City of Albuquerque
Environmental Planning Commission

Staff Report

HEARING DATE:	Thursday, August, 20, 2026
CASE #:	ZMA-2026-00011
APPLICANT:	City of Albuquerque Council Services Department
APPLICATION:	Zoning Map Amendment (zone change)
LEGAL DESCRIPTION:	Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A
ADDRESS/LOCATION:	229 Lomas Blvd. NE, Between Broadway Blvd. & Commercial St.
PROPERTY AREA:	Approximately 3 acres
EXISTING ZONING:	NR-LM
STAFF PLANNERS:	William Steele, Senior Planner & Megan Jones, Principal Planner

CASE SUMMARY: The request is for a zone change from NR-LM (Non-residential Light Manufacturing) to MX-M (Mixed-use Medium Intensity) to facilitate future residential or mixed-use development.
The applicant has adequately justified the request pursuant to IDO § 14-16-6-7G)(3) and has demonstrated that the request furthers a preponderance of applicable Comp Plan Goals and Policies.
Public Notification requirements were met pursuant to IDO § 14-16-6-4(J). A post-submittal facilitated meeting was requested by the Santa Barbara Martineztown Neighborhood Association and held on July 27, 2026.

This is a quasi-judicial matter.

STAFF RECOMMENDATION: APPROVAL of Case # ZMA-2026-00011 based on Findings 1-24 in this report.

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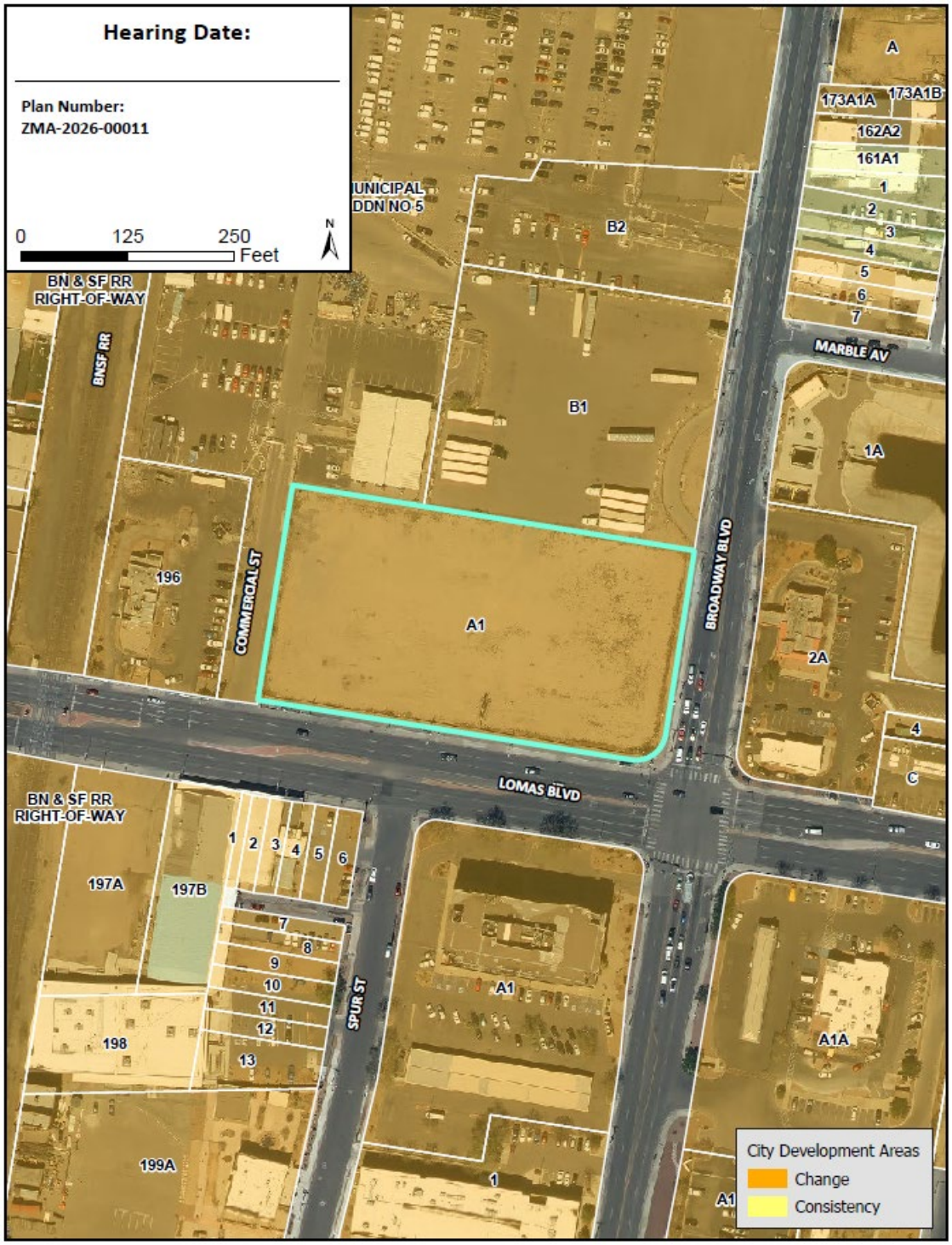
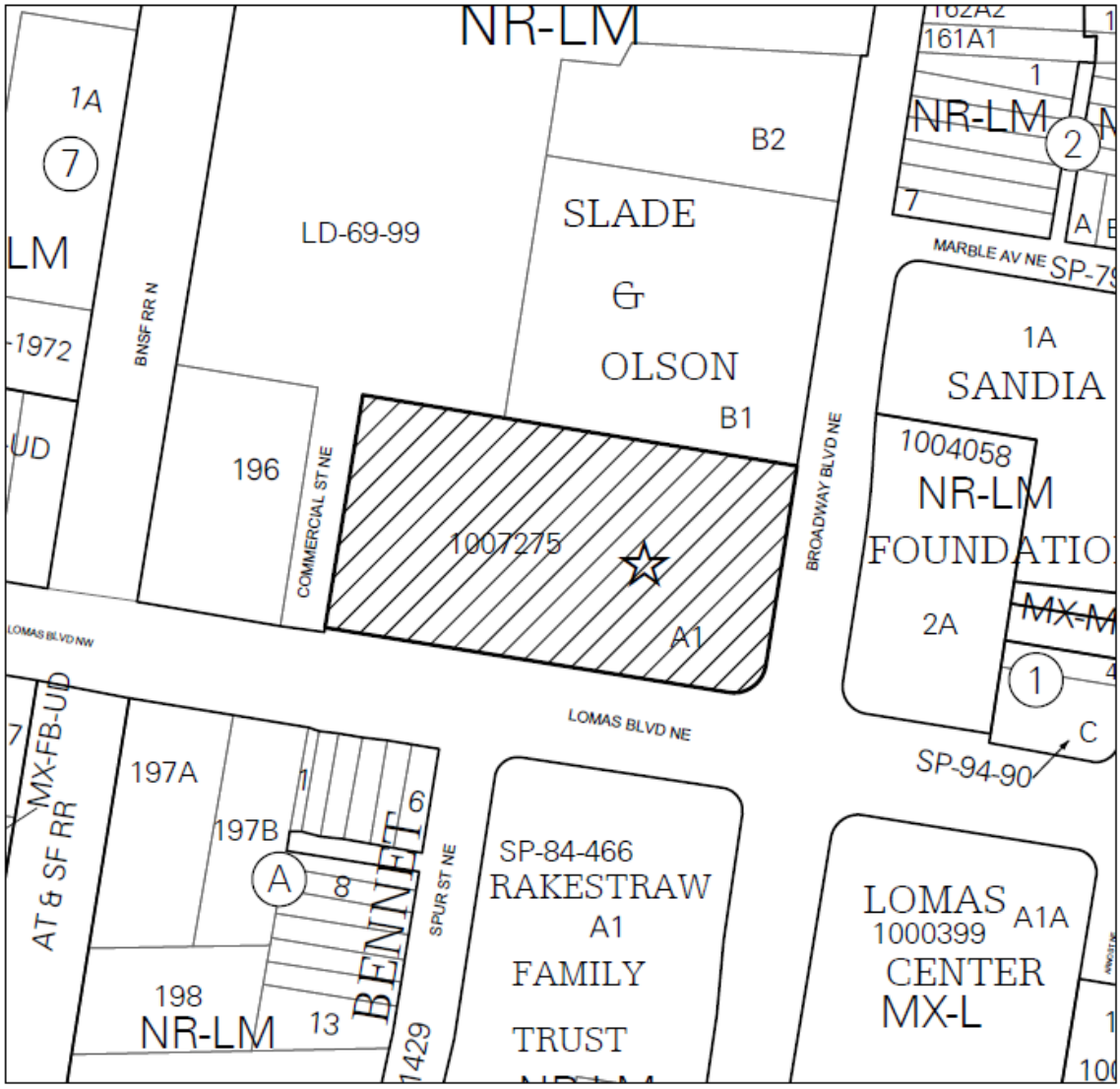
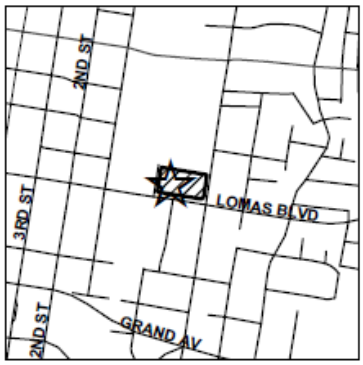
I. Maps

Aerial Map



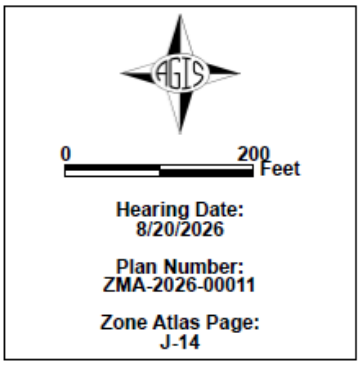
IDO Zoning Map





IDO ZONING MAP

Note: Gray shading indicates County.



Land Use Map

LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

- LDRES | Low-density Residential
- COMM | Commercial Retail
- CMSV | Commercial Services
- OFC | Office
- IND | Industrial
- TRANS | Transportation
- DRNG | Drainage
- VAC | Vacant

