden10@gmail.com <meliszayden10@gmail.com>; robxela@yahoo.com <robxela@yahoo.com>; frjoelbugas@gmail.com <frjoelbugas@gmail.com>; Ivan Westergaard <ivanwestergaard@comcast.net>; timkeller@cabq.gov <timkeller@cabq.gov>; Javier Martinez <JAVIERFORNM@gmail.com>; oneillsd13@billoneillform.com <oneillsd13@billoneillform.com>; Oneillhd15@fastmail.us <Oneillhd15@fastmail.us>; Jesse Lopez Member <jeslopez@msn.com>; tammy.munoz@atriumhospitality.com <tammy.munoz@atriumhospitality.com>; PHILLIPHERN@yahoo.com <PHILLIPHERN@yahoo.com>; Ian Colburn <colburn.ian@gmail.com>; Evelyn Bonilla <cri4eb@yahoo.com>; Molina, Nathan A. <namolina@cabq.gov>; Benton, Isaac <ibenton@cabq.gov>; peggynorton@yahoo.com <peggynorton@yahoo.com>

Dear Mr. Johnstone,

The Santa Barbara Martineztown Neighborhood Association (SBMTNA) meets every third Thursday of the month. The next meeting is Thursday, January 18, 2023 at 6 pm, 1420 Edith NE. SBMTNA requests a facilitated meeting on Thursday, January 18, 2023.

SBMTNA is currently working on historical preservation of the neighborhood. As you are aware, the Community Planned Area does not allow more than 26 feet in height in this area.

The Integrated Development Ordinance (IDO) states the MX-H zone is for high intensity use. SBMTNA is concerned with the reason why you would need such an intense zone category next to a historic single family residential area.

The question I have is why would any person or company want to build a high intensity use next to two high schools, a historical residential area, and a historical narrow road such as Mountain Road NE?

Your email does not explain what you are proposing at this location. It does explain this is a request for a zone map amendment from MX-M to MX-H.

I left a message on your phone. I would like to know the name of your client and what your client is proposing at 1100 Woodward NE (next to the Embassy Hotel).

If you can, call me at (505)270-7716 to explain your proposal. Also, if you can please send your schematics by email so we can see your proposal before we meet.

Regards,

Loretta Naranjo Lopez, President  
Santa Barbara Martineztown Neighborhood Association  
1420 Edith NE  
Albuquerque, NM 87102  
(505)270-7716

---

**From:** Adam Johnstone <[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)>

**Sent:** Tuesday, November 21, 2023 1:22 PM

**To:** [lnjalopez@msn.com](mailto:lnjalopez@msn.com) <[lnjalopez@msn.com](mailto:lnjalopez@msn.com)>

**Cc:** Sergio Lozoya <[SLozoya@tierrawestllc.com](mailto:SLozoya@tierrawestllc.com)>; Donna Bohannon <[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)>; Derek Bohannon <[dbohannon@tierrawestllc.com](mailto:dbohannon@tierrawestllc.com)>

**Subject:** [#2023123] 1100 Woodward Pl NE

Good afternoon,

Please find attached the Public Meeting Hearing Notice for the referenced project.

Thank you,

Adam Johnstone

Junior Land Use Planner

[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100

Re: [#2023123] 1100 Woodward PI NE

Adam Johnstone <AJohnstone@tierrawestllc.com>

Mon 11/27/2023 8:33 AM

To:SBMTNA <sbmartineztown@gmail.com>

Cc:illgen <theresa.illgen@zoho.com>;gilbert speakman <gilsman1@outlook.com>;Rosalie Martinez <rosalimartinez06@gmail.com>;dznaranjo30@gmail.com <dznaranjo30@gmail.com>;meliszayden10@gmail.com <meliszayden10@gmail.com>;robxela@yahoo.com <robxela@yahoo.com>;frjoelbugas@gmail.com <frjoelbugas@gmail.com>;Ivan Westergaard <ivanwestergaard@comcast.net>;timkeller@cabq.gov <timkeller@cabq.gov>;Javier Martinez <JAVIERFORNM@gmail.com>;oneillsd13@billoneillform.com <oneillsd13@billoneillform.com>;Oneillhd15@fastmail.us <Oneillhd15@fastmail.us>;Jesse Lopez Member <jeslopez@msn.com>;tammy.munoz@atriumhospitality.com <tammy.munoz@atriumhospitality.com>;PHILLIPHERN@yahoo.com <PHILLIPHERN@yahoo.com>;Ian Colburn <colburn.ian@gmail.com>;Evelyn Bonilla <cri4eb@yahoo.com>;Molina, Nathan A. <namolina@cabq.gov>;Benton, Isaac <ibenton@cabq.gov>;peggynorton@yahoo.com <peggynorton@yahoo.com>

SBMNTA,

Good morning, we hope you all had a great Thanksgiving. As an update, we have reached out to an Alternative Dispute Resolution (ADR) facilitator as required by IDO Section 6-4(B)(5) and will be preparing a thorough presentation to answer questions and address concerns on this project. To facilitate this, please provide us with any questions and concerns to us in an email, which we will use to create the most thorough presentation possible.

Thanks,

Adam Johnstone

---

**From:** Adam Johnstone <AJohnstone@tierrawestllc.com>

**Sent:** Tuesday, November 21, 2023 4:54 PM

**To:** SBMTNA <sbmartineztown@gmail.com>

**Cc:** illgen <theresa.illgen@zoho.com>; gilbert speakman <gilsman1@outlook.com>; Rosalie Martinez <rosalimartinez06@gmail.com>; dznaranjo30@gmail.com <dznaranjo30@gmail.com>; meliszayden10@gmail.com <meliszayden10@gmail.com>; robxela@yahoo.com <robxela@yahoo.com>; frjoelbugas@gmail.com <frjoelbugas@gmail.com>; Ivan Westergaard <ivanwestergaard@comcast.net>; timkeller@cabq.gov <timkeller@cabq.gov>; Javier Martinez <JAVIERFORNM@gmail.com>; oneillsd13@billoneillform.com <oneillsd13@billoneillform.com>; Oneillhd15@fastmail.us <Oneillhd15@fastmail.us>; Jesse Lopez Member <jeslopez@msn.com>; tammy.munoz@atriumhospitality.com <tammy.munoz@atriumhospitality.com>; PHILLIPHERN@yahoo.com <PHILLIPHERN@yahoo.com>; Ian Colburn <colburn.ian@gmail.com>; Evelyn Bonilla <cri4eb@yahoo.com>; Molina, Nathan A. <namolina@cabq.gov>; Benton, Isaac <ibenton@cabq.gov>; peggynorton@yahoo.com <peggynorton@yahoo.com>; Angela Vigil Member <gopackgo123@hotmail.com>

**Subject:** Re: [#2023123] 1100 Woodward PI NE

Loretta,

Thank you for reaching out to us. We will work towards meeting with you all in January, we appreciate your input.

I am working on gathering the information you need. In the meantime, please contact our Senior Planner – Sergio Lozoya at 505-278-7088.

Thank you and happy holidays!

Thanks,

Adam

---

**From:** SBMTNA <sbmartineztown@gmail.com>

**Sent:** Tuesday, November 21, 2023 4:31 PM

**To:** Adam Johnstone <AJohnstone@tierrawestllc.com>

**Cc:** illgen <theresa.illgen@zoho.com>; gilbert speakman <gilsman1@outlook.com>; Rosalie Martinez <rosalimartinez06@gmail.com>; dznaranjo30@gmail.com <dznaranjo30@gmail.com>; meliszayden10@gmail.com <meliszayden10@gmail.com>; robxela@yahoo.com <robxela@yahoo.com>; frjoelbugas@gmail.com <frjoelbugas@gmail.com>; Ivan Westergaard <ivanwestergaard@comcast.net>; timkeller@cabq.gov <timkeller@cabq.gov>; Javier Martinez <JAVIERFORNM@gmail.com>; oneillsd13@billoneillfornm.com <oneillsd13@billoneillfornm.com>; Oneillhd15@fastmail.us <Oneillhd15@fastmail.us>; Jesse Lopez Member <jeslopez@msn.com>; tammy.munoz@atriumhospitality.com <tammy.munoz@atriumhospitality.com>; PHILLIPHERN@yahoo.com <PHILLIPHERN@yahoo.com>; Ian Colburn <colburn.ian@gmail.com>; Evelyn Bonilla <cri4eb@yahoo.com>; Molina, Nathan A. <namolina@cabq.gov>; Benton, Isaac <ibenton@cabq.gov>; peggynorton@yahoo.com <peggyonorton@yahoo.com>; Angela Vigil Member <gopackgo123@hotmail.com>

**Subject:** [#2023123] 1100 Woodward PI NE

Dear Mr. Johnstone,

The Santa Barbara Martineztown Neighborhood Association (SBMTNA) meets every third Thursday of the month. The next meeting is Thursday, January 18, 2023 at 6 pm, 1420 Edith NE. SBMTNA requests a facilitated meeting on Thursday, January 18, 2023.

SBMTNA is currently working on historical preservation of the neighborhood. As you are aware, the Community Planned Area does not allow more than 26 feet in height in this area.

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The question I have is why would any person or company want to build a high intensity use next to two high schools, a historical residential area, and a historical narrow road such as Mountain Road NE?

Your email does not explain what you are proposing at this location. It does explain this is a request for a zone map amendment from MX-M to MX-H.

I left a message on your phone. I would like to know the name of your client and what your client is proposing at 1100 Woodward NE (next to the Embassy Hotel).

If you can, call me at (505)270-7716 to explain your proposal. Also, if you can please send your schematics by email so we can see your proposal before we meet.

Regards,

Loretta Naranjo Lopez, President  
Santa Barbara Martineztown Neighborhood Association  
1420 Edith NE  
Albuquerque, NM 87102  
(505)270-7716

---

**From:** Adam Johnstone <[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)>  
**Sent:** Tuesday, November 21, 2023 1:22 PM  
**To:** [lnjalopez@msn.com](mailto:lnjalopez@msn.com) <[lnjalopez@msn.com](mailto:lnjalopez@msn.com)>  
**Cc:** Sergio Lozoya <[SLozoya@tierrawestllc.com](mailto:SLozoya@tierrawestllc.com)>; Donna Bohannan <[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)>; Derek Bohannan <[dbohannan@tierrawestllc.com](mailto:dbohannan@tierrawestllc.com)>  
**Subject:** [#2023123] 1100 Woodward PI NE

Good afternoon,

Please find attached the Public Meeting Hearing Notice for the referenced project.

Thank you,  
Adam Johnstone  
Junior Land Use Planner  
[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
(505) 858-3100

## [#2023123] 2023123 Mountain and I-25 100' Buffer Map and Property Owners' Request

Adam Johnstone <AJohnstone@tierrawestllc.com>

Mon 11/20/2023 2:06 PM

To:PLNBufferMaps@cabq.gov <PLNBufferMaps@cabq.gov>

Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannan <djb@tierrawestllc.com>

 1 attachments (2 MB)

Zone Atlas J-15-Z.pdf;

Good morning,

Can you please provide me with the 100' buffer map and property owners' list for the attached highlighted property? Below is the legal description and physical address of the subject site. Please let us know if you have any questions.

**Legal Description:**

TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC

**Physical Address:**

1100 WOODWARD PL NE ALBUQUERQUE NM 87102

**Site Cross Streets:**

Mountain and I-25

**Zone Atlas Page:**

J-15-Z

Adam Johnstone

Junior Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100

RE: [#2023123] 2023123 Mountain and I-25 100' Buffer Map and Property Owners' Request

PLNBufferMaps <plnbuffermaps@cabq.gov>

Mon 11/27/2023 9:36 AM

To: Adam Johnstone <AJohnstone@tierrawestllc.com>

Cc: Sergio Lozoya <SLozoya@tierrawestllc.com>; Donna Bohannan <djb@tierrawestllc.com>

📎 4 attachments (2 MB)

1100 WOODWARD PL NE - 8.5x11 - Scale in Feet.pdf; 1100 WOODWARD PL NE - Labels.csv; 1100 WOODWARD PL NE - Labels.docx; 1100 WOODWARD PL NE.pdf;

November 27, 2023

Mr. Johnstone:

Good morning. Attached is your Buffer Map with all associated documents for the subject matter.

If you have any questions, please let me know. Thank you and have a wonderful day.

Respectfully submitted,



**MISA K. BLOOM**

*(she / hers)*

associate planner

urban design & development

o 505.924.3662

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

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Adam Johnstone <AJohnstone@tierrawestllc.com>

**Sent:** Monday, November 20, 2023 2:07 PM

**To:** PLNBufferMaps <plnbuffermaps@cabq.gov>

**Cc:** Sergio Lozoya <SLozoya@tierrawestllc.com>; Donna Bohannan <djb@tierrawestllc.com>

**Subject:** [#2023123] 2023123 Mountain and I-25 100' Buffer Map and Property Owners' Request

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

Good morning,

Can you please provide me with the 100' buffer map and property owners' list for the attached highlighted property? Below is the legal description and physical address of the subject site. Please let us know if you have any questions.

**Legal Description:**

TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC

**Physical Address:**

1100 WOODWARD PL NE ALBUQUERQUE NM 87102

**Site Cross Streets:**

Mountain and I-25

**Zone Atlas Page:**

J-15-Z

Adam Johnstone

Junior Land Use Planner

[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100





# 1100 WOODWARD PL NE



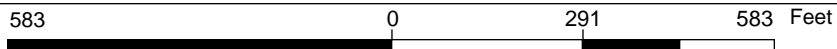
## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 630 Ft.  
ROW: I-25; 530 Ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
11/27/2023 © City of Albuquerque

1: 3,496

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

JDHQ HOTELS LLC ATTN: ATRIUM  
HOSPITALITY  
12735 MORRIS RD SUITE 400 EXT  
ALPHARETTA GA 30004-8904

CHAVEZ VALENTINO REYES  
1117 HIGH ST NE  
ALBUQUERQUE NM 87102-2425

REGENTS OF UNM C/O REAL ESTATE  
DEPT  
1 UNIVERSITY OF NM MSC06 3595  
ALBUQUERQUE NM 87131-0001

MOFFETT DOLORES & ALESHA MYRA  
DILLANDER  
103 E ARAGON RD  
BELEN NM 87002-4601

ARCHDIOCESE OF SANTA FE REAL  
ESTATE CORPORATION  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714

CROCKETT LAWRENCE & WOLFE MARIA  
2539 DURANES RD NW  
ALBUQUERQUE NM 87104

LOPEZ JUAN A & KRAUSE CAROL A  
800 MOUNTAIN RD NE  
ALBUQUERQUE NM 87102

MOFFETT DOLORES & ALESHA MYRA  
DILLANDER  
103 E ARAGON RD  
BELEN NM 87002-4601

BOARD OF EDUCATION C/O PROPERTY  
MANAGER  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

JDHQ LAND HOLDING LLC C/O ATRIUM  
HOLDING COMPANY  
12735 MORRIS RD SUITE 400 EXT  
ALPHARETTA GA 30004-8904

BOARD OF EDUCATION C/O PROPERTY  
MANAGER  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

CHAVEZ POLISAR SHIRLEY ELIZABETH &  
CHAVEZ VALENTINO REYES  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828

CHAVEZ ALVIN  
1122 HIGH ST NE  
ALBUQUERQUE NM 87102

CHAVEZ 1119 LLC  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828

REGENTS OF UNM C/O REAL ESTATE  
DEPT  
1 UNIVERSITY OF NM MSC06 3595  
ALBUQUERQUE NM 87131-0001

VIGIL FRIEDA & GEORGE WYLER & LOUIE  
WYLER & ELIZABETH GRIEGO ETAL  
2733 GRACELAND DR NE  
ALBUQUERQUE NM 87110-2959

DUNEMAN CHRISTOPHER S & JAYMIE A  
919 GRECIAN AVE NW  
ALBUQUERQUE NM 87107-5732

POLISAR SHIRLEY ELIZABETH CHAVEZ  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828

ESPINOSA LEONARDO  
717 MOUNTAIN RD NE  
ALBUQUERQUE NM 87102

MARTINEZ LORRAINE  
1124 WALTER NE  
ALBUQUERQUE NM 87120

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

ARCHDIOCESE OF SANTA FE REAL  
ESTATE CORPORATION  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714

CHAVEZ 1121 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

TRICORE REFERENCE LABORATORIES  
1001 WOODWARD PL NE  
ALBUQUERQUE NM 87102

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: \_\_\_\_\_

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\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
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<sup>1</sup>\*: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: \_\_\_\_\_

Location\*<sup>2</sup>: \_\_\_\_\_

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

\_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> \_\_\_\_\_

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] \_\_\_\_\_
  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 [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

---

<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

Re: [#2023123] 1100 Woodward Pl NE (Pre-submittal Neighborhood Meeting Request)

Adam Johnstone <AJohnstone@tierrawestllc.com>

Tue 12/12/2023 11:39 AM

To: Hummell, Tyson <thummell@cabq.gov>

Cc: Sergio Lozoya <SLozoya@tierrawestllc.com>; Baca, Krista R. <kbaca@cabq.gov>

Tyson,

I just wanted to email you to follow up and see if there is any update on whether we will be meeting on the proposed date, 1/18/24, or if there is a potential earlier meeting date for the client.

Thanks,

Adam

---

**From:** Adam Johnstone <AJohnstone@tierrawestllc.com>

**Sent:** Wednesday, November 29, 2023 10:01 AM

**To:** Hummell, Tyson <thummell@cabq.gov>

**Cc:** Sergio Lozoya <SLozoya@tierrawestllc.com>; Baca, Krista R. <kbaca@cabq.gov>

**Subject:** Re: [#2023123] 1100 Woodward Pl NE (Pre-submittal Neighborhood Meeting Request)

Tyson,

We are interested in having an earlier meeting date if possible. However, we understand the NA's schedule and are amenable to the proposed date if there is not an earlier date available. Please let us know if you have any questions or if there is any more information required from us.

Thanks,

Adam

---

**From:** Hummell, Tyson <thummell@cabq.gov>

**Sent:** Wednesday, November 29, 2023 8:44 AM

**To:** Adam Johnstone <AJohnstone@tierrawestllc.com>

**Cc:** Sergio Lozoya <SLozoya@tierrawestllc.com>; Baca, Krista R. <kbaca@cabq.gov>

**Subject:** Re: [#2023123] 1100 Woodward Pl NE (Pre-submittal Neighborhood Meeting Request)

Hi Adam,

Thank you for submitting this referral. We are happy to assist. Are you OK with the NA proposed date, 1/18/24? If so, we will plan to facilitate at the regularly scheduled SBMT meeting. If 1/18 does not work for you, we will need to coordinate with all parties and identify an acceptable alternative. Please let us hear your thoughts.

Sincerely,

TRH

Tyson R. Hummell

Assistant City Attorney / ADR Coordinator

(505) 768-4500 (Office)

(505) 768-4440 (Fax)

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---

**From:** Adam Johnstone <AJohnstone@tierrawestllc.com>  
**Sent:** Monday, November 27, 2023 8:12 AM  
**To:** Hummell, Tyson <thummell@cabq.gov>  
**Cc:** Sergio Lozoya <SLozoya@tierrawestllc.com>  
**Subject:** Fw: [#2023123] 1100 Woodward PI NE (Pre-submittal Neighborhood Meeting Request)

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

Good morning,

My name is Adam Johnstone, Junior Land Use Planner with Tierra West, LLC, and we have received a request for a pre-submittal neighborhood meeting by the Santa Barbara Martineztown Neighborhood Association (SBMTNA). Forwarded below is the associated request. What steps should be taken to begin the process of scheduling a facilitated meeting?

Thanks,  
Adam Johnstone  
Junior Land Use Planner  
AJohnstone@tierrawestllc.com  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
(505) 858-3100

---

**From:** SBMTNA <sbmartineztown@gmail.com>  
**Sent:** Tuesday, November 21, 2023 4:31 PM  
**To:** Adam Johnstone <AJohnstone@tierrawestllc.com>  
**Cc:** illgen <theresa.illgen@zoho.com>; gilbert speakman <gilsman1@outlook.com>; Rosalie Martinez <rosalimartinez06@gmail.com>; dznaranjo30@gmail.com <dznaranjo30@gmail.com>; meliszayden10@gmail.com <meliszayden10@gmail.com>; robxela@yahoo.com <robxela@yahoo.com>; frjoelbugas@gmail.com <frjoelbugas@gmail.com>; Ivan Westergaard <ivanwestergaard@comcast.net>; timkeller@cabq.gov <timkeller@cabq.gov>; Javier Martinez <JAVIERFORNM@gmail.com>; oneillsd13@billoneillform.com <oneillsd13@billoneillform.com>; Oneillhd15@fastmail.us <Oneillhd15@fastmail.us>; Jesse Lopez Member <jeslopez@msn.com>; tammy.munoz@atriumhospitality.com <tammy.munoz@atriumhospitality.com>; PHILLIPHERN@yahoo.com <PHILLIPHERN@yahoo.com>; Ian Colburn <colburn.ian@gmail.com>; Evelyn Bonilla <cri4eb@yahoo.com>; Molina, Nathan A. <namolina@cabq.gov>; Benton, Isaac <ibenton@cabq.gov>; peggynorton@yahoo.com <peggynorton@yahoo.com>; Angela Vigil Member <gopackgo123@hotmail.com>  
**Subject:** [#2023123] 1100 Woodward PI NE

Dear Mr. Johnstone,

The Santa Barbara Martineztown Neighborhood Association (SBMTNA) meets every third Thursday of the month. The next meeting is Thursday, January 18, 2023 at 6 pm, 1420 Edith NE. SBMTNA requests a facilitated meeting on Thursday, January 18, 2023.