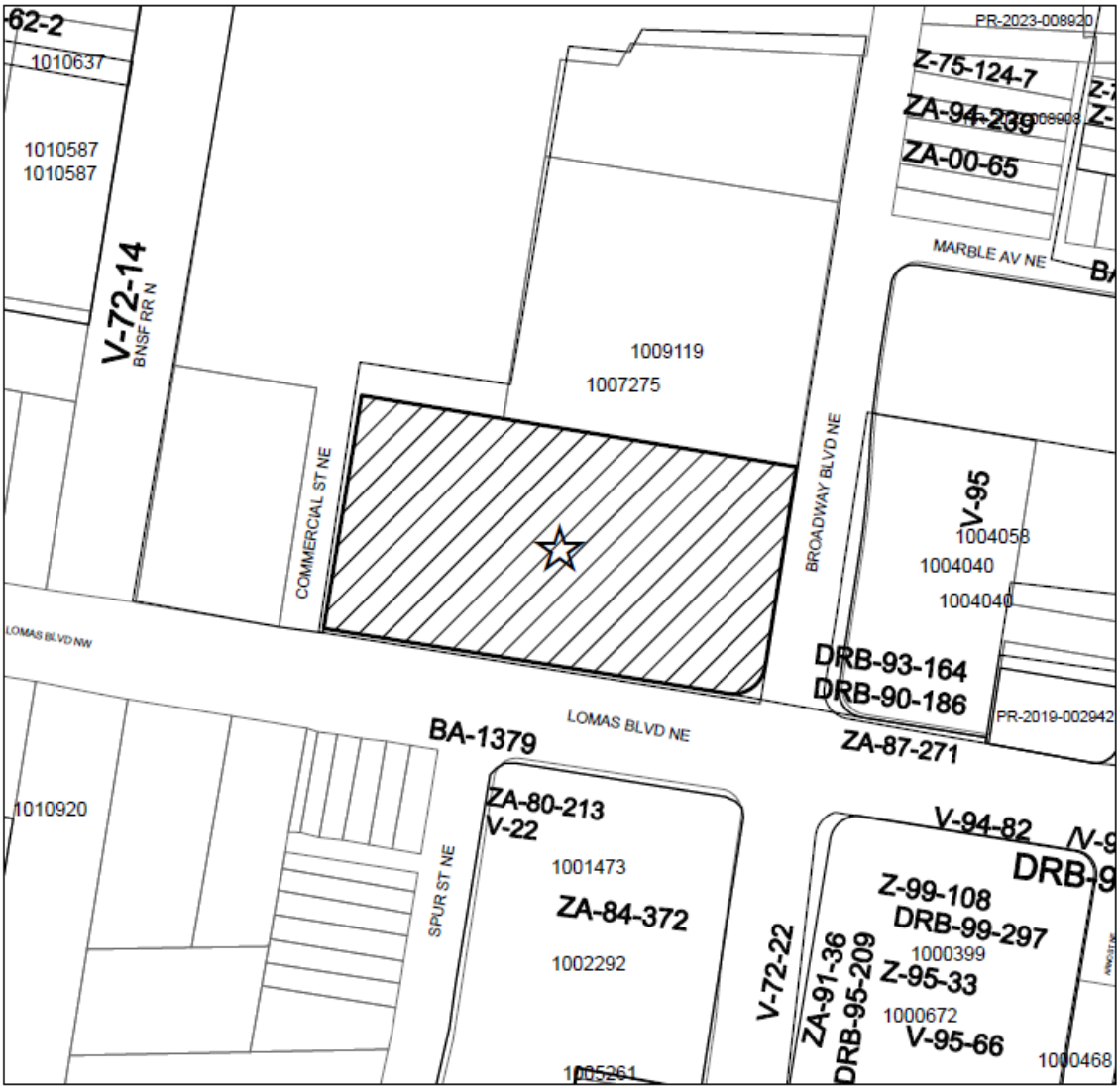
0 200 Feet

Hearing Date:
8/20/2026

Plan Number:
ZMA-2026-00011

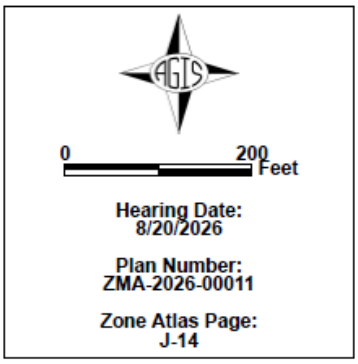
Zone Atlas Page:
J-14

History Map

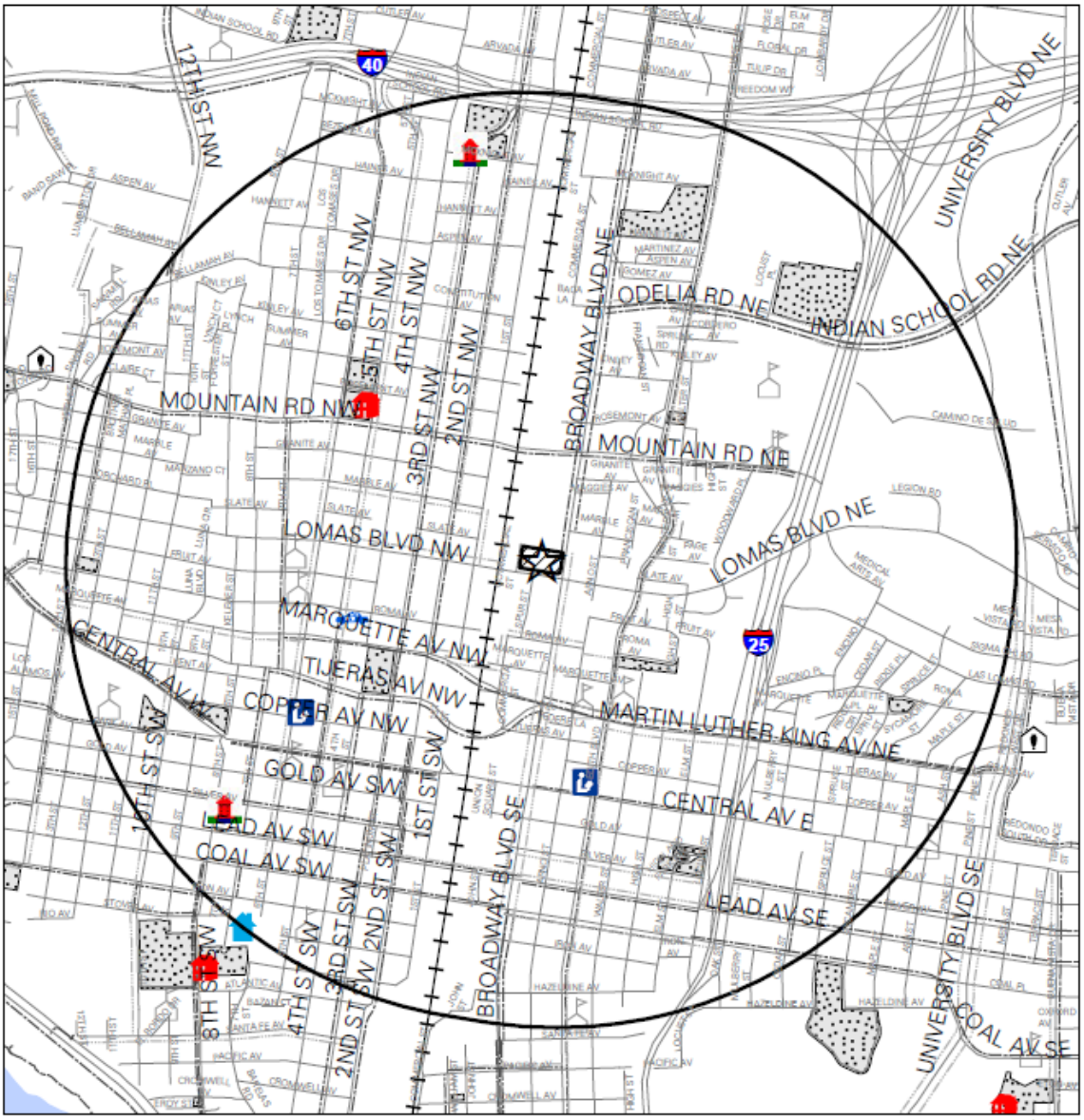


HISTORY MAP

Note: Gray shading indicates County.



Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer

Community Center
Senior Center
Library
Museum
Fire
Police
Public School
Proposed Bike Facilities
Existing Bike Facilities
Albuquerque City Limits
Landfill designated by EHD
Landfill Buffer designated by EHD
Developed City Park

Plan Number: ZMA-2026-00011

0 0.5 1 Miles

II. Introduction

Request

This request is for a Zoning Map Amendment from the NR-LM (Non-residential Light Manufacturing) zone district to the MX-M (Mixed-use Medium Intensity) zone district for an approximately 3-acre parcel legally described as all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. and Commercial St.

The purpose of the zone change is to allow residential and mixed-use development along the Lomas Major Transit corridor in an area of the City that lacks housing near jobs.

The Council Services department does not have plans for specific development of the site, as this will be determined through future negotiations with the Metropolitan Redevelopment Association (MRA) and their current Request for Proposal (RFP) for the site. Council Services believes that rezoning the property to MX-M ensures that a more sensitive development will occur, versus keeping the current zoning of NR-LM.

EPC Role

The EPC is the decision-making body for this request because the subject site is within an Area of Consistency and is less than 10 acres [IDO § 14-16-6-7(G)(1)(a)2].

The request is a quasi-judicial matter.

As a City project, this case is not appealable to City Council [IDO § 14-16-1-4(C)].

History/Context

Location	*IDO Zoning*	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	***NR-LM***	***Area of Change***	***Vacant/Drainage***
North	NR-LM	Area of Change	Industrial/Office
South	NR-LM	Area of Change	Commercial Services/Office
East	MX-M	Area of Change	Commercial/Restaurant
West	NR-LM MX-FB-UD	Area of Change	Commercial/Restaurant

The subject site is within an area of the city that has been historically known as Martineztown/Santa Barbara. When the City first adopted zoning in 1959, much of Martineztown/Santa Barbara was zoned for commercial uses and light manufacturing to allow the expansion of downtown. The downtown core didn't expand as anticipated. Instead, vacant land attracted manufacturing, open storage and warehousing, rather than commercial or government office uses typically associated with downtown development.

This resulted in encroachment of commercial uses into residential areas, discouraging residential development and reinvestment.

In 1990, the subject site was included within the 600-acre Martineztown/Santa Barbara Sector Development Plan area, which zoned the area with 11 unique SU-2 zone districts. The Sector Development Plan adopted zoning that established Residential zoning for newer subdivisions, a version of mixed-use zoning for the older neighborhood area south of Mountain Rd. and east of Broadway, heavy manufacturing closest to the railroad, and a mix of light manufacturing and heavy commercial between the heavy manufacturing and more residential areas east of Broadway. The industrial area along Broadway Blvd. has primarily developed as a warehouse and light manufacturing district.

When the IDO became effective in 2018, the SU-2 zone districts established by the Martineztown/Santa Barbara Sector Development Plan were converted to the closest matching IDO zone districts in terms of allowable uses and development standards. The subject site was converted to NR-LM. The IDO also established a Character Protection Overlay (CPO) zone for Martineztown/Santa Barbara (CPO-7), including the subject site.

On October 28, 2025 the EPC recommended approval to the City Council for a Small Area Text Amendment to the IDO to remove the subject site from the CPO-7 boundary, which City Council approved. The Martineztown/Santa Barbara Neighborhood Association (SBMTNA) appealed this decision to District Court, which is still in process [TA-2025-00001, D-202-CV-202601904]. As of this writing, there has not been a stay or injunction pending appeal. The proposed zone change would not be affected by the outcome of this appeal. Any future project would be subject to CPO-7 if the appeal is successful.

The subject site is owned by the City of Albuquerque and AMAFCA. AMAFCA was using the site as a detention pond, which is no longer in operation. The parcel remains undeveloped.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Lomas Blvd. and Broadway Blvd. as Existing Regional Principal Arterials.

Commercial St. NE is a local street.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates Lomas Blvd. as a Primary Freight Corridor.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The LRBS shows a proposed buffered bike lane on Broadway Blvd. that runs adjacent to the subject site and a proposed paved trail along Lomas Blvd. NW that ends at the railroad tracks west of the subject site.

Transit

ABQ RIDE Route 16 travels north and south along Broadway Blvd., adjacent to the subject site. There are 2 bus stops located near the subject site along Lomas Blvd. One stop is at the intersection of Lomas Blvd. and Broadway Blvd. across Lomas Blvd. on Broadway Blvd. for southbound travelers and one stop is across Broadway Blvd. adjacent to the subject site for northbound travelers.

ABQRIDE route 11 travels east and west along Lomas Blvd. There are 2 bus stops located adjacent to the subject site along Lomas Blvd. that are for westbound travelers and one stop across Lomas Blvd. fpr eastbound travelers.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Community Planning Area (CPA)

The subject site is within the Central ABQ CPA. Central Albuquerque is the location of the original Old Town settlement with surrounding agricultural lands, the New Town development during the railroad era (now known as Downtown), and the original residential subdivisions, many of which have been designated as historic neighborhoods. The Central ABQ CPA includes concentrated urban development Downtown with retail and commercial activity along relatively narrow streets. Design characteristics include building fronts with wide sidewalks along Central Avenue, glass storefronts, and pedestrian entrances onto the street. Within the Central ABQ CPA, transit connects Downtown and Old Town, the Albuquerque Botanical Gardens and Zoo, and the South Broadway Cultural Center. The CPA has varying architectural styles and building scale, depending on the historical era of each neighborhood. It contains small residential lots and a mix of land uses and proximity of residential and non-residential uses. The CPA

assessment was conducted in 2022-2023, and City Council accepted the Central ABQ CPA Assessment Report in 2024.

Center & Corridor Designations

The subject site borders Lomas Blvd. NE and is within 660 feet of the Lomas Blvd. Major Transit Corridor. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system. The subject sites are not within a designated center.

The subject site is also within ¼ mile of the 4th Street and Central Ave. Main Street Corridors. Main Streets are intended to be lively, highly walkable neighborhood streets lined with local- serving businesses. Away from the Main Street, density should quickly decrease to minimize impacts on nearby neighborhoods. Although Main Street is classified as a Corridor type, the intent is for it to function more like a linear Center that guides the appropriate land use forms along the Corridor.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 5: LAND USE

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 ZMA could direct growth to an established Major Transit Corridor and help shape the built environment into a more sustainable development pattern by concentrating development where existing public infrastructure and multimodal transportation facilities are already available. The subject site is located along the Lomas Blvd. Major Transit Corridor, within ¼ mile of the 4th Street and Central Ave. Main Street Corridors, and is served by existing streets, sidewalks, utilities, bicycle facilities, and public transit. The Central CPA Assessment identifies the Centers and Corridors concept as a fiscally responsible and sustainable development strategy because directing growth to areas where public investment has already occurred makes more efficient use of those investments while supporting places to live and work. The proposed MX-M zone district would allow residential and mixed-use development that better aligns with this framework than the existing NR-LM zone district and would facilitate redevelopment of the vacant site. **This request furthers Goal 5.1.1 Desired Growth.**

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

SUB-POLICY 5.1.10(a): Encourage higher-density residential developments within ¼ mile of transit stops or stations.

The subject site is located along the Lomas Blvd. Major Transit Corridor that supports high-frequency transit service through pedestrian-oriented development and could encourage higher-density residential development withing ¼ mile of transit stops or stations. The subject site is located within one-quarter mile of numerous ABQ RIDE bus stops served by Routes 11 and 16, providing convenient access to Downtown and other areas of the city. The existing NR-LM zone district does not allow residential development, whereas the proposed MX-M zone district permits residential and mixed-use development at an intensity that is more appropriate for a major transit corridor. Allowing residential uses near existing transit service supports increased transit ridership, walkability, and opportunities for people to access employment, services, and amenities without relying solely on automobiles. **This request furthers with Policy 5.1.10 and Sub-Policy 5.1.10(a) Major Transit Corridors.**

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

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

The ZMA promotes complete communities through a mix of compatible land uses by encouraging a more productive use of vacant lots and under-utilized lots, that could provide and opportunity for residents to live, work, learn, shop, and recreate in close proximity. The subject site is an approximately 3-acre vacant property located within an Area of Change near Downtown Albuquerque.. Rezoning the property from NR-LM to MX-M would allow a broader mix of residential, commercial, institutional, and civic uses that are more consistent with the Complete Communities goal than the existing industrial zoning. The proposed zone change would facilitate productive reuse of a long-vacant property while expanding opportunities for housing and neighborhood-serving uses in an area with existing infrastructure and transit service. **The request furthers Goal 5.2, Sub-Policy 5.2.1(m) Complete Communities.**

POLICY 5.4.1 HOUSING NEAR JOBS: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The ZMA request would promote higher-density housing and discouraging single family housing near areas with concentrated employment. The subject site is located near Downtown Albuquerque, major employment centers, commercial services, bicycle facilities, and multiple ABQ RIDE routes along Broadway Boulevard and Lomas Boulevard. The current NR-LM zone district does not permit residential development, limiting opportunities to provide housing in an area with existing infrastructure and transit service. The proposed MX-M zone district would allow a

variety of residential housing types integrated with commercial and civic uses that better support the surrounding urban context. **This request furthers with Policy 5.4.1 Housing Near Jobs.**

*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 ZMA request encourages growth to Areas of Change where redevelopment and more intensive development are expected and desired while protecting established neighborhoods. The subject site is located entirely within an Area of Change and is surrounded by properties that are also designated as Areas of Change. The site is currently vacant and occupies a prominent location at the intersection of two Existing Regional Principal Arterial roadways with access to existing public infrastructure and transit service. Rezoning the property to MX-M would support redevelopment of an underutilized infill property in a location identified by the Comprehensive Plan as appropriate for growth. **This request furthers Goal 5.6 City Development Areas.**

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

The policy aligns with the ZMA request because it directs growth and more intense development to Centers, Corridors, industrial and business parks, and other Areas of Change where redevelopment is encouraged. The subject site is located within an Area of Change adjacent to the Lomas Major Transit Corridor and near the Downtown Center. The proposed MX-M zone district would allow residential and mixed-use development at an intensity that is more consistent with the Comprehensive Plan's vision for this area than the existing NR-LM zone district. The request would facilitate redevelopment of a vacant infill property while encouraging housing and neighborhood-serving commercial uses in a location with existing infrastructure and transit access. **This request furthers Policy 5.6.2 City Development Areas.**

CHAPTER 8: ECONOMIC DEVELOPMENT

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

The ZMA request would promote the creation of a place where businesses, residents, and visitors can thrive while supporting long-term economic vitality. The subject site occupies a highly visible location at the intersection of Broadway Boulevard and Lomas Boulevard that serves as a gateway into Downtown Albuquerque. The proposed MX-M zone district would allow a broader mix of residential, commercial, institutional, and civic uses that could create a more active streetscape and encourage additional investment in the surrounding area.

Redevelopment of this long-vacant property has the potential to improve the visual character of the corridor while supporting neighborhood-serving businesses and expanding housing opportunities. Accordingly, the proposed zone promotes redevelopment that contributes to a more vibrant urban environment. **This request furthers Goal 8.1 Placemaking.**

CHAPTER 9: HOUSING

GOAL 9.3 HOUSING DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

The zone change to MX-M would promote increased housing density in locations with adequate infrastructure, services, and amenities. The subject site is located within an Area of Change adjacent to a Major Transit Corridor and is served by existing streets, sidewalks, utilities, bicycle facilities, and public transit. The MX-M zone district permits moderate-density residential development that is more appropriate for this urban infill location than the existing NR-LM zone district, which does not allow residential uses. Allowing residential development on this vacant property would expand housing opportunities in an area with existing infrastructure while supporting efficient land use patterns. **This request furthers Goal 9.3 Housing Density.**

*POLICY 9.3.1 CENTERS AND CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The ZMA request supports the policy by encouraging higher-density, multi-unit housing and mixed-use development in Centers and along Major Transit Corridors to accommodate growth while making efficient use of existing infrastructure. The subject site is adjacent to the Lomas Major Transit Corridor and immediately east of the Downtown Center, making it an appropriate location for additional residential and mixed-use development. The proposed MX-M zone district would permit housing and mixed-use development that is not allowed under the existing NR-LM zone district and would better align with the Comprehensive Plan's vision for development along transit corridors. Expanding opportunities for residential development at this location also supports housing choice near employment, transit, and neighborhood services. **This request furthers Policy 9.3.1 Centers and Corridors.**

CHAPTER 13: RESILIENCE AND SUSTAINABILITY

POLICY 13.5.1 LAND USE IMPACTS: Land Use Impacts: Prevent environmental hazards related to land uses.