SBMTNA is currently working on historical preservation of the neighborhood. As you are aware, the Community Planned Area does not allow more than 26 feet in height in this area.

The Integrated Development Ordinance (IDO) states the MX-H zone is for high intensity use. SBMTNA is concerned with the reason why you would need such an intense zone category next to a historic single family residential area.

The question I have is why would any person or company want to build a high intensity use next to two high schools, a historical residential area, and a historical narrow road such as Mountain Road NE?

Your email does not explain what you are proposing at this location. It does explain this is a request for a zone map amendment from MX-M to MX-H.

I left a message on your phone. I would like to know the name of your client and what your client is proposing at 1100 Woodward NE (next to the Embassy Hotel).

If you can, call me at (505)270-7716 to explain your proposal. Also, if you can please send your schematics by email so we can see your proposal before we meet.

Regards,

Loretta Naranjo Lopez, President  
Santa Barbara Martineztown Neighborhood Association  
1420 Edith NE  
Albuquerque, NM 87102  
(505)270-7716

---

**From:** Adam Johnstone <[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)>

**Sent:** Tuesday, November 21, 2023 1:22 PM

**To:** [lnjalopez@msn.com](mailto:lnjalopez@msn.com) <[lnjalopez@msn.com](mailto:lnjalopez@msn.com)>

**Cc:** Sergio Lozoya <[SLozoya@tierrawestllc.com](mailto:SLozoya@tierrawestllc.com)>; Donna Bohannan <[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)>; Derek Bohannan <[dbohannan@tierrawestllc.com](mailto:dbohannan@tierrawestllc.com)>

**Subject:** [#2023123] 1100 Woodward PI NE

Good afternoon,

Please find attached the Public Meeting Hearing Notice for the referenced project.

Thank you,

Adam Johnstone

Junior Land Use Planner

[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)

Tierra West LLC



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
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CERTIFIED MAIL

- Complete items 1, 2, and 3.
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PO BOX 25704  
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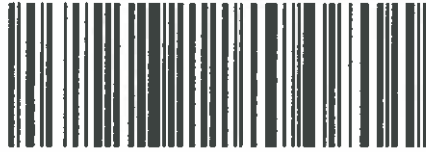
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- Collect on Delivery Restricted Delivery
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- Registered Mail™
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- Signature Confirmation Restricted Delivery

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5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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PO BOX 25704  
ALBUQUERQUE NM 87125-0704



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5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9660

MARTINEZ LORRAINE  
1124 WALTER NE  
ALBUQUERQUE NM 87120



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**MARTINEZ LORRAINE**  
1124 WALTER NE  
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- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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*TERRA WEST*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9646

CHAVEZ 1119 LLC  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828



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1. Article Addressed to:

CHAVEZ 1119 LLC  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828



9590 9402 7786 2152 9181 96

Article Number (Transfer from service label)

7020 3160 0000 3388 9646

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Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9585

ARCHDIOCESE OF SANTA FE REAL  
ESTATE CORPORATION  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714



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2023023  
ARCHDIOCESE OF SANTA FE REAL  
ESTATE CORPORATION  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714



9590 9402 7786 2152 9182 88

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Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

<sup>4all</sup>  
<sup>tail</sup> Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

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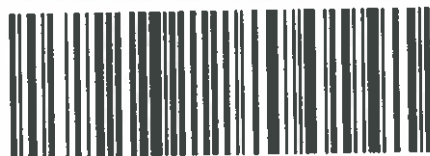
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**CERTIFIED MAIL**

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5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9622

MOFFETT DOLORES & ALESHA MYRA  
DILLANDER  
103 E ARAGON RD  
BELEN NM 87002-4601



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1. Article Addressed to:

2023123

MOFFETT DOLORES & ALESHA MYRA  
DILLANDER  
103 E ARAGON RD  
BELEN NM 87002-4601



9590 9402 7786 2152 9182 40

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PS Form 3811, July 2020 PSN 7530-02-000-9053

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Addressee

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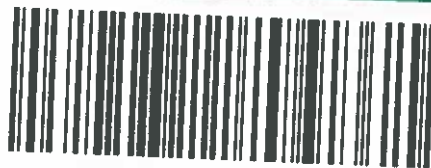
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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**CERTIFIED MAIL**

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5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9561

VIGIL FRIEDA & GEORGE WYLER & LOUIE  
WYLER & ELIZABETH GRIEGO ETAL  
2733 GRACELAND DR NE  
ALBUQUERQUE NM 87110-2959



\$8.33 plus postage

FIRST CLASS  
0625001445277  
FROM 87100

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2023123

VIGIL FRIEDA & GEORGE WYLER & LOUIE  
WYLER & ELIZABETH GRIEGO ETAL  
2733 GRACELAND DR NE  
ALBUQUERQUE NM 87110-2959



9590 9402 7786 2152 9183 01

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9561

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**CERTIFIED MAIL®**

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 7765

REGENTS OF UNM C/O REAL ESTATE  
DEPT  
1 UNIVERSITY OF NM MSC06 3595  
ALBUQUERQUE NM 87131-0001



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

2023123  
REGENTS OF UNM C/O REAL ESTATE  
DEPT  
1 UNIVERSITY OF NM MSC06 3595  
ALBUQUERQUE NM 87131-0001



9590 9402 7786 2152 9181 10

2 Article Number (Transfer from service label)

7020 3160 0000 3388 7765

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X

- Agent  
 Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

- D. Is delivery address different from item 1?**  Yes  
If YES, enter delivery address below:  No

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

CERTIFIED MAIL

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 7802

REGENTS OF UNM C/O REAL ESTATE  
DEPT  
1 UNIVERSITY OF NM MSC06 3595  
ALBUQUERQUE NM 87131-0001

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

2023/23  
REGENTS OF UNM C/O REAL ESTATE  
DEPT  
1 UNIVERSITY OF NM MSC06 3595  
ALBUQUERQUE NM 87131-0001



9590 9402 7786 2152 9180 73

2. Article Number (Transfer from service label)

7020 3160 0000 3388 7802

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
if YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery  
(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted  
Delivery

Signature Confirmation™

Signature Confirmation  
Restricted Delivery

Domestic Return Receipt



VERIFIED MAIL

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 7796



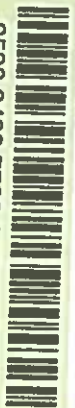
POLISAR SHIRLEY ELIZABETH CHAVEZ  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

*Article Addressed to*  
**POLISAR SHIRLEY ELIZABETH CHAVEZ**  
**1000 CAMINO RANCHITOS NW**  
**ALBUQUERQUE NM 87114-1828**



9590 9402 7786 2152 9180 80

2. Article Number (Transfer from service label)

7020 3160 0000 3388 7796

PSN 7530-02-000-9033

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X**

Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

CERTIFIED MAIL



7020 3160 0000 3388 9523

MOFFETT DOLORES & ALESHA MYRA  
DILLANDER  
103 E ARAGON RD  
BELEN NM 87002-4601



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece or on the front if space permits. *2023123*

1 Article Addressed to:  
**MOFFETT DOLORES & ALESHA MYRA  
DILLANDER  
103 E ARAGON RD  
BELEN NM 87002-4601**



9590 9402 7786 2152 9186 15

2 Article Number (Transfer from service label)

**7020 3160 0000 3388 9523**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

CERTIFIED MAIL

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9530

LOPEZ JUAN A & KRAUSE CAROL A  
800 MOUNTAIN RD NE  
ALBUQUERQUE NM 87102



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LOPEZ JUAN A & KRAUSE CAROL A  
800 MOUNTAIN RD NE  
ALBUQUERQUE NM 87102



9590 9402 7786 2152 9186 08

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9530

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

red Mail

red Mail Restricted Delivery

(r \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**VERIFIED MAIL**

*TERRA WEST* LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9547

JDHQ LAND HOLDING LLC C/O ATRIUM  
HOLDING COMPANY  
12735 MORRIS RD SUITE 400 EXT  
ALPHARETTA GA 30004-8904



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2023123  
 JDHQ LAND HOLDING LLC C/O ATRIUM  
 HOLDING COMPANY  
 12735 MORRIS RD SUITE 400 EXT  
 ALPHARETTA GA 30004-8904



9590 9402 7786 2152 9183 25

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9547

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt



**CERTIFIED MAIL**

*TERRA WEST*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9615

ARCHDIOCESE OF SANTA FE REAL  
ESTATE CORPORATION  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece or on the front if space permits. **202523**

1. Article Addressed to:

ARCHDIOCESE OF SANTA FE REAL  
ESTATE CORPORATION  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714



9590 9402 7786 2152 9182 57

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9615

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted

Delivery

Signature Confirmation™

Signature Confirmation

Restricted Delivery

Domestic Return Receipt

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9516

JDHQ HOTELS LLC ATTN: ATRIUM  
HOSPITALITY  
12735 MORRIS RD SUITE 400 EXT  
ALPHARETTA GA 30004-8904



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS FOLD AT DOTTED LINE  
CERTIFIED MAIL

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2023/28  
JDHQ HOTELS LLC ATTN: ATRIUM  
HOSPITALITY  
12735 MORRIS RD SUITE 400 EXT  
ALPHARETTA GA 30004-8904



9590 9402 7786 2152 9186 22

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9516

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Registered Mail

Registered Mail Restricted Delivery

(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

**CERTIFIED MAIL**

*TERRA WEST*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9592

HUGH A CARLISLE POST 13 DEPT OF  
NEW MEXICO  
1201 MOUNTAIN RD NE  
ALBUQUERQUE NM 87102-2716



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HUGH A CARLISLE POST 13 DEPT OF  
NEW MEXICO  
1201 MOUNTAIN RD NE  
ALBUQUERQUE NM 87102-2716