This request seeks to prevent environmental hazards and protect public health, safety, and welfare by discouraging incompatible land uses in close proximity. The

subject site is surrounded primarily by commercial, office, restaurant, and service uses, with established residential neighborhoods located nearby. Although the surrounding area retains a significant amount of NR-LM zoning, many existing land uses are commercial in nature rather than industrial. Rezoning the property to MX-M would reduce the potential for future light manufacturing uses adjacent to nearby residential and mixed-use areas while encouraging development that is more compatible with the existing urban context. **This request furthers Policy 13.5.1 Land Use Impacts.**

Integrated Development Ordinance (IDO)

IDO Zoning

The application for this request was submitted on July 1, 2026 and is subject to the regulations and processes of the IDO effective as of May 6, 2026.

The subject site is zoned NR-LM (Non-residential – Light Manufacturing). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in IDO Table 4-2-1.

Proposed Zoning

The zone change is to the MX-M (Mixed Use-Medium Intensity) Zone District. 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. Allowable uses are shown in IDO Table 4-2-1.

Overlay Zones

At the time of this writing the subject site remains within the boundary of Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7). The purpose of CPO zones is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. Properties that are on opposite of an intersection diagonally (e.g., “kitty corner” or “catty corner” or “caddy corner”) are not considered. See also Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

Allowable Use: A land use allowed in a particular zone district by Table 4-2-1 as a primary or accessory use, whether allowed permissively or conditionally. See also Use Definitions for Permissive Use, Conditional use, and Accessory Use.

Corridor: A street and adjoining land designated in the ABC Comp Plan, as amended, as one of 5 Corridor types designated based on travel modes and development intensity, excluding Commuter Corridors. See also Measurement Definitions for Corridor Area.

Major Transit (MT) Area: Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

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

Non-residential Zone District: Any zone district categorized as Non-residential 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.

Zone District: One of the zone districts established by this 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 this IDO

Downtown Metropolitan Redevelopment Area (MRA) Plan [2025]

The Downtown MR Area Plan, Downtown 2050, is a Rank III planning document as recognized by the Albuquerque and Bernalillo County Comprehensive Plan. Rank III plans focus on specific geographic areas with unique characteristics and provide detailed strategies to guide redevelopment efforts.

According to the Metropolitan Redevelopment Agency, “Downtown 2050 is a long-term plan to guide the future of Downtown Albuquerque. The plan focuses on housing, transportation, economic development, public spaces, and redevelopment within the Downtown Metropolitan Redevelopment Area. The plan is intended to help create a downtown that is more connected, active, welcoming, and reflective of Albuquerque’s culture and identity.”

As part of the Downtown 2050 planning process, the boundaries of the MRA were extended to include 229 Lomas/Broadway Blvd. NE.

IV. Zoning Map Amendment (Zone Change)

Pursuant to § 14-16-6-7(G)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

(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.

Applicant: The current zoning of the property is NR-LM (Non-Residential – Light Manufacturing Zone District). The purpose of the NR-LM zone district is to accommodate moderate intensity commercial, light assembly, fabrication, and manufacturing uses.

The zone amendment request changes the zone from NR-LM to MX-M (Mixed Use-Medium Intensity Zone District). 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.

This amendment is being requested to ensure that a city-owned piece of land can be developed at its highest and best use, in alignment with the ABC Comprehensive Plan and the Housing Needs Assessment. Due to its prominent location at the intersection of Lomas and Broadway and the fact that it falls within a Major Transit Corridor and within a ¼ mile of the Broadway Main Street corridor, the location presents strong opportunities to be developed into mixed-use development, with the help of additional incentives provided in the IDO.

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. In addition to the above response, the applicant provided policy-based responses adequately demonstrating that the request furthers a preponderance of applicable Goals and Policies regarding Land Use, Economic Development, Housing and Resilience and Sustainability; therefore, the request is consistent with the City's health, safety, morals, and general welfare.

Applicable citations:

Policy 5.1.1 Desired Growth; Policy 5.1.10 Major Transit Corridors, Policy 5.1.10(a); Goal 5.2 Complete Communities, Policy 5.2.1(m); Policy 5.4.1 Housing Near Jobs; Goal 5.6 City Development Areas; Policy 5.6.2 Areas Of Change; Goal 8.1 Placemaking; Goal 9.3 Housing Density; Policy 9.3.1 Centers And Corridors; Policy 13.5.1 Land Use Impacts. **The request meets Criterion A.**

(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 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 completely located in an Area of Change. Policy 5.6.2 states, "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 subject property is along a Major Transit Corridor and within the Downtown Metropolitan Redevelopment Area.

Staff: The subject site is not within an area of consistency. It is wholly in an area of change. **The applicant's request meets Criterion B.**

(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:

1. *The property in question was formerly a detention pond, and when the new pump station (Isaac Benton Pump Station) was constructed across the street, it doubled the area's capacity for flood waters, eliminating the need for the detention pond that existed at 229 Broadway Blvd. NE. The lot has since been used for film production and temporary outdoor storage, but recently, the City brought the piece of property into the Downtown 2025 MRA, as well as the established Downtown TIF, opening new, flexible finance and incentive tools for future development on the site.*

3. Central CPA Study shows that 60% of the housing in the area is single-family homes, with 40% multi-family development. Although the population of this CPA declined between 2010 and 2022, it remains the core of Albuquerque, with the highest job demand. More than 54% of the population is between the ages of 18 and 54, with increasing demand for more housing options within the core. Policy recommendations of Central CPA reports include: 1. Promote development and redevelopment that creates complete neighborhoods where people can live, work, learn, shop, and play 2. Support the highest densities of mixed-use development in designated Centers and Corridors 3. Encourage projects that activate underutilized land. 4. Prioritize opportunities to mitigate and minimize negative environmental impacts related to industrial contamination 6 Rezoning the property to MX-M implements these policy recommendations by collectively promoting a mixed-use development including housing and small commercial. Furthermore, replacing the current industrial zoning eliminates the potential environmental hazards associated with light manufacturing uses. Moreover, as previously stated in response to 6-7(G)(3)(a), collectively housing, land use, placemaking, and economic development policies identified in the Comp Plan support the rezoning, encouraging mixed-use residential developments within ¼ mile of transit stops on Major Transit Corridors, including Lomas Blvd. Rezoning, in turn, will allow for the type of development that will have a greater impact on the Albuquerque Housing Crisis, while still allowing uses that can contribute to a local economy and thriving small businesses near the possible economic hub of the Downtown area.

Staff: The proposed MX-M zone district is more advantageous to the community than the existing NR-LM zone district because it better implements the land use, development, and connectivity objectives of the ABC Comprehensive Plan and the Central Albuquerque Community Planning Area (CPA) Assessment. The subject site is located within an Area of Change, adjacent to the Lomas Major Transit Corridor, and immediately east of the Downtown Center, where the Comprehensive Plan encourages higher-intensity infill and mixed-use development supported by multimodal transportation. The Central CPA Assessment identifies opportunities to redevelop vacant and underutilized properties, expand housing choices, support walkable mixed-use neighborhoods, and reduce land use conflicts associated with industrial uses. Rezoning the property to MX-M would allow residential and mixed-use development that is more consistent with the surrounding urban context, makes better use of existing infrastructure and transit, and more effectively implements the Comprehensive Plan's desired pattern of land use, development intensity, and connectivity. **The response meets Criterion C.**

(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 § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant: The requested zone is a Mixed-Use-Medium Intensity zone district. Uses that will become permissible under the requested zone (which are not permitted in the existing NR-LM zone) include: - Residential Uses such as townhomes, multi-family, and live-work dwelling units. - Group Living Uses including assisted living facilities or nursing homes, community residential facilities, and group homes, small and medium. - Other Civic and Institutional Uses, including adult and child day care facilities, community centers or library, elementary or middle schools, high school, hospital, parks & open spaces, religious institution, and university or college. - Commercial uses, including residential commercial amenities (indoor & outdoor), cannabis retail, farmer's market, and general medium retail. (Also refer to the list for a full list of allowable uses in MX-M) All these uses that become permissible with the proposed MX-M zone are primarily neighborhood-serving community-oriented land uses. Other commercial uses, including Food, Beverages, Indoor Entertainment, Outdoor Recreation, Offices, and Service uses, have similar permissive conditions to the existing zone, allowing a similar scale of medium intensity commercial development. [See justification letter for tables.]

The existing land uses within approximately 500 feet of the subject site include office buildings, restaurants, a gas station, medical offices, a car rental facility, self-storage, surface parking, and a brewery, among other commercial uses. Although the surrounding area is primarily zoned NR-LM with a mix of MX zone districts, the existing pattern of development does not include exclusive Non-Residential Light Manufacturing (industrial) uses. Instead, the surrounding land uses are largely consistent with the range of uses permitted within the MX-M zone district. Therefore, rezoning the subject property to MX-M would help ensure that future development remains compatible with the surrounding area and reinforces the existing mixed-use urban character. If the requested zone map amendment is not approved, the current zoning could allow future industrial uses that may be incompatible with the surrounding mixed-use, residential environment and could introduce potential environmental and operational impacts on adjacent properties. Ultimately, the applicant believes that the MX-M zone district is a much more sensitive zone district than NR-LM and will be more compatible with the surrounding neighborhoods. ***Applicant's Justification Summarized.***

Staff: The proposed MX-M zone district would allow additional residential, civic, institutional, and neighborhood-serving commercial uses that are not permitted in the existing NR-LM zone district. Although Cannabis Retail is a permissive use in the MX-M zone district, IDO § 14-16-4-3(D)(36) establishes use-specific standards to mitigate potential impacts, including compliance with State licensing requirements, minimum separation distances from other Cannabis Retail establishments and certain sensitive uses, restrictions on drive-through facilities and product display, secure storage requirements, and additional standards for on-site consumption. Under current conditions, an existing Cannabis Retail establishment at 904 Broadway Blvd. NE, approximately 300 feet from the subject site, would prevent a

new Cannabis Retail establishment from locating on the property because the required 660-foot separation could not be met unless the existing establishment relocates or ceases operation. 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 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.

Applicant:

1. *The existing public infrastructure serving the site, including streets, sidewalks, street lighting, water and sewer utilities, and electrical service, is already in place and is expected to adequately support future development permitted under the proposed zone change. Furthermore, the ABQ Ride Forward Recovery Network Plan was passed in 2025. The Network focuses on providing increased access to opportunities and jobs by 39% within 45 minutes of transit travel times, making it easier to get around Albuquerque all day, every day. It features buses coming more often on the busiest routes (shorter waits for riders) and more evening and weekend service. Almost all routes will run as often on weekends as they do on weekdays.*
2. *ABQ Ride Forward is a 16-phase plan to increase frequency and weekend service, reduce overlap for wider coverage, and improve equity. Phase I of the Implementation Plan went into effect in December 2025, increasing frequency and changing routes to 10 avoid overlaps and provide better equitable services. These changes have directly increased connectivity of the subject property to the rest of the city and support more development*
3. *3. & 4. A site plan has not been submitted for this property, and the expectation is that future development will be required to go through an RFP process managed by the MRA division of the City to determine if the development will contribute in a way that meets the policy goals for the area. At the time of site plan submission, the applicant will be required to meet all IDO requirements and any development agreements that come with that tied to infrastructure.*

Staff: Although the applicant provided justification for all four sub-criteria, Staff finds that the request satisfies Criterion (e)(1). The subject site is served by existing public infrastructure, including Lomas Boulevard and Broadway Boulevard,

sidewalks, water and sewer utilities, street lighting, and other public facilities. The property is also served by multiple ABQ RIDE routes and existing transit stops along Lomas Boulevard and Broadway Boulevard, providing multimodal access to the site. No development proposal is being considered with this request; however, any future development would be required to comply with all applicable IDO requirements and the Development Process Manual (DPM), including any infrastructure improvements determined necessary through the City's development review process. Based on the existing infrastructure and public improvements serving the site, Staff finds that adequate capacity exists to accommodate the development made possible by the proposed zone change and concludes that the request satisfies Criterion (e)(1). **The response meets Criterion E.**

(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 applicant feels that, though the property is located on the Major Transit along Lomas Blvd and lies within 1,320 ft of a main street on Broadway Blvd, this zone map amendment is supported by many other different Comp Plan policies and goals, including economic development and placemaking efforts. It also feels important to note that MX-zoned districts generally surround 229 Broadway Blvd, including MX-M, MX-L, MX-T, and MX-FB. MX zones provide a buffer from purely NR zones, activating street frontage with local commercial businesses and medium-density housing development. The proposed zone seamlessly matches the surrounding urban fabric, as can be seen in the figure below.

Staff: Although the subject site is located on a major transit corridor, it is not the applicant's justification for the zone change. The requested zone change is not based completely on the property's location, but rather, on the appropriate scale and location within the downtown neighborhood to support mixed use or residential development under the MX-M development standards. **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 applicant feels that it's important to distinguish the meaning of Economic and Economic Development. Under Chapter 8 Economic Development in the Comp Plan, Policy 8.1.1 states, "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 applicant feels that the current zone limits the property, eliminates any housing typology, and rules out the potential of creating diverse experiences and amenities in the area. Thus, the proposed rezone is not based on economic considerations but supported by Economic Development goals and policies mentioned in the Comp Plan

Staff: The applicant's justification is not based completely or predominantly upon the cost of land. The applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant indicates that this request supports economic development goals in the Comp Plan and would allow future development under the MX-M zone district. **The response to Criterion G is generally sufficient.**

(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 district.

Applicant: As discussed in the responses to Sections 6-7(G)(3)(d) and (f), the surrounding area contains a mix of MX zone districts, with an MX-M zone district located immediately across the street from the subject property. Accordingly, the proposed zone map amendment is consistent with the surrounding zoning pattern and does not constitute a spot zone

Staff: There are MX-M zoned parcels adjacent to and surrounding the subject site and this request would not create a spot zone. **The applicant's response meets Criterion H**.

V. Public & Agency Concerns

Public Notice	***Required?***	***Met?***
Email to Neighborhood Associations (NA) within 660 feet	Yes	Yes
Mailed Notice to Property Owners within 100 feet	Yes	Yes
Posted Sign	Yes	Yes Posted 7/28/2026
Published Legal Ad	Yes	Yes Published 8/03/2026
Web Posting	Yes	Yes Posted 8/13/2026

Neighborhood/Public

Notification requirements are found in IDO § 14-16-6, in the Procedures Table 6-1-1 and are further explained in IDO § 14-16-6-4(J), Public Notice. Property owners within 100 feet of the subject site were notified as required.

According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the North Valley Coalition, the Martineztown Santa Barbara Neighborhood Association (SBMTNA) and the Citizens Information Committee of Martineztown, which were notified as required.

The SBMTNA requested a post submittal facilitated meeting regarding the request due to concerns about a potential future development. The facilitated meeting notes can be reviewed in the attachments.

A facilitated meeting was held on July 27, 2026 from 6-8 PM via ZOOM, with representatives from City Council Services, the Planning Department, the Santa Barbara Martineztown Neighborhood Association (SBMTNA), the Citizens Information Committee of Martineztown (CICM), and other interested parties to discuss the proposed rezoning of 229 Lomas Blvd. NE from NR-LM to MX-M. City Council Services representatives explained that the purpose of the zone change is to eliminate future industrial and light manufacturing uses and allow residential and mixed-use development consistent with the Comprehensive Plan and the site's location along the Lomas Blvd. Major Transit Corridor. Neighborhood representatives generally supported the proposed downzoning from NR-LM to MX-M because it would remove industrial uses that could negatively impact the surrounding neighborhood.

Neighborhood representatives expressed concerns regarding the pending litigation involving the CPO-7 boundary amendment and requested that the rezoning be deferred until the court case is resolved. Additional concerns included potential building height, residential density, traffic, environmental impacts, housing affordability, and preserving the historic character of the Martineztown/Santa Barbara neighborhood. Neighborhood representatives also requested continued involvement in future development discussions to help ensure that any redevelopment is compatible with the surrounding community and benefits nearby residents and businesses

Public Comments

On August 4, 2026, the President of the Santa Barbara Martineztown Neighborhood Association (SBMTNA) submitted a letter expressing opposition to the proposed MX-M zoning designation for 229 Broadway NE. SBMTNA requested that the property instead be zoned MX-T or MX-L, citing concerns about compatibility with the adjacent low-density residential neighborhood, potential traffic impacts, building intensity, and preservation of the historic neighborhood. The association also requested an opportunity to review the cumulative report, traffic impact analysis, and environmental impact analysis before the case proceeds, and recommended delaying any rezoning until the City's Request for Proposals (RFP) process for the property has been completed.

Discussion: As described in the History/Context section of this report, the subject site is not adjacent to a low-density residentially zoned property. The requested Zoning Map Amendment is evaluated using the review criteria in IDO § 14-16-6-7(G)(3) and establishes the zoning designation for the property; it does not approve a specific development proposal or site plan.

Any future development of the property would be subject to the applicable IDO requirements and any required development review processes. Similarly, the City's RFP process is separate from the Zoning Map Amendment process and is not a criterion for evaluating a zoning request under the IDO.

Commenting Agencies

Most reviewing agencies stated they had no adverse comments.

AMAFCA submitted comments indicating that it has no objection to the proposed zoning map amendment, noting that its position is limited to the requested zone change and does not constitute approval of any future development proposals or related actions. AMAFCA also requested continued coordination with the City regarding the future disposition of the jointly owned property, the use of any resulting proceeds, and the agencies' ongoing responsibilities for flood risk reduction and drainage improvements in the mid-valley. The complete AMAFCA letter and associated attachments are provided at the end of the Agency Comments section.

See attachments for detailed Agency Comments.

Indian Nations, Tribes, or Pueblos

The subject site is not within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was not required [IDO § 14-16-6-4(B) and Table 6-1-1].

VI. Conclusion

Recommendation

APPROVAL of Plan#: ZMA-2026-00011, a Zoning Map Amendment from the NR-LM (Non-residential Light Manufacturing) zone district to the MX-M (Mixed-use Medium Intensity) zone district for an approximately 3-acre parcel legally described as all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. and Commercial St., based on Findings 1-24.

Findings, Zoning Map Amendment (i.e., Zone Change) Plan #: ZMA-2026-00011

1. This request is for a Zoning Map Amendment from the NR-LM (Non-residential Light Manufacturing) zone district to the MX-M (Mixed-use Medium Intensity) zone district for an approximately 3-acre parcel legally described as all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W.

Phillips Addition Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. and Commercial St.

2. The purpose of the zone change is to allow residential and mixed-use development along the Lomas Major Transit corridor in an area of the City that lacks housing near jobs.
3. The Council Services department does not have plans for specific development of the site, as this will be determined through future negotiations with the Metropolitan Redevelopment Association (MRA) and their current Request for Proposal (RFP) for the site. Council Services believes that rezoning the property to MX-M ensures that a more sensitive development will occur, versus keeping the current zoning of NR-LM.
4. The EPC is the decision-making body for this request because the subject site is within an Area of Consistency and is less than 10 acres [IDO § 14-16-6-7(G)(1)(a)2]. The request is a quasi-judicial matter. As a City project, this case is not appealable to City Council [IDO § 14-16-1-4(C)].
5. The subject site is owned by the City of Albuquerque and AMAFCA. AMAFCA was using the site as a detention pond, which is no longer in operation. The parcel remains undeveloped.
6. The Long Range Roadway System (2040 LRRS) map, designates Lomas Blvd. and Broadway Blvd. as Existing Regional Principal Arterials. Commercial St. NE is a local street.
7. The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates Lomas Blvd. as a Primary Freight Corridor.
8. The Long Range Bikeway System (LRBS) map, shows a proposed buffered bike lane on Broadway Blvd. that runs adjacent to the subject site and a proposed paved trail along Lomas Blvd. NW that ends at the railroad tracks west of the subject site.
9. On October 28, 2025 the EPC recommended approval to the City Council for a Small Area Text Amendment to the IDO to remove the subject site from the CPO-7 boundary, which City Council approved. The Martineztown/Santa Barbara Neighborhood Association (SBMTNA) appealed this decision to District Court, which is still in process [TA-2025-00001, D-202-CV-202601904]. As of this writing, there has not been a stay or injunction pending appeal. The proposed zone change would not be affected by the outcome of this appeal. Any future project would be subject to CPO-7 if the appeal is successful.

   The subject site is owned by the City of Albuquerque and AMAFCA. AMAFCA was using the site as a detention pond, which is no longer in operation. The parcel remains undeveloped. The Albuquerque/Bernalillo County Comprehensive Plan, the Downtown Metropolitan Redevelopment Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

10. The Albuquerque/Bernalillo County Comprehensive Plan, the Southwest Mesa Community Planning Area (CPA) Assessment Report, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The subject site is located in an Area of Change as designated by the Comprehensive Plan.
12. The subject site is within the Central ABQ Community Planning Area (CPA).
13. The subject site borders Lomas Blvd. NE and is within 660 feet of the Lomas Blvd. Major Transit Corridor. Major Transit. The subject site is also within ¼ mile of the 4th Street and Central Ave. Main Street Corridors.
14. The request is consistent with the following Goals and Policies related to CHAPTER: LAND USE.

    A. 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 ZMA could direct growth to an established Major Transit Corridor and help shape the built environment into a more sustainable development pattern by concentrating development where existing public infrastructure and multimodal transportation facilities are already available. The subject site is located along the Lomas Blvd. Major Transit Corridor, within ¼ mile of the 4th Street and Central Ave. Main Street Corridors, and is served by existing streets, sidewalks, utilities, bicycle facilities, and public transit. The Central CPA Assessment identifies the Centers and Corridors concept as a fiscally responsible and sustainable development strategy because directing growth to areas where public investment has already occurred makes more efficient use of those investments while supporting places to live and work. The proposed MX-M zone district would allow residential and mixed-use development that better aligns with this framework than the existing NR-LM zone district and would facilitate redevelopment of the vacant site.

    B. POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
    SUB-POLICY 5.1.10(a): Encourage higher-density residential developments within ¼ mile of transit stops or stations.

    The subject site is located along the Lomas Blvd. Major Transit Corridor that supports high-frequency transit service through pedestrian-oriented development and could encourage higher-density residential development withing ¼ mile of transit stops or stations. The subject site is located within one-quarter mile of numerous ABQ RIDE bus stops served by Routes 11 and 16, providing convenient access to Downtown and other areas of the city. The existing NR-LM zone district does not allow residential

development, whereas the proposed MX-M zone district permits residential and mixed-use development at an intensity that is more appropriate for a major transit corridor. Allowing residential uses near existing transit service supports increased transit ridership, walkability, and opportunities for people to access employment, services, and amenities without relying solely on automobiles.

C. GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.
SUB-POLICY 5.2.1(m): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The ZMA promotes complete communities through a mix of compatible land uses by encouraging a more productive use of vacant lots and under-utilized lots, that could provide and opportunity for residents to live, work, learn, shop, and recreate in close proximity. The subject site is an approximately 3-acre vacant property located within an Area of Change near Downtown Albuquerque.. Rezoning the property from NR-LM to MX-M would allow a broader mix of residential, commercial, institutional, and civic uses that are more consistent with the Complete Communities goal than the existing industrial zoning. The proposed zone change would facilitate productive reuse of a long-vacant property while expanding opportunities for housing and neighborhood-serving uses in an area with existing infrastructure and transit service.

D. POLICY 5.4.1 HOUSING NEAR JOBS: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The ZMA request would promote higher-density housing and discouraging single family housing near areas with concentrated employment. The subject site is located near Downtown Albuquerque, major employment centers, commercial services, bicycle facilities, and multiple ABQ RIDE routes along Broadway Boulevard and Lomas Boulevard. The current NR-LM zone district does not permit residential development, limiting opportunities to provide housing in an area with existing infrastructure and transit service. The proposed MX-M zone district would allow a variety of residential housing types integrated with commercial and civic uses that better support the surrounding urban context.

E. 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 ZMA request encourages growth to Areas of Change where redevelopment and more intensive development are expected and desired while protecting established neighborhoods. The subject site is located entirely within an Area of Change and is

surrounded by properties that are also designated as Areas of Change. The site is currently vacant and occupies a prominent location at the intersection of two Existing Regional Principal Arterial roadways with access to existing public infrastructure and transit service. Rezoning the property to MX-M would support redevelopment of an underutilized infill property in a location identified by the Comprehensive Plan as appropriate for growth.

F. 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 policy aligns with the ZMA request because it directs growth and more intense development to Centers, Corridors, industrial and business parks, and other Areas of Change where redevelopment is encouraged. The subject site is located within an Area of Change adjacent to the Lomas Major Transit Corridor and near the Downtown Center. The proposed MX-M zone district would allow residential and mixed-use development at an intensity that is more consistent with the Comprehensive Plan's vision for this area than the existing NR-LM zone district. The request would facilitate redevelopment of a vacant infill property while encouraging housing and neighborhood-serving commercial uses in a location with existing infrastructure and transit access.

15. The request is consistent with the following Goal related to CHAPTER 8: ECONOMIC DEVELOPMENT:

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

The ZMA request would promote the creation of a place where businesses, residents, and visitors can thrive while supporting long-term economic vitality. The subject site occupies a highly visible location at the intersection of Broadway Boulevard and Lomas Boulevard that serves as a gateway into Downtown Albuquerque. The proposed MX-M zone district would allow a broader mix of residential, commercial, institutional, and civic uses that could create a more active streetscape and encourage additional investment in the surrounding area. Redevelopment of this long-vacant property has the potential to improve the visual character of the corridor while supporting neighborhood-serving businesses and expanding housing opportunities. Accordingly, the proposed zone promotes redevelopment that contributes to a more vibrant urban environment.

16. The request is consistent with the following Goal and Policy related to CHAPTER 9: HOUSING

A. GOAL 9.3 HOUSING DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

The zone change to MX-M would promote increased housing density in locations with adequate infrastructure, services, and amenities. The subject site is located within an Area of Change adjacent to a Major Transit Corridor and is served by existing streets, sidewalks, utilities, bicycle facilities, and public transit. The MX-M zone district permits moderate-density residential development that is more appropriate for this urban infill location than the existing NR-LM zone district, which does not allow residential uses. Allowing residential development on this vacant property would expand housing opportunities in an area with existing infrastructure while supporting efficient land use patterns.

B. POLICY 9.3.1 CENTERS AND CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

   The ZMA request supports the policy by encouraging higher-density, multi-unit housing and mixed-use development in Centers and along Major Transit Corridors to accommodate growth while making efficient use of existing infrastructure. The subject site is adjacent to the Lomas Major Transit Corridor and immediately east of the Downtown Center, making it an appropriate location for additional residential and mixed-use development. The proposed MX-M zone district would permit housing and mixed-use development that is not allowed under the existing NR-LM zone district and would better align with the Comprehensive Plan's vision for development along transit corridors. Expanding opportunities for residential development at this location also supports housing choice near employment, transit, and neighborhood services.

17. The request is consistent with the following Policy related to CHAPTER 13: RESILIENCE AND SUSTAINABILITY:

    POLICY 13.5.1 LAND USE IMPACTS: Land Use Impacts: Prevent environmental hazards related to land uses.

    This request seeks to prevent environmental hazards and protect public health, safety, and welfare by discouraging incompatible land uses in close proximity. The subject site is surrounded primarily by commercial, office, restaurant, and service uses, with established residential neighborhoods located nearby. Although the surrounding area retains a significant amount of NR-LM zoning, many existing land uses are commercial in nature rather than industrial. Rezoning the property to MX-M would reduce the potential for future light manufacturing uses adjacent to nearby residential and mixed-use areas while encouraging development that is more compatible with the existing urban context.

18. Pursuant to § 14-16-6-7(G)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

    A. 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.

    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. In addition to the above response, the applicant provided policy-based responses adequately demonstrating that the request furthers a preponderance of applicable Goals and Policies regarding Land Use, Economic Development, Housing and Resilience and Sustainability; therefore, the request is consistent with the City's health, safety, morals, and general welfare.

    Applicable citations:

    Policy 5.1.1 Desired Growth; Policy 5.1.10 Major Transit Corridors, Policy 5.1.10(a); Goal 5.2 Complete Communities, Policy 5.2.1(m); Policy 5.4.1 Housing Near Jobs; Goal 5.6 City Development Areas; Policy 5.6.2 Areas Of Change; Goal 8.1 Placemaking; Goal 9.3 Housing Density; Policy 9.3.1 Centers And Corridors; Policy 13.5.1 Land Use Impacts.

    B. 6-7(G)(3)(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 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 not within an area of consistency. It is wholly in an area of change.

C. 6-7(G)(3)(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).

The proposed MX-M zone district is more advantageous to the community than the existing NR-LM zone district because it better implements the land use, development, and connectivity objectives of the ABC Comprehensive Plan and the Central Albuquerque Community Planning Area (CPA) Assessment. The subject site is located within an Area of Change, adjacent to the Lomas Major Transit Corridor, and immediately east of the Downtown Center, where the Comprehensive Plan encourages higher-intensity infill and mixed-use development supported by multimodal transportation. The Central CPA Assessment identifies opportunities to redevelop vacant and underutilized properties, expand housing choices, support walkable mixed-use neighborhoods, and reduce land use conflicts associated with industrial uses. Rezoning the property to MX-M would allow residential and mixed-use development that is more consistent with the surrounding urban context, makes better use of existing infrastructure and transit, and more effectively implements the Comprehensive Plan's desired pattern of land use, development intensity, and connectivity.

D. 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 § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The proposed MX-M zone district would allow additional residential, civic, institutional, and neighborhood-serving commercial uses that are not permitted in the existing NR-LM zone district. Although Cannabis Retail is a permissive use in the MX-M zone district, IDO § 14-16-4-3(D)(36) establishes use-specific standards to mitigate potential impacts, including compliance with State licensing requirements, minimum separation distances from other Cannabis Retail establishments and certain sensitive uses, restrictions on drive-through facilities and product display, secure

storage requirements, and additional standards for on-site consumption. Under current conditions, an existing Cannabis Retail establishment at 904 Broadway Blvd. NE, approximately 300 feet from the subject site, would prevent a new Cannabis Retail establishment from locating on the property because the required 660-foot separation could not be met unless the existing establishment relocates or ceases operation.