9590 9402 7786 2152 9182 71

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9592

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation™

Restricted Delivery

Domestic Return Receipt

**CERTIFIED MAIL®**

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9578

ESPINOSA LEONARDO  
717 MOUNTAIN RD NE  
ALBUQUERQUE NM 87102



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2023/23  
ESPINOSA LEONARDO  
717 MOUNTAIN RD NE  
ALBUQUERQUE NM 87102



9590 9402 7786 2152 9182 95

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9578

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



**CERTIFIED MAIL®**

*TERRA WEST, LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9608

CHAVEZ VALENTINO REYES  
1117 HIGH ST NE  
ALBUQUERQUE NM 87102-2425



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2023/23  
CHAVEZ VALENTINO REYES  
1117 HIGH ST NE  
ALBUQUERQUE NM 87102-2425



9590 9402 7786 2152 9182 64

7020 3160 0000 3388 9608

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery  
(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted  
Delivery

Signature Confirmation™

Signature Confirmation  
Restricted Delivery

Domestic Return Receipt

**CERTIFIED MAIL**

*TERRA WEST, LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 7772

CHAVEZ POLISAR SHIRLEY ELIZABETH &  
CHAVEZ VALENTINO REYES  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addresscard to:  
**CHAVEZ POLISAR SHIRLEY ELIZABETH &  
CHAVEZ VALENTINO REYES  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828**



9590 9402 7786 2152 9181 03

2. Article Number (Transfer from service label)

**7020 3160 0000 3388 7772**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION**

A. Signature

**X**

B. Received by (Printed)

D. Is delivery address different?  
If YES, enter delivery address

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)

UNITED STATES MAIL

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9554

CHAVEZ ALVIN  
1122 HIGH ST NE  
ALBUQUERQUE NM 87102

stamps.com  
L95860.06



5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.  
CERTIFIED MAIL

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHAVEZ ALVIN  
1122 HIGH ST NE  
ALBUQUERQUE NM 87102



9590 9402 7786 2152 9183 18

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9554

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery  
(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted  
Delivery

Signature Confirmation™

Signature Confirmation  
Restricted Delivery

Domestic Return Receipt

**CERTIFIED MAIL®**

*TERRA WEST*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9677

CHAVEZ 1121 LLC  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2023123  
CHAVEZ 1121 LLC  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828



9590 9402 7786 2152 9181 65

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9677

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

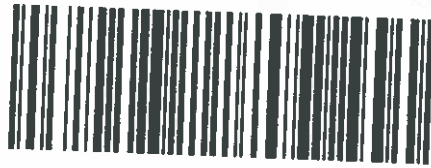
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



CERTIFIED MAIL

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 7789



CROCKETT LAWRENCE & WOLFE MARIA  
2539 DURANES RD NW  
ALBUQUERQUE NM 87104

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece or on the front if space permits.

CROCKETT LAWRENCE & WOLFE MARIA  
2539 DURANES RD NW  
ALBUQUERQUE NM 87104



9590 9402 7786 2152 9180 97

? Article Number (Transfer from service label)

7020 3160 0000 3388 7789

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**CERTIFIED MAIL®**

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9653



DUNEMAN CHRISTOPHER S & JAYMIE A  
919 GRECIAN AVE NW  
ALBUQUERQUE NM 87107-5732

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2023123  
DUNEMAN CHRISTOPHER S & JAYMIE A  
919 GRECIAN AVE NW  
ALBUQUERQUE NM 87107-5732



9590 9402 7786 2152 9181 89

2. Article Number (Transfer from service label)

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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

*TERRA WEST, LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



7020 3160 0000 3388 9684



BOARD OF EDUCATION C/O PROPERTY  
MANAGER  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

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1. Article Addressed to:

2023123

BOARD OF EDUCATION C/O PROPERTY  
MANAGER  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704



9590 9402 7786 2152 9181 58

2 Article Number (transfer from service label)

7020 3160 0000 3388 9684

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 Agent Addressee

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C. Date of Delivery

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 If YES, enter delivery address below:  No

3. Service Type

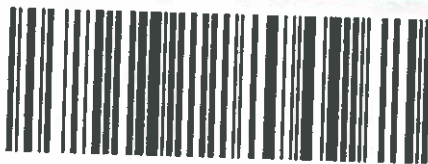
 Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Restricted Delivery
 Registered Mail  
 Registered Mail Restricted Delivery
 Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Signature Confirmation™ Signature Confirmation Restricted Delivery
 Sure Mail  
 Sure Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

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**CERTIFIED MAIL**

*TERRA WEST* LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9691

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704



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OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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1. Article Addressed to:

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704



9590 9402 7786 2152 9181 41

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9691

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A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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**CERTIFIED MAIL**

*TERRA WEST, LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 9707

CHAVEZ 1119 LLC  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828



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OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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- Attach this card to the back of the mailpiece, or on the front if space permits.

Printed Addressed by  
CHAVEZ 1119 LLC  
1000 CAMINO RANCHITOS NW  
ALBUQUERQUE NM 87114-1828



9590 9402 7786 2152 9181 34

2. Article Number (Transfer from service label)

7020 3160 0000 3388 9707

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

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X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

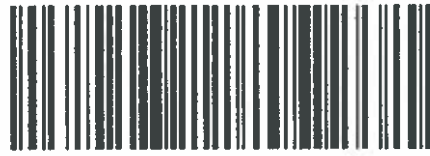
3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

CERTIFIED MAIL

TERRA WEST. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7020 3160 0000 3388 7758



TRICORE REFERENCE LABORATORIES  
1001 WOODWARD PL NE  
ALBUQUERQUE NM 87102

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

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1. Article Addressed to:  
TRICORE REFERENCE LABORATORIES  
1001 WOODWARD PL NE  
ALBUQUERQUE NM 87102



9590 9402 7786 2152 9181 27

2. Article Number (Transfer from service label)

7020 3160 0000 3388 7758

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

# 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.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


4. TIME

Signs must be posted from January 31st To March 1st

5. REMOVAL

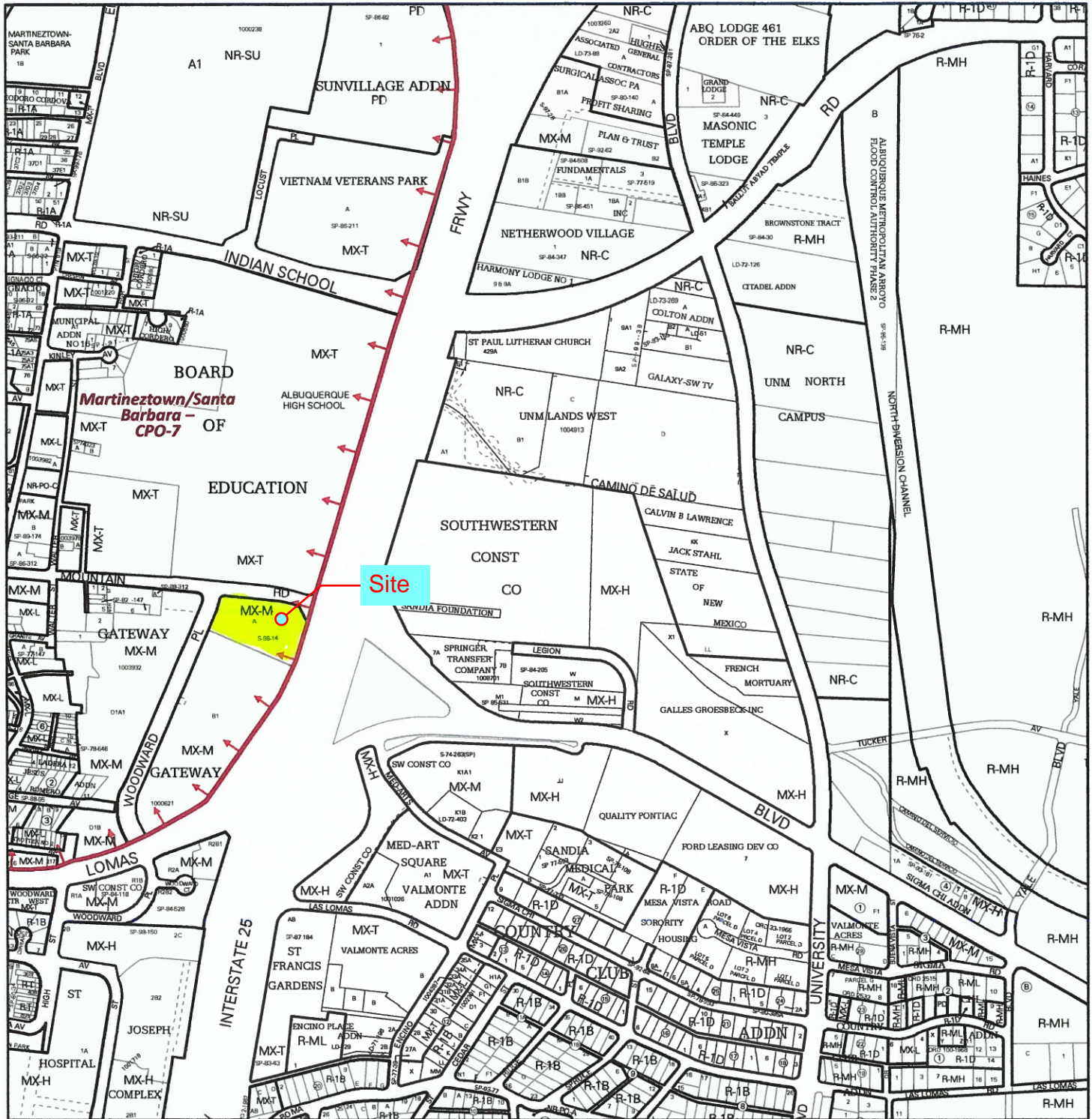
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 Adam Johnstone 12/12/2023  
(Applicant or Agent) (Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

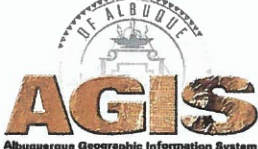
**PROJECT NUMBER:** \_\_\_\_\_



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

## IDO Zone Atlas

### May 2018



**IDO Zoning information as of May 17, 2018**  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**J-15-Z**

Easement Escarpment

Petroglyph National Monument

Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

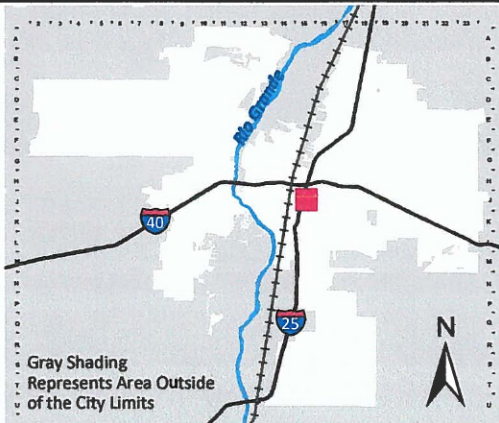
Character Protection Overlay (CPO) Zone

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



N

## *Rehab Hospital (Mountain / Woodward)*

### *Trip Generation Data (ITE Trip Generation Manual - 11th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
<b>Hospital (610)</b>	Units <b>60.00</b>	3,835	77	30	33	68
	Beds					