E. 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.

Although the applicant provided justification for all four sub-criteria, Staff finds that the request satisfies Criterion (e)(1). The subject site is served by existing public infrastructure, including Lomas Boulevard and Broadway Boulevard, sidewalks, water and sewer utilities, street lighting, and other public facilities. The property is also served by multiple ABQ RIDE routes and existing transit stops along Lomas Boulevard and Broadway Boulevard, providing multimodal access to the site. No development proposal is being considered with this request; however, any future development would be required to comply with all applicable IDO requirements and the Development Process Manual (DPM), including any infrastructure improvements determined necessary through the City's development review process. Based on the existing infrastructure and public improvements serving the site, Staff finds that adequate capacity exists to accommodate the development made possible by the proposed zone change and concludes that the request satisfies Criterion (e)(1).

F. 6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Although the subject site is located on a major transit corridor, it is not the applicant's justification for the zone change. The requested zone change is

not based completely on the property's location, but rather, on the appropriate scale and location within the downtown neighborhood to support mixed use or residential development under the MX-M development standards.

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

The applicant's justification is not based completely or predominantly upon the cost of land. The applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant indicates that this request supports economic development goals in the Comp Plan and would allow future development under the MX-M zone district.

H. 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 district.

There are MX-M zoned parcels adjacent to and surrounding the subject site and this request would not create a spot zone.

19. Notification was provided in accordance with IDO § 14-16-6, Table 6-1-1, and IDO § 14-16-6-4(J). Property owners within 100 feet of the subject site and the North Valley Coalition, Santa Barbara Martineztown Neighborhood Association (SBMTNA), and Citizens Information Committee of Martineztown (CICM) were notified as required.

20. SBMTNA requested a post-submittal facilitated meeting, which was held on July 27, 2026. During the meeting, neighborhood representatives generally supported the proposed downzoning from NR-LM to MX-M but expressed concerns regarding the pending CPO-7 litigation, building height, residential density, traffic, environmental impacts, housing affordability, and preservation of the historic character of the Martineztown/Santa Barbara neighborhood. Neighborhood representatives also requested continued involvement in future development discussions.

21. On August 4, 2026, the Santa Barbara Martineztown Neighborhood Association (SBMTNA) submitted a letter opposing the requested MX-M zone district and recommending MX-T or MX-L instead. The association expressed concerns regarding compatibility with the surrounding neighborhood, building intensity, traffic, and preservation of the historic character of the area, and requested that the rezoning be delayed until completion of the City's Request for Proposals (RFP) process.
22. The requested Zoning Map Amendment is evaluated using the review criteria in IDO § 14-16-6-7(G)(3) and establishes the property's zoning designation rather than approving a specific development proposal. Any future development would be subject to applicable IDO requirements and development review processes, and the City's RFP process is separate from the zoning map amendment review.
23. Most reviewing agencies reported no objection to the request. AMAFCA stated that it has no objection to the proposed Zoning Map Amendment but clarified that its comments are limited to the requested zone change and do not constitute approval of any future development. AMAFCA also requested continued coordination with the City regarding future disposition of the jointly owned property, distribution of any proceeds, and the agencies' ongoing responsibilities for flood risk reduction and drainage improvements.
24. The subject site is not located within 660 feet of Major Public Open Space or tribal land. Therefore, a tribal meeting offer was not required in accordance with IDO § 14-16-6-4(B) and Table 6-1-1.

Notice of Decision Distribution

City Council Services Matthew Cox, mcox@cabq.gov
City Council Services Deepa Bansal, dbansal@cabq.gov

Citizens Information Committee of Martineztown, Roslyn Kloeppel, cicofmartineztown@proton.me, roslyn_kloeppel@live.com

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Legal, acoon@cabq.gov

EPC file

VII. Attachments

A) PHOTOGRAPHS

Site Photos
August 2026

Looking north across Lomas Blvd at the subject site.

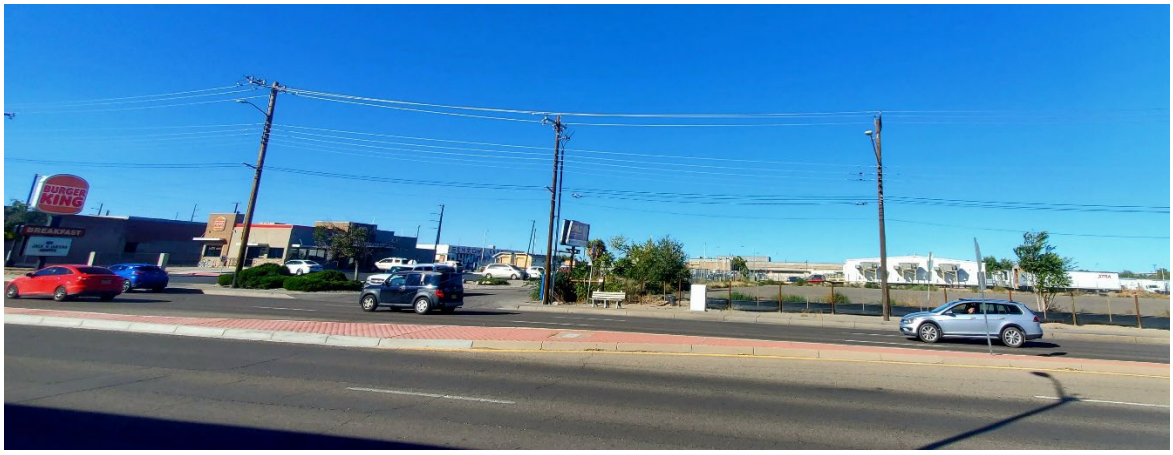
Looking west across Broadway Blvd at the subject site.

View looking east across the subject site from Commercial St.
Lomas Blvd is on the right.

Viewing the eastern edge of the subject site along Broadway Blvd. A closed restaurant with a drive through can be seen in this view.

Viewing the intersection of Broadway and Lomas at the corner of the subject property. Commercial businesses can be seen in this view.

Looking Northwest across the subject site on the corner of Broadway and Lomas.



Viewing the west side of the subject site and the corner of Commercial St. and Lomas Blvd. A restaurant with a drive through can be seen in this view.

B) HISTORY

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office: (505) 924-3860

OFFICIAL NOTICE OF DECISION

October 28, 2025

City of Albuquerque
Council Services
1 Civic Plaza
Albuquerque NM, 87103

Project # PR-2018-001849
Plan # TA-2025-00001
Text Amendments to Integrated Development Ordinance (IDO) — CPO-7 Small Area

LEGAL DESCRIPTION:
City Council Services requests to amend the text of the Integrated Development Ordinance (IDO) for the Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7) Small Area. This amendment would remove from the CPO-7 boundary all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising of Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A &Tract B Slade-Olsen Tract 195A2, Tract 202A & Tract 203A MRGCD Map 37); Map 37 Tract 196, located at 229 Broadway Blvd NE, comprised of approximately 2.8 acres and 101 Lomas Blvd NE comprised of approximately 1.0 acre.

Staff Planners: Megan Jones & William Steele

On October 28, 2025, the Environmental Planning Commission (EPC) voted to recommend APPROVAL of Project # PR-2018-001849, Plan # TA-2025-00001 to City Council regarding Text Amendments to the Integrated Development Ordinance (IDO) — CPO-7 Small Area, based on the following Findings.

FINDINGS – TA-2025-00001

1. The request is for a Text Amendment to the Integrated Development Ordinance (IDO) for a Small Area in tandem with the Biennial IDO update (TA-2025-00002) required by IDO §14-16-6-3(D). The proposed text amendment affects the Martineztown/Santa Barbara Character Protection Overlay zone (CPO – 7, the "subject area") as established in IDO §14-16-3-4(H).

2. The proposed amendment would change the boundary of the Martineztown/Santa Barbara CPO – 7 to remove all or a portion of two parcels (the "subject sites"):

   A. Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising of Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A, located at 229 Broadway Blvd. NE, comprised of approximately 2.8 acres.

B. Tract B Slade-Olsen Tract 195A2, Tract 202A & Tract 203A MRGCD Map 37); Map 37 Tract 196, located at 101 Lomas Blvd. NE, comprised of approximately 1.0 acre.

3. The parcel at 229 Broadway Blvd. NE is a vacant lot, and the parcel at 101 Lomas Blvd. NE is an existing restaurant with a drive-through.

4. The EPC is hearing this case pursuant to IDO §14-16-6-7(E), Amendment to IDO Text – Small Area. The EPC's role is to review the proposed changes and make a recommendation to the City Council. As the City's Planning and Zoning Authority, the City Council will make the final decision. This is a quasi-judicial matter.

5. The City Charter, Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Integrated Development Ordinance (IDO), Albuquerque Region Housing Needs Assessment, and Downtown 2025 Metropolitan Redevelopment Area, as amended (R-25-123), are incorporated herein by reference and made part of the record for all purposes.

6. The intent of the request is to proactively facilitate the development of high-density residential uses in this area, specifically the vacant site. Currently, the zoning doesn't allow residential development, but the applicant intends to submit a Zoning Map Amendment to change the zoning to allow residential or mixed-use development in the future.

7. The Martineztown/Santa Barbara CPO-7 was established in 2017 as one of 13 Character Protection Overlay (CPO) zones. The subject sites are located in southwestern portion of CPO-7 near the intersection of Broadway Blvd. NE and Lomas Blvd. NE. Lomas Blvd. is a Major Transit Corridor as designated by the Comprehensive Plan and is the southern boundary of CPO-7.

8. The subject sites are located within the Central ABQ Community Planning Area (CPA) as designated by the Comprehensive Plan.

9. The subject sites border Lomas Blvd. NE and are within 660 feet of the Lomas Blvd Major Transit Corridor.

10. The subject sites are within an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

11. The request is consistent with the following Goals and Policies related to Centers, Corridors, Complete Communities, Development, and Areas of Change., Identity, and Design from Comprehensive Plan Chapter 5: Land Use.

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

    The subject sites border and are located within 660 feet of the Lomas Blvd Major Transit Corridor. Although the subject sites are not within the Downtown Center, they are directly adjacent to its eastern boundary. The text amendment would continue to provide the opportunity for growth as a community of strong Centers connected by a multi-modal network of Corridors, which would be accessible to the surrounding area because the subject sites would allow more flexible development options.

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

SUB-POLICY 5.1.10.a: Encourage higher-density residential developments within ¼ mile of transit stops and stations.

This request would continue the momentum in encouraging higher-density residential development near transit stops and stations because there are approximately 14 bus stops within ¼ mile of the subject sites. These bus routes run in all directions throughout Downtown and have connections to other parts of the City. The request would be a step forward to ensure development of residential uses with a higher maximum building height than what would be allowed in CPO-7. New higher-density residential development within ¼ mile of transit stops encourage opportunities for pedestrians to access the transit system.

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

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

SUB-POLICY 5.2.1.m: Encourage more productive use of vacant lots, under-utilized

lots, including surface parking lots.

This request for a small text amendment proactively initiates the steps to develop the vacant site at 229 Broadway Blvd. NE because it will enable a more productive use of this vacant and under-utilized lot. By taking the steps to prepare the vacant site for future development, it will likely foster complete communities where residents can live, work, learn, shop and play together.

D. 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 areas.

The subject sites are located in Areas of Change, where growth is encouraged, directed, expected, and desired. The site at 229 Broadway Blvd. NE is vacant, directly east of the Downtown Center and completely surrounded by Areas of Change. Removing the two parcels from the CPO-7 boundary would encourage facilitation of high-density residential development on the vacant site. This vacant site is a prime location for development because of its location and its proximity to the Downtown Center. This request to remove the subject sites from CPO-7 would create opportunity for direct growth on a vacant site next to the other subject site at 101 Lomas Blvd. NE with an active existing use in an Area of Change.

E. 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 subject sites are in Areas of Change, and the text amendment would facilitate the process to develop the subject site. In May 2025, City Council approved an amendment to expand the Downtown 2025 Metropolitan Redevelopment Area (MRA) boundary to include the McClellan Park and Railroad Metropolitan Redevelopment Areas and properties at Lomas and Broadway

(R-25-123). The vacant site at 229 Broadway Blvd. NE is now part of the MRA and is an ideal site for redevelopment. The request to remove the subject sites from CPO-7 aligns with the amended boundaries of the MRA to encourage more intense growth in the form of higher-density residential development. SUB-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 small area text amendment would advance the housing objectives in the Downtown 2025 MRA and the Albuquerque Region Housing Needs Assessment. The ability to encourage higher-density residential development on a vacant site (229 Broadway Blvd. NE) as an appropriate land use would be accomplished by the rezoning of the site from NR-LM (Non-residential – Light Manufacturing) to a residential or mixed-used zoning district. The location of the vacant site is near transit and commercial retail uses which will be advantageous for residents of any future residential and or mixed-use development on the vacant site.

12. The request is consistent with the 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, from Comprehensive Plan Chapter 8: Economic Development.

    The text amendment would encourage higher-density residential development, fostering diversity in the Downtown 2025 MRA. Removing the subject sites from the CPO-7 would allow the building scale of any future residential development to be higher than the current 26 feet maximum building height limit in Residential and Mixed-use zone districts on project sites less than 5 acres [IDO § 14-16- 3-4(H)(4)(a)]. Any future residential development would encourage economic development opportunities by having available housing downtown close to where people work.

13. The request is consistent with POLICY 9.3.1 CENTERS AND CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas, from Comprehensive Plan Chapter 9: Housing.

    The small area text amendment would encourage higher density, multi-unit housing development along the Lomas Blvd Major Transit Corridor, where such growth is desired. The subject sites are within the Downtown 2025 MRA and just east of the Downtown Center. Any future high density development such as residential and or mixed-use on the vacant site at 229 Broadway Blvd. NE is anticipated to encourage and capture growth Downtown.

14. The proposed small area text amendment meets the review and decision criteria for Amendment to IDO Text – Small Area in IDO Subsection 14-16-6-7(E)(3)(a-e).

    A. Criterion 14-16-6-7(E)(3)(a) The proposed small area amendment 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 previously shown in responses to applicable Goals and Policies, the proposed small area amendment 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. The request would create a boundary that identical to the approved MRA and provide incentive for the vacant subject site to be developed.

Applicable citations: Goal 5.1 Centers & Corridors, Policy 5.1.10 Major Transit Corridors, Policy 5.1.10.a Centers & Corridors, Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, Sub-policy 5.2.1.m, Goal 5.6 City Development Areas, Policy 5.6.2 Areas of Change, Sub-policy 5.6.2.d, Policy 8.1.1 Diverse Places, Policy 9.3.1 Centers and Corridors.

B. Criterion 14-16-6-7(E)(3)(b) If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area.

2. The proposed zoning regulations are 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 in an Area of Change, so this criterion does not apply.

C. Criterion 14-16-6-7(E)(3)(c) If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the existing zoning regulations are inappropriate because they meet at least one of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.

2. The proposed zoning regulations are 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 location is wholly in an area of change. The small area amendment meets Criterion 1 because the vacant site conditions changed in the community. The vacant site was a former detention pond and was filled in when the need for it was eliminated because of a new pump station across Broadway Blvd. NE. The vacant property has been utilized for many temporary uses and was recently included in the amended MRA boundaries. The MRA has plans that align with the Albuquerque Region Housing Needs Assessment and has designated this area for more housing. Removing the subject sites could be more advantageous to the community by enabling the vacant site to be developed without the building height restrictions of CPO-7.