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 12.3 (X) + 3096.68$$

50% Enter,                      50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 1.79 (X) + 0$$

72% Enter,                      28% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 1.69 (X) + 0$$

33% Enter,                      67% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 11th Edition

# Land Use: 610 Hospital

---

## Description

A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. In this context, the term “hospital” does not refer to a medical clinic (a facility that provides diagnoses and outpatient care only) or a nursing home (a facility devoted to the care of persons unable to care for themselves), which are covered elsewhere in this report. Clinic (Land Use 630) and free-standing emergency room (Land Use 650) are related uses.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the four general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

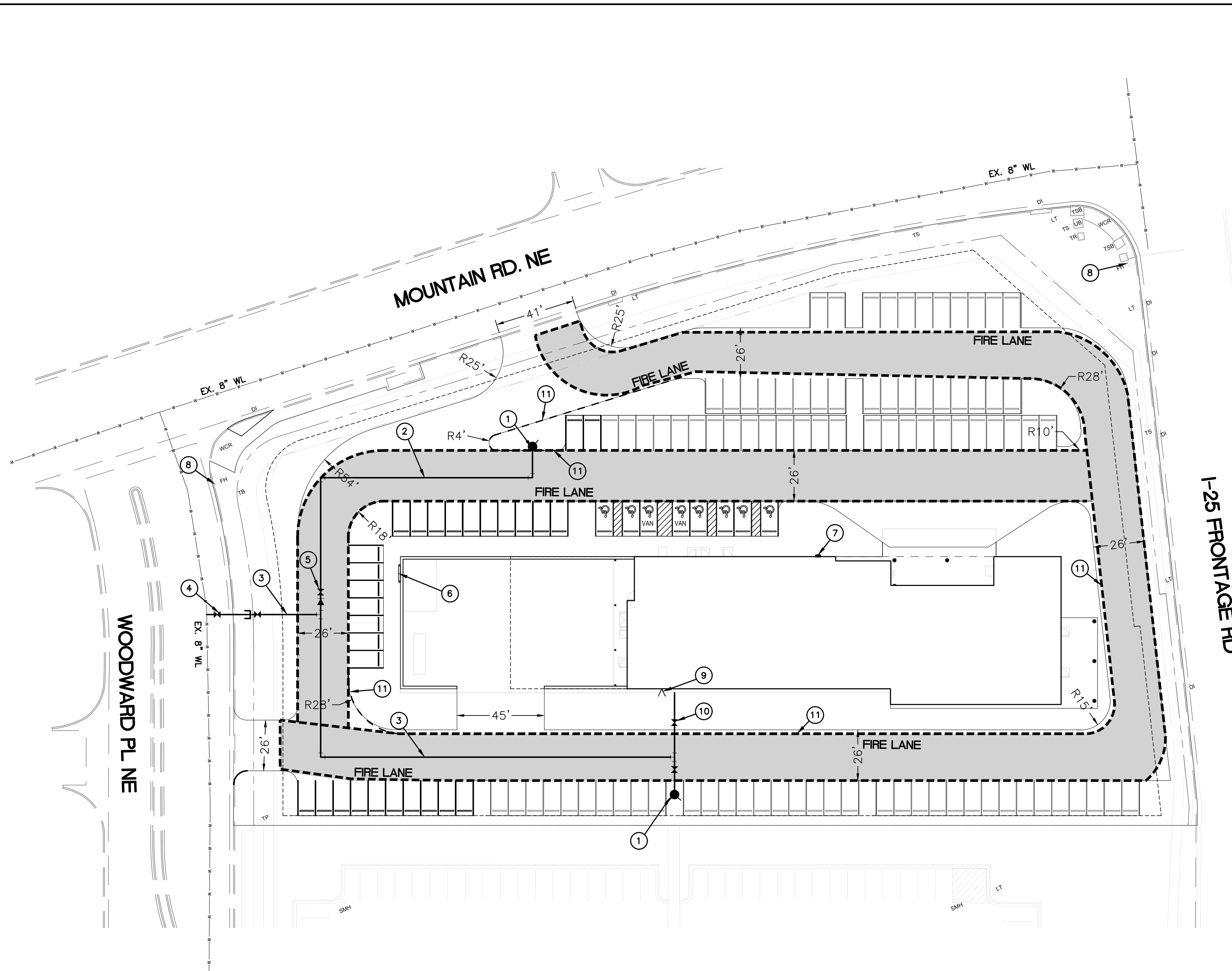
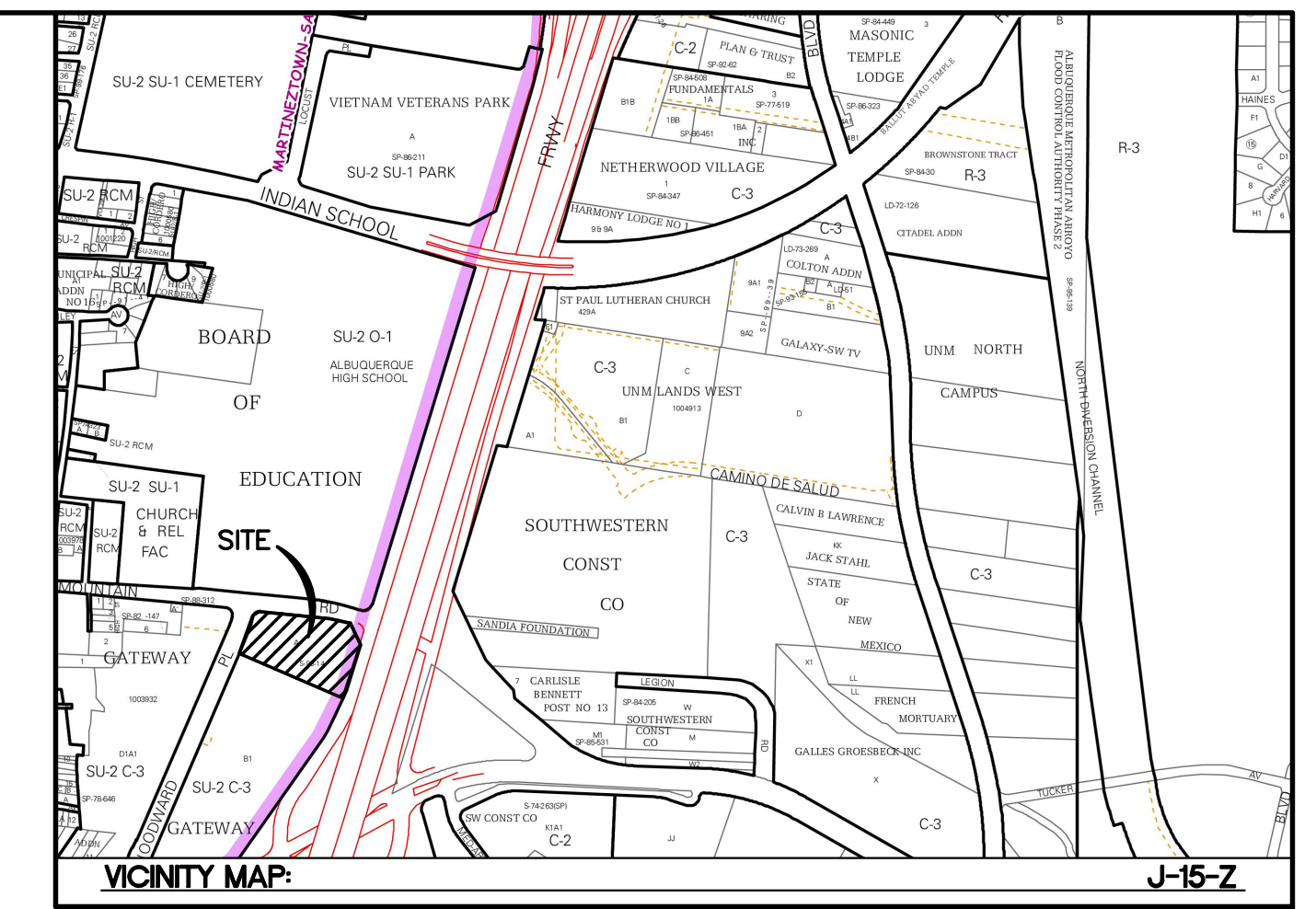
- 1.6 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.6 during Weekday, AM Peak Hour of Generator
- 1.7 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.7 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Maryland, New Jersey, New York, Pennsylvania, Texas, and Washington.

## Source Numbers

112, 186, 253, 262, 423, 429, 533, 573, 591, 601, 630, 719, 749, 878, 901, 904, 908, 909, 971, 1018





- KEYED NOTES**
- ① PROPOSED FIRE HYDRANT W/PRIVATE GATE VALVE
  - ② 6" DIA. WATERLINE
  - ③ 8" DIA. WATERLINE
  - ④ PUBLIC GATE VALVE
  - ⑤ 6" PRIVATE GATE VALVE
  - ⑥ BUILDING ADDRESS
  - ⑦ KNOX BOX
  - ⑧ EXISTING FIRE HYDRANT
  - ⑨ FDC
  - ⑩ POST INDICATOR VALVE
  - ⑪ FIRE LANE MARKINGS

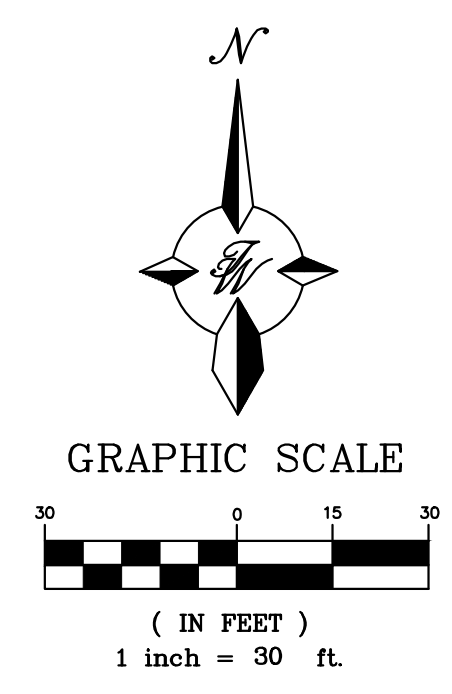
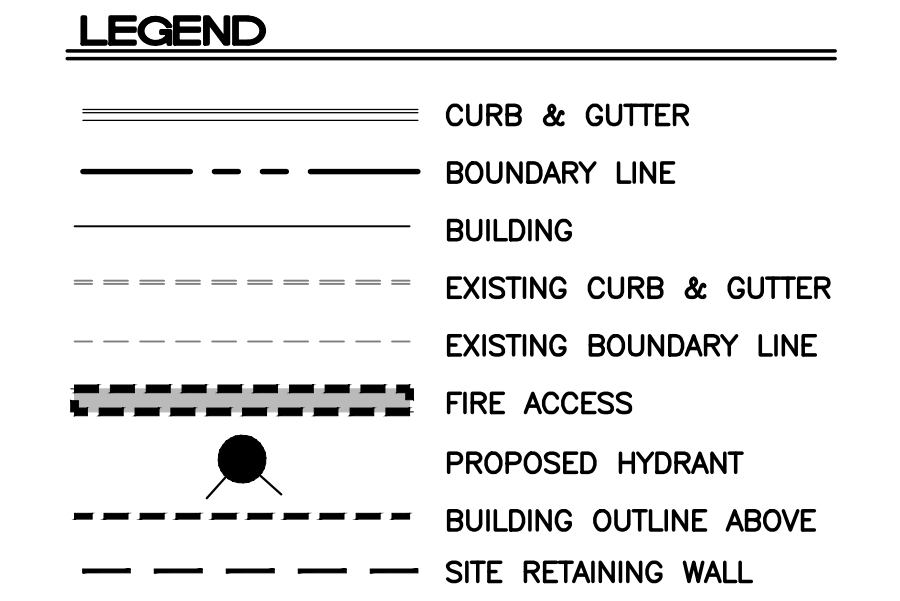
REHABILITATION HOSPITAL (1100 WOODWARD PL, ALBUQUERQUE NM)  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY

MIXED USE HIGH INTENSITY  
OCCUPANCY TYPE: II-A FULLY SPRINKLED  
LOT AREA: X SF (3.12 ACRES)  
BUILDING SET BACK: 15' SIDE SETBACK  
5' FRONT SETBACK

BUILDING TOTAL AREA: 14,857 SF

CONSTRUCTION TYPE: LEVELS I & II  
MAX BUILDING HEIGHT 55'-0"

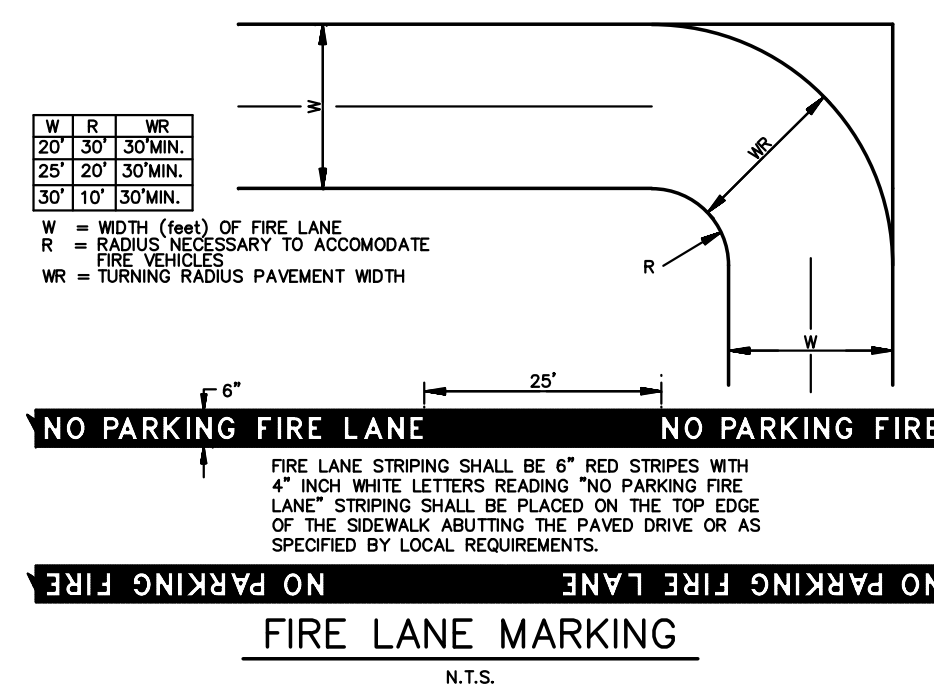
FIRE FLOW 1,625 GPM  
REQ. FIRE HYDRANTS 2



**CAUTION**

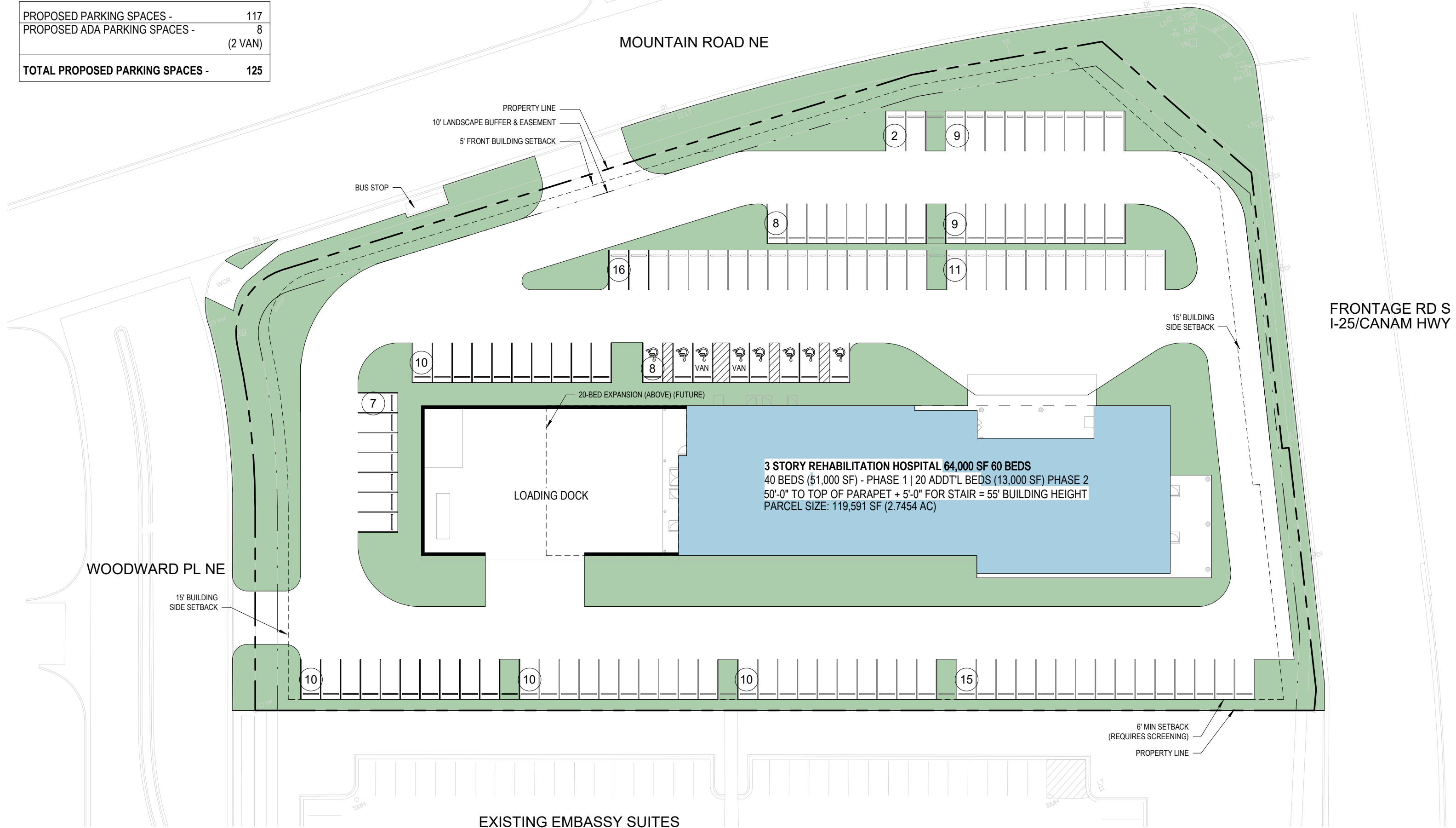
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

- NOTES**
1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL
  2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS
  3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.
  4. STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE DEPT. VEHICLE ACCESS
  5. FIRE APPARATUS ROUTE WILL BE THE 26' WIDE DRIVE AISLE AROUND THE BUILDING
  6. DRIVE AISLES SHALL BE ASPHALT ABLE TO SUPPORT A 75,000 LB FIRE APPARATUS



ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>NOBIS REHAB HOSPITAL</b> <b>1100 WOODWARD PL.</b>	DRAWN BY sb
	<b>FIRE ONE PLAN</b>	DATE 12-11-23
 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>1</b>	JOB # 2023123

PROPOSED PARKING SPACES -	117
PROPOSED ADA PARKING SPACES -	8
	(2 VAN)
<b>TOTAL PROPOSED PARKING SPACES -</b>	<b>125</b>



# REQUEST

EPC-Zone Map Amendment for 1100 Woodward Pl.

From MX-M to MX-H

<https://cabq.zoom.us/j/2269592859>

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the ~~Plaza Del Sol Building Hearing Room, Basement,~~ 600 2nd St NW; on February 15, 20 24 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from Wed, January 31<sup>st</sup> to Fri, March 1<sup>st</sup>

by Tierra West, LLC (505) 858-3100 slozoya@tierrawestllc.com  
applicant/agent phone

REFER TO FILE# PR-2024-009765

It is illegal for an unauthorized person to remove or tamper with this sign

# REQUEST

EPC- Zone Map Amendment for 1100 Woodward Pl.

From MX-M to MX-H

<https://cabq.zoom.us/j/2269592859>

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Required to be posted from Wed, January 31<sup>st</sup> to Fri, March 1<sup>st</sup>

by Tierra West, LLC (505)858-3100 [slozoya@tierrawestllc.com](mailto:slozoya@tierrawestllc.com)

applicant/agent

PR-2024-009765

phone

REFER TO FILE#

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# REQUEST

EPC-Zone Map Amendment For 1100 Woodward Pl.