The request also meets Criterion 2 because the applicant's policy-based analysis demonstrates the request would further a preponderance of applicable Comprehensive Plan Goals and Policies from Chapters 5: Land Use, Chapter 8: Economic Development, and Chapter 9: Housing of the ABC Comp Plan, therefore would be more advantageous to the community than remaining in the CPO-7 boundary. The applicant also provided responses to the analysis based on the goals and policies of the Comprehensive Plan and the MRA and Housing Needs Assessment relative to the request.

D. Criterion 14-16-6-7(E)(d) If the proposed amendment changes allowable uses, the proposed amendment does not allow 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.

   The proposed amendment will not change allowable uses or allow permissible uses that would be harmful to the community because the NR-LM zoning is to remain on the subject sites. Any future rezoning action after the removal of the subject sites from the CPO-7 would be to downzone to allow residential development on the vacant site. Any future rezoning would be subject to a separate EPC review and decision pursuant to IDO § 14-16-6-7(G).

E. Criterion 14-16-6-7(E)(3)(e) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

   Economic considerations or cost of land are not factors, and the applicant's justification is not based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan goals and policies and does not conflict with them. The request to remove the subject sites from the CPO-7 boundaries would enable the building height standards on vacant subject site to be less restrictive and more aligned with the MRA and any future high density residential development on the site.

15. Council Planning staff and the District 2 Policy Analyst met with the Martineztown/ Santa Barbara Neighborhood Association on September 9, 2025 to discuss their concerns, which included not being engaged before the amendment was submitted, potentially losing Gross Receipt Tax revenue from future MRA plans, and displacement caused by future development. When the Neighborhood questioned why a variance would not work to get around the height restrictions, Staff explained that variances should be avoided, as it means that a regulation is wrong or broken and that the boundary amendment was a more appropriate approach. Council staff explained that this amendment does not affect the boundary of the Downtown Metropolitan Redevelopment Area, which was recently amended (R-25-123), to also include the subject sites.

16. The Martineztown/Santa Barbara Neighborhood Association sent emails to the Councilor, Council Planning Staff, and Planning Staff opposing the text amendment and requested the amendment be deferred to a future hearing to allow time for a facilitated meeting with City Council Planning Staff. Planning Staff responded via email to their concerns on October, 10 2025 and informed the NA that a request for a facilitated meeting is not required for this application type [IDO 14-16-6-4(K)] and the applicant can choose not to accept. In this case, the applicant already held a neighborhood meeting with the NA.

17. The City Planning Department referred the case for Agency comments.

A. The Department of Municipal Development, Transportation Section commented that per the City of Albuquerque Vision Zero Year-in-Review/Action Plan Update (Action Plan): less than a 1,500-foot radius from the Lomas and Broadway intersection are designated roads that are part of the City's Prioritized High Fatal and Injury Network (HFIN). Zoning that supports land use for increased multimodal and transit-oriented development is an important component to help work toward the City's Vision Zero goal because it supports the creation of more transportation options in addition to private automobile travel.

B. AMAFCA commented that there is an existing agreement between AMAFCA and the City of Albuquerque regarding this site (Martineztown Flood Relief Agreement for Acquisition and Construction of the Post Office Interim Stormwater Detention Pond dated October 28, 2008) and AMAFCA is a joint legal owner of this property. The terms of that agreement (including use or quitclaim of AMAFCA interest in the property) are still valid and coordination between AMAFCA and the City of Albuquerque on this property is required.

18. Neighborhood Association representatives within 660 feet of the subject area were notified as required.

19. Property owners within 100 feet of the subject sites and subject area were notified by the applicant, as required. One letter of support was received.

20. The applicant was not required to offer a tribal meeting, and the City was not required to refer the case for tribal comments. The subject area is not within 660 feet of Major Public Open Space or tribal land.

APPEAL

It is not possible to appeal an EPC Recommendation to the City Council, since this is not a final decision. For more information regarding the appeal process, please refer to Section IDO §14-16-6-4(T) (FINALITY OF DECISIONS) of the Integrated Development Ordinance (IDO).

Sincerely,

Megan Jones

for Alan Varela
Planning Director

AV/WS/MJ

cc:

ABQCore Neighborhood Association, Ken Sears ken@cbm-wellness.com, abqcorena@gmail.com
ABQCore Neighborhood Association, Pam Candelaria pcandelaria@gmail.com, abqcorena@gmail.com
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EPC file

C) APPLICATION INFORMATION

CITY OF ALBUQUERQUE
CITY COUNCIL

TO: **City of Albuquerque Planning Department, Environmental Planning Commission**

FROM: **Isaac Padilla, Director, Albuquerque City Council Services Department**

SUBJECT: **Applicant for Zone Map Amendment- EPC**

DATE: **June 24, 2026**

The Albuquerque City Council Services Department is submitting this memorandum to confirm that it is acting as the Applicant on an application for a Zone Map Amendment-EPC for the property located at 229 Broadway Blvd NE.

The purpose of the application is to request a zone change for a property with a gross floor area of 2.77 acres from NR-LM (Non-Residential – Light Manufacturing Zone District) to MX-M (Mixed Use-Medium Intensity Zone District). The property is completely located within an Area of Change.

Please direct all correspondence regarding this application to:

Deepa Bansal
Council Policy Planner
City of Albuquerque Council Services
dbansal@cabq.gov

Isaac Padilla
Director, Albuquerque City Council Services Department

Authorization Letter from Isaac

Final Audit Report 2026-06-25

Created:	2026-06-24
By:	Deepa Bansal (Dbansal@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQpXH5RETzNkxT8BitmxvTKPG2kTFnOyf

"Authorization Letter from Isaac" History

Document created by Deepa Bansal (Dbansal@cabq.gov)
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Agreement completed.
2026-06-25 - 4:57:06 PM GMT

CITY OF ALBUQUERQUE
CITY COUNCIL

MEMORANDUM

TO: **Renn Halstead, Commission Chair, CABQ Environmental Planning Commission**

FROM: **Deepa Bansal, Council Policy Planner, City of Albuquerque Council Services**

SUBJECT: **Zone Map Amendment – EPC – Property located on 229 Broadway Blvd NE**

DATE: **July 28, 2026**

Dear Chair Halstead,

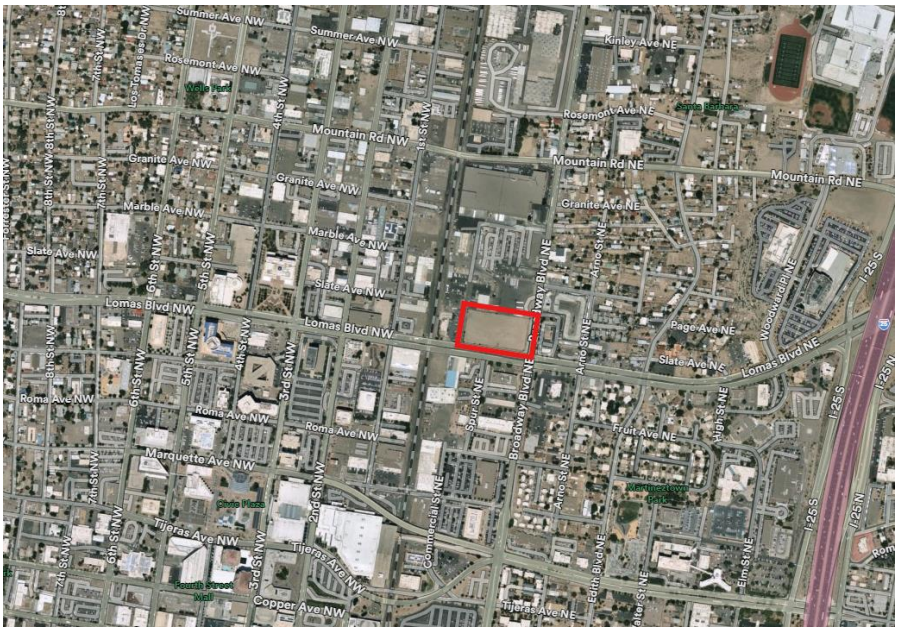
The City of Albuquerque's Council Services Planning Staff submits this application to the Environmental Planning Commission for a Zone Map Amendment to rezone less than 20 gross acres of land located in the Area of Change, from NR-LM (Non-Residential – Light Manufacturing Zone District) to MX-M (Mixed Use-Medium Intensity Zone District). The 'subject site' is located on 229 Broadway Blvd NE, with a gross area of 2.77 acres.

The subject site is currently vacant land, owned by the City of Albuquerque and controlled by the Metropolitan Redevelopment Agency. The purpose of this amendment is to rezone the city's property to allow for the possibility of residential and mixed-use development at the scale that fits the major intersection of Broadway and Lomas, rather than retaining the current Industrial zoning that exists today. The amendment is in line with many city policies and goals laid out in the ABC Comprehensive Plan as well as the study and data collected through the Central CPA process, and per the Housing Needs Assessment, where a clear picture is painted that Albuquerque needs more housing.

The Central CPA study shows that this CPA has the 3rd most jobs in the city but has a significant 2.6% population decline between 2010 and 2022, with a lack of affordable housing being a contributing factor. The Central CPA is generally made up of old housing stock, containing a majority of the oldest neighborhoods in the City, with a high percentage of these homes being single-family. These narratives indicate a lack of housing options for the younger generations entering the workforce to live near a

major job center. To revive the core of Albuquerque, it is evident that housing is a top priority, and thus, the applicant believes that rezoning this site to MX-M from NR-LM will play a part in bridging the gap for housing needs in the city.

Figure 1: Aerial Site View



The location of the site, at the intersection of Lomas and Broadway Blvd, further plays a vital role in guiding the potential development. Situated on a Major Transit Corridor, with proximity to the Rail Trail and the Downtown Arts and Cultural District, it is ready to be transformed from former industrial land into an active mixed-use development. We submit this amendment in hopes of continuing positive growth in this area, encouraging the highest and best use of the land.

The Council Services Department does not have plans for development of the site or are aware of any future proposed development, as this will be determined through future negotiations with the Metropolitan Redevelopment Association (MRA) and the process spelled out through their current Request for Proposal (RFP). There are values identified in the RFP, such as walkability, neighborhood amenities and development that activates and contributes to the surrounding area. Council Services believes that rezoning the property to MX_M ensures that a more sensitive development will occur, versus keeping the current zoning of NR-LM.

Below are responses to the different criteria listed out in the IDO for Zone Map Amendment (§ 14-16-6-7(G)) – Zoning Map Amendment – EPC

6-7(G)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria.

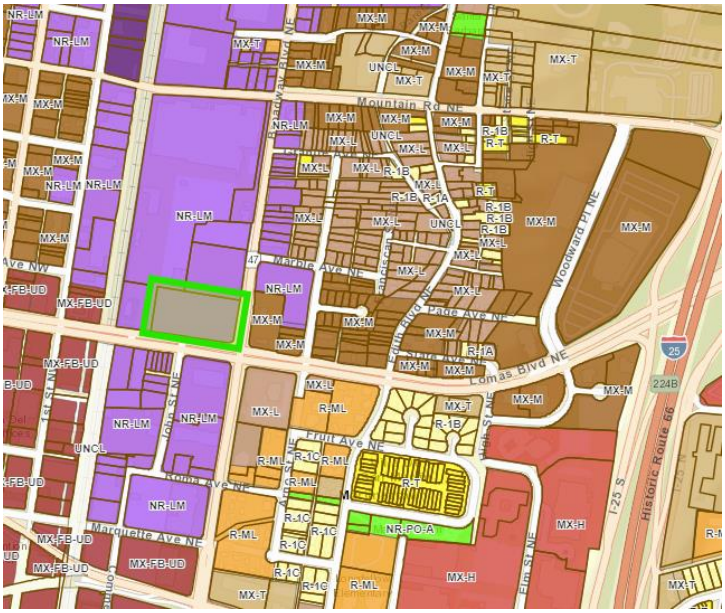
6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The current zoning of the property is NR-LM (Non-Residential – Light Manufacturing Zone District). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses.

The zone amendment request changes the zone from NR-LM to MX-M (Mixed-Use-Medium Intensity Zone District). 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.

This amendment is being requested to ensure that a city-owned piece of land can be developed at its highest and best use, in alignment with the ABC Comprehensive Plan and the Housing Needs Assessment. Due to its prominent location at the intersection of Lomas and Broadway and the fact that it falls within a Major Transit Corridor and within a ¼ mile of the Broadway Main Street corridor, the location presents strong opportunities to be developed into mixed-use development, with the help of additional incentives provided in the IDO.

Figure 2: Zoning Map



This amendment furthers *POLICY 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.*

a) *Encourage higher-density residential developments within ¼ mile of transit stops or stations.*

NR-LM prohibits any residential development on the property. In contrast, the MX-M zone allows for moderate-density townhouses, live-work, and multi-family dwellings, along with moderate-intensity retail, commercial, and institutional uses. To achieve the necessary density for frequent public transit and to ensure that a larger population can benefit from the amenities in the downtown area, the property needs the ability to develop into high-density residential and mixed-use commercial development. Thus, rezoning into MX-M will directly support this policy.

This amendment supports Goal 5.2 Complete Communities – *Foster communities where residents can live, work, learn, shop, and play together*, along with sub-*policy 5.2.1) m) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.*

The subject site is a vacant property situated at the intersection of two major roadways, positioning it as a prominent gateway to Downtown Albuquerque. Rezoning the property to MX-M district will further encourage a live, work, and play development as it permits land uses that include medium-density residential alongside moderate-intensity retail and commercial uses, allowing the site to anchor the downtown entrance while serving its surrounding neighboring communities.

The amendment further supports *Policy 5.1.3 Downtown: Strengthen Downtown's identity as a regional hub for the highest-intensity development, with concentrated job and commercial activity supported by the highest-density housing.*

This vacant property is directly east of the Downtown Center, where many high-rise towers already exist and conform to the Downtown Form-based code in the IDO. The MX-M zone district would continue to encourage development consistent with the neighborhood fabric immediately to the west and would, hopefully, continue growth of job and commercial activity supported by a higher density of housing.

Policy 5.4.1 further emphasizes the need for more high-density housing near employment hubs and jobs. Due to the proximity of the subject site to Downtown, a cultural and economic hub of the city, a mixed-use development that also supports housing is extremely crucial to maintain this balance.

The Housing Needs Assessment Report also states that there is a projected need of approx. 55,000 additional housing units in Albuquerque by 2045. But after analyzing Central ABQ data, it shows that this CPA is one of the CPAs that has the lowest median household income, the oldest building stock, and the highest rate of cost-burdened housing. Central ABQ is also a job supplier, which means it has more jobs than

workers living. Moreover, the vacant land capacity of Central ABQ is significantly less, and hence rezoning this property is an extremely crucial step towards maximizing the use of such prime properties to further contribute towards housing supply in the future.

Policy 13.5.1 states "Land Use Impacts: Prevent environmental hazards related to land uses." This policy then has a sub-policy that spells out the intent of this policy in greater detail, stating "b) Protect public health, safety, and welfare by discouraging incompatible land uses in close proximity, such as housing and industrial activity."

The intent of this amendment is not only to achieve a more active development on a long-term vacant site, but also to avoid the concerns of industrial uses that are permissive under the NR-LM district in the immediate surroundings of other existing housing and small neighborhood-scale businesses and retail.

The proposed zone district directly enhances Goals 9.3. Density by supporting medium intensity housing with permissible uses such as townhomes, live-work, and multi-family dwelling units, in a place that is sufficiently served by public services and amenities.