From MX-M to MX-H

<https://cabq.zoom.us/j/2269592859>

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Required to be posted from Wed, January 31<sup>st</sup> to Fri, March 1<sup>st</sup>

by Tierra West, LLC

(505) 858-3100

slozoya@tierrawestllc.com

applicant/agent

phone

REFER TO FILE# PR-2024-009765

It is illegal for an unauthorized person to remove or tamper with this sign

## FACILITATED MEETING REPORT

**Post Application Facilitated Meeting Report  
CABQ ADR Office**

**EPC Case #: RZ-2024-00001**

**Subject Property Location:** 1100 Woodward Place, NE

**Date Submitted:** January 24, 2024

**Submitted By:** Tyson Hummell

**Meeting Date/Time:** January 18, 2024, 6:00 pm

**Meeting Location:** 1420 Edith Boulevard, NE

**Facilitator:** Tyson Hummell, CABQ ADR Office

**Applicant / Presenter:** Sergio Lozoya; Tierra West, LLC.

**Community Stakeholders:** SBMTNA

**Background:**

Applicant seeks an IDO zone map amendment, from MX-M to MX-H. The purpose of this zone map amendment is to allow a physical rehabilitation hospital to be developed on the subject, vacant property. EPC approval is a threshold requirement in said process. Please refer to actual EPC Application and Staff Report for full and specific proposed details.

**Meeting Summary:**

The purpose of the post-application meeting was to engage Community Stakeholders, provide accurate information regarding this application, and to address Community questions and concerns. This Facilitated Meeting Report is to present the topics covered, Community questions and Community concerns. No negotiated agreements were considered or discussed in this meeting.

Sergio Lozoya gave a detailed presentation of relevant information regarding the subject application. Content included, but was not limited to:

1. Application Purpose, Scope and Intent
  - a. Nature of proposed site, building and operational characteristics
  - b. Potential Community benefits
    - i. Location and available infrastructure will mitigate historical character impacts, within SBMT
    - ii. Employment Opportunities
    - iii. Needed Medical Services
    - iv. Low comparative impacts w/re other allowed uses
  - c. Other preemptive impact mitigation
    - i. CABQ Traffic Engineering Review and Approval
2. Appropriateness of proposed land use, pursuant to most recent Sector Development Plan and IDO
  - a. Proposed use is consistent with intent of IDO
  - b. Comparative Sector Plan Zoning designations also support proposed use.

### **Topics of Inquiry and Community Concerns:**

1. Q: *Will there be a formal traffic study?*  
A: Yes, if required. However, the City Traffic Engineer has already approved.
2. Q: *Will Applicant consider a smaller facility? (approximately 1/2 of proposed size)*  
A: Not at this time.
3. Q: *Will Applicant consider a different type of land use, on this site, if this application is denied?*  
A: No. Applicant is only interested in purchasing / developing this site for this specific use. If denied, Applicant will not purchase or develop this site.
4. Q: *Where will the primary traffic entry and exit point be located?*  
A: Primary ingress / egress point will be off Woodward Place, NE.

### **Community Stakeholder Objections**

1. Community state that IDO MX-H designation is not equivalent to Sector Plan C-3 designation.
  - a. Community Stakeholders feel that proposed use is not appropriate.
2. Traffic
  - a. Increased Congestion
  - b. Safety
    - i. School in proximity and related foot traffic
    - ii. Excessive speed and accidents on adjacent frontage road may increase.
3. Procedure
  - a. Community Stakeholders objected to Applicants' submission, prior to date of meeting.

\*Community Stakeholders made several additional objections, which were not related to the subject application. Those objections were omitted, here.

### **Procedural Timing and Meeting Type:**

This matter was initially referred to ADR as a Pre-Application Neighborhood Meeting request. However, Applicant submitted prior to the 1/18 meeting date. Therefore, this was actually delivered as a Post-Submittal Facilitated Meeting.

Relevant timeline is as follows:

- SBMTNA requested a Pre-Application Neighborhood Meeting on Tuesday, November 21, 2023, and proposed a Pre-Application meeting date of January 18, 2024 (in-person).
- On November 29, 2024, Applicant objected to the proposed date, citing undue delay.



- ADR Office then offered a ZOOM meeting format, with flexible availability, beginning as early as December 4, 2023.
- SBMTNA was adamant that the meeting be held on January 18, 2024 (in person).
- Applicant disclosed post-application status during January 18 Facilitated Meeting

**Outcome**

No agreement was negotiated or achieved. Community Stakeholders expressed general objection to the Application, as presented.

**Names & Affiliations of Participants:**

Applicant Team:

Tierra West, LLC	Sergio Lozoya
	Adam Johnstone

Community Stakeholder Participants:

SBMTNA	All attendees of SBMTNA Regular Meeting on 1/18/2024
	<i>*Regular Meeting records created and retained by SBNTNA*</i>

City Participants:

Tyson Hummell	CABQ ADR Office
---------------	-----------------

## LETTERS

Fwd: PR-24-009765, RZ-2024-00001, 1100 Woodward PI NE, ZMA FROM MX TO MX-H

SBMTNA <[sbmartineztown@gmail.com](mailto:sbmartineztown@gmail.com)>

Fri 2/2/2024 1:00 PM

To:Tinkle, Seth R. <[sethtinkle@cabq.gov](mailto:sethtinkle@cabq.gov)>

Cc:Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>;illgen <[theresa.illgen@zoho.com](mailto:theresa.illgen@zoho.com)>;Jesse Lopez Member <[jeslopez@msn.com](mailto:jeslopez@msn.com)>;  
gilbert speakman <[gilsman1@outlook.com](mailto:gilsman1@outlook.com)>;Rosalie Martinez <[rosalimartinez06@gmail.com](mailto:rosalimartinez06@gmail.com)>;BB6THSTGALLERY@yahoo.com  
<[BB6THSTGALLERY@yahoo.com](mailto:BB6THSTGALLERY@yahoo.com)>;dznaranjo30@gmail.com <[dznaranjo30@gmail.com](mailto:dznaranjo30@gmail.com)>;meliszayden10@gmail.com  
<[meliszayden10@gmail.com](mailto:meliszayden10@gmail.com)>;frjoelbugas@gmail.com <[frjoelbugas@gmail.com](mailto:frjoelbugas@gmail.com)>;robxela@yahoo.com <[robxela@yahoo.com](mailto:robxela@yahoo.com)>;  
ojoyce70@gmail.com <[ojoyce70@gmail.com](mailto:ojoyce70@gmail.com)>;Angela Vigil Member <[gopackgo123@hotmail.com](mailto:gopackgo123@hotmail.com)>;PHILLIPHERN@yahoo.com  
<[PHILLIPHERN@yahoo.com](mailto:PHILLIPHERN@yahoo.com)>;joylweisel@gmail.com <[joylweisel@gmail.com](mailto:joylweisel@gmail.com)>;NaranjoLopez2010@gmail.com  
<[NaranjoLopez2010@gmail.com](mailto:NaranjoLopez2010@gmail.com)>;peggynorton@yahoo.com <[peggynorton@yahoo.com](mailto:peggynorton@yahoo.com)>

2 attachments (131 KB)

hnedf.usbc.pdf; ZONEMAPAMENDEMNT1100WOODWARDPLNE.pdf;

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

Dear Chair Hollinger,

Attached is the Santa Barbara Martineztown Neighborhood Association (SBMTNA) letter requesting deferral of PR-2024-009765, RZ-2024-00001.

The association attached page 11 of the HNEF report and communication with the Tierra West who agreed to schedule the facilitated meeting January 18, 2024.

Thank you for your attention to this matter.

Loretta Naranjo Lopez, President  
1420 Edith NE  
Albuquerque, NM 87102  
(505)270-7716  
[sbmartineztown@gmail.com](mailto:sbmartineztown@gmail.com)  
[sbmtna.org](http://sbmtna.org)

----- Forwarded message -----

From: **Adam Johnstone** <[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)>

Date: Tue, Nov 21, 2023 at 4:54 PM

Subject: Re: [#2023123] 1100 Woodward PI NE

To: SBMTNA <[sbmartineztown@gmail.com](mailto:sbmartineztown@gmail.com)>

Cc: illgen <[theresa.illgen@zoho.com](mailto:theresa.illgen@zoho.com)>, gilbert speakman <[gilsman1@outlook.com](mailto:gilsman1@outlook.com)>, Rosalie Martinez <[rosalimartinez06@gmail.com](mailto:rosalimartinez06@gmail.com)>, [dznaranjo30@gmail.com](mailto:dznaranjo30@gmail.com) <[dznaranjo30@gmail.com](mailto:dznaranjo30@gmail.com)>, [meliszayden10@gmail.com](mailto:meliszayden10@gmail.com) <[meliszayden10@gmail.com](mailto:meliszayden10@gmail.com)>, [robxela@yahoo.com](mailto:robxela@yahoo.com) <[robxela@yahoo.com](mailto:robxela@yahoo.com)>, [frjoelbugas@gmail.com](mailto:frjoelbugas@gmail.com) <[frjoelbugas@gmail.com](mailto:frjoelbugas@gmail.com)>, Ivan Westergaard <[ivanwestergaard@comcast.net](mailto:ivanwestergaard@comcast.net)>, [timkeller@cabq.gov](mailto:timkeller@cabq.gov) <[timkeller@cabq.gov](mailto:timkeller@cabq.gov)>, Javier Martinez

<[JAVIERFORNM@gmail.com](mailto:JAVIERFORNM@gmail.com)>, [oneillsd13@billoneillform.com](mailto:oneillsd13@billoneillform.com) <[oneillsd13@billoneillform.com](mailto:oneillsd13@billoneillform.com)>, [Oneillhd15@fastmail.us](mailto:Oneillhd15@fastmail.us) <[Oneillhd15@fastmail.us](mailto:Oneillhd15@fastmail.us)>, Jesse Lopez Member <[jeslopez@msn.com](mailto:jeslopez@msn.com)>, [tammy.munoz@atriumhospitality.com](mailto:tammy.munoz@atriumhospitality.com) <[tammy.munoz@atriumhospitality.com](mailto:tammy.munoz@atriumhospitality.com)>, [PHILLIPHERN@yahoo.com](mailto:PHILLIPHERN@yahoo.com) <[PHILLIPHERN@yahoo.com](mailto:PHILLIPHERN@yahoo.com)>, Ian Colburn <[colburn.ian@gmail.com](mailto:colburn.ian@gmail.com)>, Evelyn Bonilla <[cri4eb@yahoo.com](mailto:cri4eb@yahoo.com)>, Molina, Nathan A. <[namolina@cabq.gov](mailto:namolina@cabq.gov)>, Benton, Isaac <[ibenton@cabq.gov](mailto:ibenton@cabq.gov)>, [peggynorton@yahoo.com](mailto:peggynorton@yahoo.com) <[peggynorton@yahoo.com](mailto:peggynorton@yahoo.com)>, Angela Vigil Member <[gopackgo123@hotmail.com](mailto:gopackgo123@hotmail.com)>

Loretta,

Thank you for reaching out to us. We will work towards meeting with you all in January, we appreciate your input.