The proposed zone district is further supported by *Goal 8.1 Placemaking, which* encourages the possible creation of places that support business and talent to stay and thrive, overall supporting economic development.

Lastly, since the subject site is located on a Major Transit corridor, changing the zone of this property enhances *Policy 5.1.1 Desired Growth*, encouraging permissible uses that serve the neighborhood with more sustainable uses as compared to the existing industrial zone district.

> 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 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 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 property is completely located in an Area of Change. Policy 5.6.2 states, "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 subject property is along a Major Transit Corridor and within the Downtown Metropolitan Redevelopment Area.

> 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.

The property in question was formerly a detention pond, and when the new pump station (Isaac Benton Pump Station) was constructed across the street, it doubled the area's capacity for flood waters, eliminating the need for the detention pond that existed at 229 Broadway Blvd. NE. The lot has since been used for film production and temporary outdoor storage, but recently, the City brought the piece of property into the Downtown 2025 MRA, as well as the established Downtown TIF, opening new, flexible finance and incentive tools for future development on 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).

Central CPA Study shows that 60% of the housing in the area is single-family homes, with 40% multi-family development. Although the population of this CPA declined between 2010 and 2022, it remains the core of Albuquerque, with the highest job demand. More than 54% of the population is between the ages of 18 and 54, with increasing demand for more housing options within the core.

Policy recommendations of Central CPA reports include:

1. Promote development and redevelopment that creates complete neighborhoods where people can live, work, learn, shop, and play
2. Support the highest densities of mixed-use development in designated Centers and Corridors
3. Encourage projects that activate underutilized land.
4. Prioritize opportunities to mitigate and minimize negative environmental impacts related to industrial contamination

Rezoning the property to MX-M implements these policy recommendations by collectively promoting a mixed-use development including housing and small commercial. Furthermore, replacing the current industrial zoning eliminates the potential environmental hazards associated with light manufacturing uses.

Moreover, as previously stated in response to 6-7(G)(3)(a), collectively housing, land use, placemaking, and economic development policies identified in the Comp Plan support the rezoning, encouraging mixed-use residential developments within ¼ mile of transit stops on Major Transit Corridors, including Lomas Blvd. Rezoning, in turn, will allow for the type of development that will have a greater impact on the Albuquerque Housing Crisis, while still allowing uses that can contribute to a local economy and thriving small businesses near the possible economic hub of the Downtown area.

> 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.

The requested zone is a Mixed-Use-Medium Intensity zone district. Uses that will become permissible under the requested zone (which are not permitted in the existing NR-LM zone) include:

- Residential Uses such as townhomes, multi-family, and live-work dwelling units.
- Group Living Uses including assisted living facilities or nursing homes, community residential facilities, and group homes, small and medium.
- Other Civic and Institutional Uses, including adult and child day care facilities, community centers or library, elementary or middle schools, high school, hospital, parks & open spaces, religious institution, and university or college.
- Commercial uses, including residential commercial amenities (indoor & outdoor), cannabis retail, farmer's market, and general medium retail. (Also refer to the list for a full list of allowable uses in MX-M)

All these uses that become permissible with the proposed MX-M zone are primarily neighborhood-serving community-oriented land uses.
Other commercial uses, including Food, Beverages, Indoor Entertainment, Outdoor Recreation, Offices, and Service uses, have similar permissive conditions to the existing zone, allowing a similar scale of medium intensity commercial development.

Below is a breakdown of all existing surrounding land uses to the subject site.

Figure 3: Surrounding Land Use and Zone District

Direction	Property Address	Adjacent Street	Current Zoning	Curent Land Use
East	912 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Office
	906 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Cannabis Store
	904 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Cannabis Store
	830 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Flood Pump Station
	800 BROADWAY BLVD NE	Broadway Blvd	MX-M	Café and Fast Food Restaurant
	300 LOMAS BLVD NE	Broadway Blvd & Lomas Blvd	MX-L	Gas Station
	610 BROADWAY BLVD NE	Broadway Blvd	MX-L	Medical Facility
West	101 LOMAS BLVD NE	Lomas Blvd	NR-LM	Fast Food Restaurant
	900 1ST ST NW	1st Street	NR-LM	Community Church
	820 1ST ST NW	2nd Street	NR-LM	Recreational Space
	822 1ST ST NW	3rd Street	MX-FB-UD	Paint Store
	814 8 1ST ST NW	4th Street	MX-FB-UD	Paint Store
	720 1ST ST NW	5th Street	MX-FB-UD	Self Storage - Event Space
	700 7 1ST ST NW	6th Street	MX-FB-UD	Restaurant
North	1135 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Post Office
	915 LOMAS BLVD NE	Broadway Blvd	NR-LM	Post Office Parking
	229 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Post Office - Drop Box
South	102 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	112 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	116 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	120 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	122 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	126 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	JOHN ST NE	Spur St NE	NR-LM	Car Rental
	701 JOHN ST NE	Spur St NE	NR-LM	Office
	601 COMMERCIAL ST NE	Spur St NE	NR-LM	Restaurant & Brewing Company
	707 BROADWAY BLVD NE	Lomas Blvd & Broadway Blvd	NR-LM	Corporate Office Building
	609 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Office - WESST Studios
	205 ROMA AVE NE	Roma Ave	NR-LM	Parking
	ROMA AVE NE	Roma Ave	NR-LM	Parking

The existing land uses within approximately 500 feet of the subject site include office buildings, restaurants, a gas station, medical offices, a car rental facility, self-storage, surface parking, and a brewery, among other commercial uses. Although the surrounding area is primarily zoned NR-LM with a mix of MX zone districts, the existing pattern of development does not include exclusive Non-Residential Light Manufacturing (industrial) uses. Instead, the surrounding land uses are largely consistent with the range of uses permitted within the MX-M zone district. Therefore, rezoning the subject property to MX-M would help ensure that future development remains compatible with the surrounding area and reinforces the existing mixed-use urban character.

If the requested zone map amendment is not approved, the current zoning could allow future industrial uses that may be incompatible with the surrounding mixed-use, residential environment and could introduce potential environmental and operational impacts on adjacent properties.

Ultimately, the applicant believes that the MX-M zone district is a much more sensitive zone district than NR-LM and will be more compatible with the surrounding neighborhoods.

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.

The existing public infrastructure serving the site, including streets, sidewalks, street lighting, water and sewer utilities, and electrical service, is already in place and is expected to adequately support future development permitted under the proposed zone change.

Furthermore, the ABQ Ride Forward Recovery Network Plan was passed in 2025. The Network focuses on providing increased access to opportunities and jobs by 39% within 45 minutes of transit travel times, making it easier to get around Albuquerque all day, every day. It features buses coming more often on the busiest routes (shorter waits for riders) and more evening and weekend service. Almost all routes will run as often on weekends as they do on weekdays.

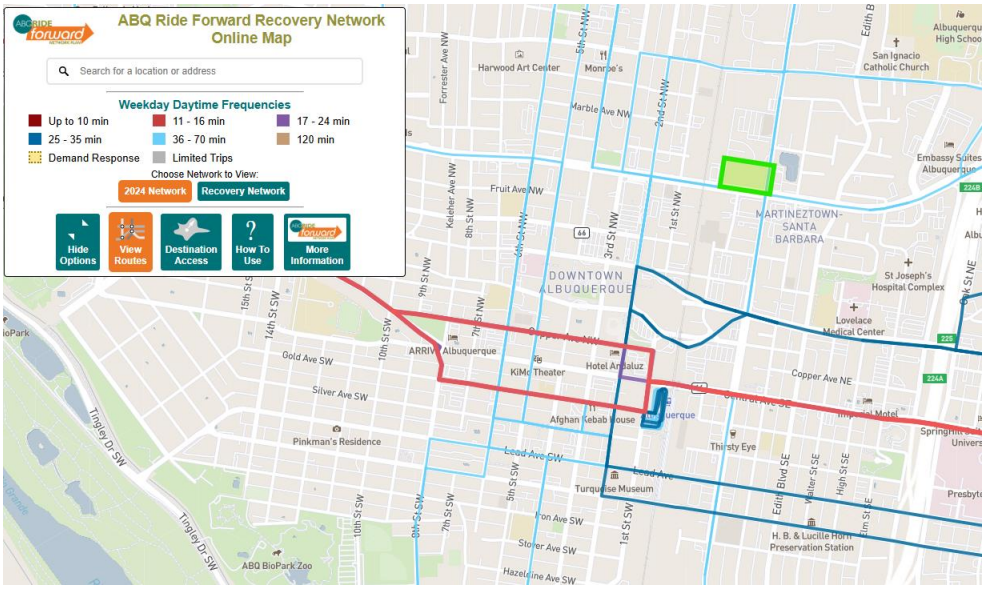


Figure 4: 2024 – ABQ Ride Existing Bus Network

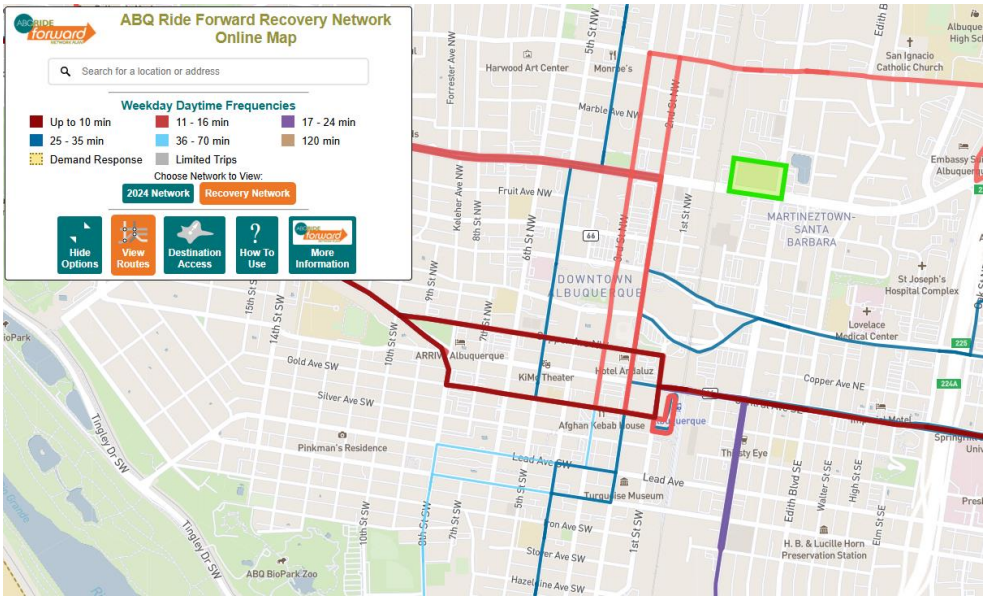


Figure 5: 2025- ABQ Ride Forward Recovery Network

Particularly on Lomas and Broadway Blvd, the Recovery network has increased frequency with buses every 8 minutes on weekdays around noon. Any medium-intensity mixed-use housing development on this property will further help increase ridership and support the city's public transit.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

ABQ Ride Forward is a 16-phase plan to increase frequency and weekend service, reduce overlap for wider coverage, and improve equity. Phase I of the Implementation Plan went into effect in December 2025, increasing frequency and changing routes to

avoid overlaps and provide better equitable services. These changes have directly increased connectivity of the subject property to the rest of the city and support more development.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

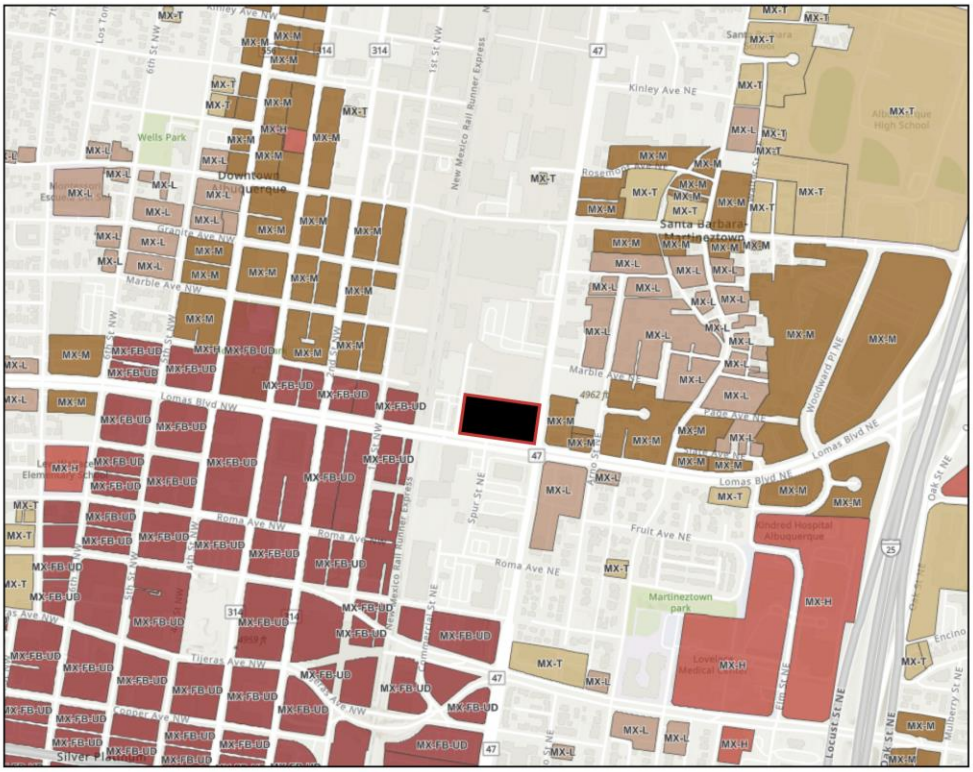
A site plan has not been submitted for this property, and the expectation is that future development will be required to go through an RFP process managed by the MRA division of the City to determine if the development will contribute in a way that meets the policy goals for the area. At the time of site plan submission, the applicant will be required to meet all IDO requirements and any development agreements that come with that tied to infrastructure.

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.

Same answer as shown under criteria 3 above.

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.

Figure 6: IDO Mixed-Use Zone District-Surrounding the site



The applicant feels that, though the property is located on the Major Transit along Lomas Blvd and lies within 1,320 ft of a main street on Broadway Blvd, this zone map amendment is supported by many other different Comp Plan policies and goals, including economic development and placemaking efforts. It also feels important to note that MX-zoned districts generally surround 229 Broadway Blvd, including MX-M, MX-L, MX-T, and MX-FB. MX zones provide a buffer from purely NR zones, activating street frontage with local commercial businesses and medium-density housing development. The proposed zone seamlessly matches the surrounding urban fabric, as can be seen in the figure below.

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

The applicant feels that it's important to distinguish the meaning of *Economic* and *Economic Development.* Under Chapter 8 Economic Development in the Comp Plan, *Policy 8.1.1 states, "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 applicant feels that the current zone limits the property, eliminates any housing typology, and rules out the potential of creating diverse experiences and amenities in the area. Thus, the proposed rezone is not based on economic considerations but supported by Economic Development goals and policies mentioned in the Comp Plan.

> 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 the 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 district.

As discussed in the responses to Sections 6-7(G)(3)(d) and (f), the surrounding area contains a mix of MX zone districts, with an MX-M zone district located immediately across the street from the subject property. Accordingly, the proposed zone map amendment is consistent with the surrounding zoning pattern and does not constitute a spot zone.