I am working on gathering the information you need. In the meantime, please contact our Senior Planner – Sergio Lozoya at 505-278-7088.

Thank you and happy holidays!

Thanks,

Adam

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**From:** SBMTNA <[sbmartineztown@gmail.com](mailto:sbmartineztown@gmail.com)>

**Sent:** Tuesday, November 21, 2023 4:31 PM

**To:** Adam Johnstone <[AJohnstone@tierrawestllc.com](mailto:AJohnstone@tierrawestllc.com)>

**Cc:** ilgen <[theresa.ilgen@zoho.com](mailto:theresa.ilgen@zoho.com)>; gilbert speakman <[gilsman1@outlook.com](mailto:gilsman1@outlook.com)>; Rosalie Martinez <[rosaliamartinez06@gmail.com](mailto:rosaliamartinez06@gmail.com)>; [dznaranjo30@gmail.com](mailto:dznaranjo30@gmail.com) <[dznaranjo30@gmail.com](mailto:dznaranjo30@gmail.com)>; [meliszayden10@gmail.com](mailto:meliszayden10@gmail.com) <[meliszayden10@gmail.com](mailto:meliszayden10@gmail.com)>; [robwela@yahoo.com](mailto:robwela@yahoo.com) <[robwela@yahoo.com](mailto:robwela@yahoo.com)>; [frjoelbugas@gmail.com](mailto:frjoelbugas@gmail.com) <[frjoelbugas@gmail.com](mailto:frjoelbugas@gmail.com)>; Ivan Westergaard <[ivanwestergaard@comcast.net](mailto:ivanwestergaard@comcast.net)>; [timkeller@cabq.gov](mailto:timkeller@cabq.gov) <[timkeller@cabq.gov](mailto:timkeller@cabq.gov)>; Javier Martinez <[JAVIERFORNM@gmail.com](mailto:JAVIERFORNM@gmail.com)>; [oneillsd13@billoneillform.com](mailto:oneillsd13@billoneillform.com) <[oneillsd13@billoneillform.com](mailto:oneillsd13@billoneillform.com)>; [Oneillhd15@fastmail.us](mailto:Oneillhd15@fastmail.us) <[Oneillhd15@fastmail.us](mailto:Oneillhd15@fastmail.us)>; Jesse Lopez Member <[jeslopez@msn.com](mailto:jeslopez@msn.com)>; [tammy.munoz@atriumhospitality.com](mailto:tammy.munoz@atriumhospitality.com) <[tammy.munoz@atriumhospitality.com](mailto:tammy.munoz@atriumhospitality.com)>; [PHILLIPHERN@yahoo.com](mailto:PHILLIPHERN@yahoo.com) <[PHILLIPHERN@yahoo.com](mailto:PHILLIPHERN@yahoo.com)>; Ian Colburn <[colburn.ian@gmail.com](mailto:colburn.ian@gmail.com)>; Evelyn Bonilla <[cri4eb@yahoo.com](mailto:cri4eb@yahoo.com)>; Molina, Nathan A. <[namolina@cabq.gov](mailto:namolina@cabq.gov)>; Benton, Isaac <[ibenton@cabq.gov](mailto:ibenton@cabq.gov)>; [peggynorton@yahoo.com](mailto:peggynorton@yahoo.com) <[peggynorton@yahoo.com](mailto:peggynorton@yahoo.com)>; Angela Vigil Member <[gopackgo123@hotmail.com](mailto:gopackgo123@hotmail.com)>

**Subject:** [#2023123] 1100 Woodward Pl NE

Dear Mr. Johnstone,

The Santa Barbara Martineztown Neighborhood Association (SBMTNA) meets every third Thursday of the month. The next meeting is Thursday, January 18, 2023 at 6 pm, 1420 Edith NE. SBMTNA requests

2/7/24, 2:23 PM

Mail - Tinkle, Seth R. - Outlook

a facilitated meeting on Thursday, January 18, 2023.

SBMTNA is currently working on historical preservation of the neighborhood. As you are aware, the Community Planned Area does not allow more than 26 feet in height in this area.

The Integrated Development Ordinance (IDO) states the MX-H zone is for high intensity use. SBMTNA is concerned with the reason why you would need such an intense zone category next to a historic single family residential area.

The question I have is why would any person or company want to build a high intensity use next to two high schools, a historical residential area, and a historical narrow road such as Mountain Road NE?

Your email does not explain what you are proposing at this location. It does explain this is a request for a zone map amendment from MX-M to MX-H.

I left a message on your phone. I would like to know the name of your client and what your client is proposing at 1100 Woodward NE (next to the Embassy Hotel).

If you can, call me at (505)270-7716 to explain your proposal. Also, if you can please send your schematics by email so we can see your proposal before we meet.

Regards,

Loretta Naranjo Lopez, President  
Santa Barbara Martineztown Neighborhood Association  
1420 Edith NE  
Albuquerque, NM 87102  
(505)270-7716

February 1, 2024

Joseph R. Hollinger, Chair  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

RE: PR-2024-009765, RZ-2024-00001, 1100 Woodward Place NE, Proposed Zone Map Amendment from MX-M to MX-H

Dear Chair Joseph Hollinger,

The Santa Barbara Martineztown Neighborhood Association (SBMTNA) opposes the referenced proposed Zone Map Amendment for 1100 Woodward Place NE at this time and requests a deferral of the hearing for the proposal. The proposal does not appear to satisfy the relevant criteria for zone map amendments. SBMTNA has not had sufficient time to review and analyze the case to present to the case to present to the Environmental Planning Commission.

SBMTNA was given notice of the proposal on or around November 21, 2024 by the applicant's agent. This was during the holidays. The agent did not dispute our request to meet on January 18 2024.

SBMTNA explained to the facilitator that the board did not meet in the month of December 2023. He was also told that some of the board members did not use zoom or email. The next board meeting was Thursday, January 18, 2024 and if he could have held the facilitated meeting scheduled on that date at 6 pm.

SBMTNA also objects to the facilitated report. The facilitator did not address in the report our objection to the spot zone and that the current MX-M zone was detrimental to any residential neighborhood. SBMTNA stated that the MX-H is higher intensity than the MX-M as defined in the IDO and is not compatible or allowed next to any residential neighborhood.

The facilitator report states that the association requested a pre-application neighborhood meeting on Tuesday, November 21, 2023. SBMTNA clearly understands the facilitator meant the applicant James Johnstone of Tierra West sent an email November 21, 2023 asking the association if they would like a facilitated meeting. The association replied to the agent on the same day November 21, 2023 by email and requested the facilitated meeting be provided on January 18, 2024 with no objection from the agent. The request was within the 15-day requirement before the hearing of Thursday, February 14, 2024. (See Neighborhood Meeting request) The SBMTNA further stated in the email that "SBMTNA is currently working on historical preservation of the neighborhood. As you are aware, the IDO, Community Protection Overlay Zone – CPO-7 3-4(H)(4) does not allow more than 26 feet in height in this area. The Integrated Development Ordinance (IDO) states the MX-H zone is for high intensity use. SBMTNA is concerned with the reason why you would need such an intense zone category

next to a historic single family residential area.” (See attached page 11 of HNDEF Report, Real Estate Conditions)

The neighborhood association would like to receive a copy of the application submitted for thorough review and the comments received from all the commenting agencies. SBMTNA would also like the Planning Department to provide where in the IDO is the physical therapy **hospital** defined.

SBMTNA would like more time to review the staff report and provide an analysis of the request. The proposal appears to create a spot zone. The requested Zoning Map Amendment is a zone district different from surrounding zone districts to this one small area which creates and clearly goes against the ABC Comprehensive Plan. SBMTNA is currently working on a Historic Protection Overlay. Overall, the uses permitted in the MX-H will be detrimental to a predominant historical single family residential neighborhood.

SBMTNA, respectfully requests that the EPC defer this proposal for further analysis to defend the neighborhood. More specifically SBMTNA understands this request is a spot zone and based on the ABQ Comprehensive Plan this neighborhood is in an area of consistency and based on the IDO the request for higher intensity use is not allowed next to a historical residential area.

Thank you for your consideration and vote for deferral.

Sincerely,  
Loretta Naranjo Lopez, SBMTNA President  
Ronald Vallegos, Vice President  
Theresa Illgen, Secretary  
Jesse Lopez, Treasurer  
Gilbert Speakman  
Rosalie Martinez  
Olivia Ayon  
David Naranjo  
Melissa Naranjo  
Frank Garcia

## REAL ESTATE CONDITIONS

Higher rents, lower vacancies, and positive absorption since 2002 characterize the office, industrial, retail, and multi-family rental markets and suggest that while the real estate market in the PoP is growing, these conditions have not improved local residents' economic prospects.

These pressures will only intensify as there are a number of new developments projects in the pipeline that will impact the local real estate market, drive demand upward, and potentially place increasing costs pressures on low-income households. While these new developments are exciting for Albuquerque residents, they may create inhospitable economic conditions that produce neighborhood displacement and gentrification. These projects include but are not limited to:

- Rail Trail and Greater Downtown Urban Trail projects
- Rail Yards redevelopment
- Proposed stadium for the New Mexico United professional soccer team

In addition, increasing rents and intensifying pressures from the pandemic's economic effects have prompted concerns about housing affordability in the Pocket. Across the Pocket, **more than half of households are rent-burdened (>30% of income dedicated to rent)**, and more than a quarter are severely rent-burdened (>50% of income dedicated to rent). With rising rent costs placing increasing pressure on household finances, the Pocket is facing a homelessness crisis, with **people of color disproportionately affected**.

Moreover, the Pocket is characterized by an older housing stock. According to the American Community Survey, as of 2016, at least 50% of the Pocket's housing stock was built prior to 1960, whereas only 19% of Bernalillo County's stock was built prior to 1960. As a natural consequence, older homes cost more to maintain and often require that owners and tenants pay higher utility costs. Previous HNEDF plans have highlighted the disproportionality of Pocket homes that are substandard, deteriorating, or in violation of local codes as compared to the broader City and Bernalillo County. When combined with increasing rents and an expanding rent burden, the Pocket residents are facing enormous costs to maintain housing.

Figure 7: Data Analysis—Housing Affordability and Rent Burden