Overview

Serving as a gateway to the Downtown Core, the subject property presents a significant opportunity to enhance the area's urban fabric and better serve the surrounding community. From an urban design perspective, the site is strategically located along a major transit corridor, making it a highly visible and accessible location for people entering downtown. The proposed zone district would create opportunities for pedestrian-oriented mixed-use development, including neighborhood-serving retail, locally owned businesses, housing, and office space, contributing to a more active and welcoming streetscape. Policy 7.1.2 Development Form states, "Prioritize elements of development form for each Center and Corridor," which shows that the development on the property should reflect the policies placed on Major Transit Corridors, which are meant to be oriented toward transit users, pedestrians, and development that brings permanent users towards transit amenities, which ultimately ends up being "Transit Oriented Development" (TOD).

The surrounding area already contains a diverse mix of restaurants, cafés, offices, and other everyday services, making the proposed zone a natural extension of the existing development pattern. Furthermore, the Downtown Core is characterized by a vibrant mix of residential, commercial, dining, and entertainment uses that support an active urban environment. Rezoning the property from NR-LM to MX-M would better align with this established context, expand opportunities for compatible infill development, and further strengthen the vitality and economic resilience of downtown.

The proposed zoning map amendment facilitates the optimization of the subject property to its highest and best use. It addresses the city's housing crisis by allowing medium-density residential units and may provide the neighborhood with a mixed-use local business hub. By leveraging IDO development incentives for parcels along major transit lines and within 1,320 feet of a Main Street corridor, this amendment transforms a vacant lot into a catalytic project that directly supports the community.

Sincerely,

Deepa Bansal
Council Policy Planner
City of Albuquerque, City Council Services
Office: (505) 767 5795

CITY OF
ALBUQUERQUE

June 26, 2026

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87102

To whom it May Concern:

City of Albuquerque Metropolitan Redevelopment Agency (MRA) hereby authorizes Albuquerque City Council Services to obtain information, submit and process the Zone Map Amendment application, represent the project at meetings and public hearings, and act as our agent in this matter and related to the property as follows:

229 Broadway Blvd NE

- TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON SUBD(COMPRISING OF LTS 1, 2, 3 BLK A, K. W. PHILLIPS ADDN TR A &TR B SLADE-OLSON TR 195A2, TR 202A & TR 203A MRGCD MAP 37)

- UPC: 101405840113842925

Sincerely,

Terry Brunner
Director, Metropolitan Redevelopment Agency

D) STAFF INFORMATION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

July 14, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown, Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
- CIP MANAGER – Cheryl Somerfeldt
- CITY FORESTER – Sean O'Neil
- PARK DESIGN – Hannah Aulick
- OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
- TRAILS – Whitney Phelan
- URBAN FORESTRY – Bonnie Strange, Athena Beshur

CABQ PLANNING
- ENGINEER – Shahab Biazar
- HISTORIC PRESERVATION – Leslie Naji
- HYDROLOGY – Tiequan Chen
- LONG RANGE – Vicente Quevedo, Jordan James
- TRANSPORTATION DEV. SERVICES – Ernest Armijo
- ZONING – Angelo Metzgar, Jeffrey Palmer

CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye, Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgin Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
- PLANNING MANAGER – Elvira Lopez
- LEAD PLANNER – Carrie Barkhurst
- LEAD PLANNER – Karen Iverson
- SENIOR PLANNER – Benjamin Savoca
- SENIOR PLANNER – Karina Peggau
- PLANNER – Peach Anderson-Tauzer
- TRANSPORTATION – Julie Luna, Davin Nelson

KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **August 20, 2026.**

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due August 3, 2026.

SUBMIT COMMENTS TO: https://cabq.gov/epc-agency-comment

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Project # PR-2021-003169
Case # ZMA-2026-00010
Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 401, Unit 3, Town of Atrisco Grant, located approximately 0.25 miles west of Coors Blvd. NW on Sage Rd adjacent to the Amole del Norte Channel, approximately 6.37 acres, between Coors and Unser. (L-10)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00011
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON Subdivision (Comprising of Lots 1, 2, 3 BLK A, K. W. PHILLIPS ADON TR A &TR B SLADE-OLSON TR 195A2, TR 202A & TR 203A MRGCD MAP 37), located at 229 Lomas Blvd NE, between Broadway Blvd and 1st St. NW, approximately 2.77 acres. (J-14)
Staff Planner: Megan Jones

Case # ZMA-2026-00013
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11)
Staff Planner: Daniel Soriano

Case # VA-2026-00109
Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC of 4 feet to a structure height of up to 19 feet for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision,

	Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11) Staff Planner: Daniel Soriano
Case # PLAN-2026-00002 Community Planning Area (CPA) Assessment Report	City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-62(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15) Staff Planner: Jude Miller
Case # PLAN-2026-00003 Community Planning Area (CPA) Assessment Report	City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A-17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17) Staff Planner: Dj Felipe
Case # MDP-2026-00001 Master Development Plan	Regina Okoye, agent for Dreamcatcher Sawmill LLC and Levine Investments Limited Partnership requests an Amendment to a Master Development Plan for all or a portion of Lot H1A1A TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT 1.2894 AC and Lot H1A1B TR H1-A-1-B TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25, located at 4410 and 4412 The 25 Way NE, between The 25 Way NE and Jefferson St NE, approximately 2 acres. (F-17) Staff Planner: Dustin Kiska

Project Memo

TO: Deepa Bansal, Council Services

FROM: Megan Jones, Principal Planner

UD&D, City of Albuquerque Planning Department

CONTACT: mdjones@cabq.gov,

DATE: July 21, 2026

RE: ZMA-2026-00011, 229 Lomas Blvd NW

---

1. Introduction & Justification:

   A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.

   B. It is our understanding that this is a zoning map amendment from NR-LM to MX-M for 229 Broadway Blvd NE for approximately 2.8 acres. The subject site is legally described as:

      a. Tract A-1 Plat of Tract A-1, B-1 & B-2 Slade-Olson Subdivision (Comprising Lots 1, 2, 3 Block A, K. W. Phillips Addition Tract A,

      b. The justification letter states that the purpose of the zone change is to allow residential development under the MX-M development standards in an area that lacks housing near jobs and that the applicant intends for this zone change to attract a future mixed use/affordable housing project to bring the gap for housing needs in this area of the City.

         i. After meeting with the applicant it is staffs understanding that the zone change is intended to allow development that would be more suited for the surrounding downtown area whether it promotes walkability and mixed use with commercial and residential land uses.

         ii. The applicant will be providing an update to the justification letter.

   C. Is there anything else you can tell us about this request?

      a. Although the intention is for multi-family development, planning staff will provide and analysis based on all allowable uses in the MX-M zone district.

   D. This is a quasi-judicial request and EPC will be the final decision maker.

   E. The commission chair is Renn Halstead. Please update.

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:

   a. the EPC hearing is Thursday August 20 ,2026. Final staff reports will be available one week prior, on Thursday August13, 2026.

C. Agency comments will be distributed after August 5, 2026. We will email you a copy of the comments.

3. Notification

   A. **Notification must be re-sent by 9 AM on August 5th. Please provide the updated public notice no later than this date**.

   B. Notice Neighborhood Associations appears to be complete although please provide the following update

      i. The zoom link or EPC website was not included in the email or on the form. Can you please resend the form to NA's with the Link/EPC Webpage.

   C. Mailed notice to property owners within 100-feet needs to be resent. Pursuant to IDO 6-4(J)(3)(a)

      In the case of an application for a subject property less than 10 acres to request an Annexation of Land **or Zoning Map Amendment**, the letters to property owners required pursuant to § 14-16-6-4(J)(3)(c) **must be sent by Certified Mail**.

      i. Please also update the public notice form to include the EPC webpage and/or zoom link

4. Justification Letter

   A. Please submit any changes to the Justification letter to Planning Staff by: **July 28, 2026 at 12 PM.**

   B. The Justification is off to a good start. Staff has suggestions to the letter to provide clarity and a stronger justification for the Commission.

   C. Please proofread the letter for typos and misspellings. Add an "s" to further at the bottom of page 3.

   D. IDO Criteria for Small Area Text Amendments – 6-7(E)(3) Review and Decision Criteria

      i. Criterion A:

         - The responses shall reflect how the amendment furthers a preponderance of applicable Goals and Policies in the ABC Comp Plan.

            - The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) 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.

            - 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:

    - answering the questions in the customary way (see examples).
    - using conclusory statements such as “because_____”.
    - re-phrasing the requirement itself in the response, and
    - choosing an option when needed to respond to a requirement.
  - You included a response to 1 policy, and 3 sub-policies. Please provide responses to a few goals and policies to help strengthen the justification. I see that a couple of goals and policies are listed, but not analyzed.
  - Aim to include around 8-12 Goals and Policies combined with supporting sub-policies if you choose.
  - Please expand on the responses by directly answering how the zone change will do what the goal or policy intends.

ii. Criterion B. All criteria are applicable. Please just state that the subject site is not in an area of consistency.

iii. Criterion C: Please clarify. Are you responding to #2? There seems to be some rogue goals and policies listed here are you intending for them to be included with this response or in response to Criterion A?

iv. Criterion D. Please include a list of uses that become permissive. This criteria is asking the applicant to show how any harmful uses will be mitigated through use specific standards in the IDO. Please re-work.

v. Criterion E. Although you are more than welcome to provide a response to 1-4, it is only necessary to choose one to respond to. This criteria is asking about City’s existing infrastructure.

vi. Criterion G. Please respond to the criteria and state whether or not the justification is completely based on economic considerations.

vii. Criterion H. Response missing. Please include.

E) PUBLIC NOTICE

Outlook

RE: Require: A list of NA for Public Notification

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
Date Tue 6/23/2026 2:53 PM
To Bansal, Deepa <dbansal@cabq.gov>

Hi Deepa,

Please see the contact list below.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	A 2
Citizens Information Committee of Martineztown	cicofmartineztown@proton.me	Roslyn	Kloeppel	roslyn_kloeppel@live.com	617 Edith Boulevard NE	#
Citizens Information Committee of Martineztown	cicofmartineztown@proton.me	Renee	Martinez	martinez.renee@gmail.com	515 Edith Boulevard NE	
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW	
North Valley Coalition	nvcabq@gmail.com	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW	
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Loretta	Naranjo Lopez	naranjolopez2010@gmail.com	1127 Walter NE	
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Andrew	Tafoya Leverett	salamdezia@gmail.com	1529 Edith Blvd NE	

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: Bansal, Deepa <dbansal@cabq.gov>
Sent: Tuesday, June 23, 2026 1:42 PM
To: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Subject: Require: A list of NA for Public Notification

Hi Suzie,
We are planning to submit a Zone Map Amendment for the property located at 229 Broadway Blvd NE. I request you to please provide me with a list of all the NAs and Coalitions that we need to notify.
Attached for your reference is the Zone Atlas Map with the property marked in green.

Thank you!

DEEPA BANSAL

Council Policy Planner | Albuquerque City Council Services

E dbansal@cabq.gov | **O** (505) 767-5795

Outlook

Public Notice for Zone Map Amendment - EPC

From Bansal, Deepa <dbansal@cabq.gov>
Date Wed 7/1/2026 2:45 PM
To Bansal, Deepa <dbansal@cabq.gov>
Cc Cox, Matthew D. <mcox@cabq.gov>
Bcc cicofmartineztown@proton.me <cicofmartineztown@proton.me>; roslyn_kloeppel@live.com <roslyn_kloeppel@live.com>; martinez.renee@gmail.com <martinez.renee@gmail.com>; peggynorton@yahoo.com <peggynorton@yahoo.com>; eawalth@comcast.net <eawalth@comcast.net>; naranjolopez2010@gmail.com <naranjolopez2010@gmail.com>; salamdezia@gmail.com <salamdezia@gmail.com>; sbmartineztown@gmail.com <sbmartineztown@gmail.com>; nvcabq@gmail.com <nvcabq@gmail.com>

4 attachments (2 MB)

IDOZoneAtlasPage_J-14-Z.pdf; Emailed-Mailed-Notice-PolicyDecisions-Print&Fill.pdf; CABQ_Public_Notice_Checklist 1.pdf; Justification Letter - Zone Map Amendment - Lomas & Broadway.pdf;

Dear Neighbors,

This email provides notification to Neighborhood Associations that the Albuquerque City Council Services Department is submitting an application for a Zone Map Amendment-EPC. The request is to change the zone from Non-Residential - Light Manufacturing (NR-LM) to Mixed-Use - Medium Density (MX-M) zone district, for a property located at 229 Broadway Blvd NE, with a gross area of 2.77 acres. The property is completely located within an Area of Change, owned by the City of Albuquerque and managed by the Metropolitan Redevelopment Agency.

Attached for your reference is a copy of the application packet, including the Justification letter, a Zone Atlas Map, and Public Notice forms.

If you have any questions, please feel free to contact our office at dbansal@cabq.gov or call (505) 767-5795.

Sincerely,

DEEPA BANSAL

Council Policy Planner | Albuquerque City Council Services

E dbansal@cabq.gov | **O** (505) 767-5795

Outlook

Re: Public Notice for Zone Map Amendment - EPC

From Bansal, Deepa <dbansal@cabq.gov>
Date Thu 7/30/2026 2:12 PM
To Bansal, Deepa <dbansal@cabq.gov>
Cc Cox, Matthew D. <mcox@cabq.gov>
Bcc cicofmartineztown@proton.me <cicofmartineztown@proton.me>; roslyn_kloeppel@live.com <roslyn_kloeppel@live.com>; martinez.renee@gmail.com <martinez.renee@gmail.com>; peggynorton@yahoo.com <peggynorton@yahoo.com>; eawalth@comcast.net <eawalth@comcast.net>; naranjolopez2010@gmail.com <naranjolopez2010@gmail.com>; salamdezia@gmail.com <salamdezia@gmail.com>; sbmartineztown@gmail.com <sbmartineztown@gmail.com>; nvcabq@gmail.com <nvcabq@gmail.com>

4 attachments (3 MB)

REVISED - Emailed-Mailed-Notice-PolicyDecisions-Print&Fill.pdf; REVISED-EPC Justification Letter - Zone Map Amendment - Lomas & Broadway.pdf; Zone Atlas_229 Lomas Blvd NE.pdf; REVISED - CABQ_Public_Notice_Checklist.pdf;

Dear Neighbors,

In our previous notification, we missed some information regarding the EPC meeting details. Additionally, since the application was submitted, I have received a planning memo with suggested changes to the Justification Letter. Therefore, I am resubmitting this notification to Neighborhood Associations that the Albuquerque City Council Services Department is submitting an application for a Zone Map Amendment-EPC. The request is to change the zone from Non-Residential - Light Manufacturing (NR-LM) to Mixed-Use - Medium Density (MX-M) zone district, for a property located at 229 Broadway Blvd NE, with a gross area of 2.77 acres. The property is completely located within an Area of Change, owned by the City of Albuquerque and managed by the Metropolitan Redevelopment Agency.

Attached for your reference is a copy of the revised application packet, including a revised Justification letter, a Zone Atlas Map, and updated Public Notice forms.

If you have any questions, please feel free to contact our office at dbansal@cabq.gov or call (505) 767-5795.

Sincerely,

- DEEPA BANSAL

Council Policy Planner | Albuquerque City Council Services

E dbansal@cabq.gov | **O** (505) 767-5795

From: Bansal, Deepa
Sent: Wednesday, July 1, 2026 2:45 PM
To: Bansal, Deepa <dbansal@cabq.gov>

Cc: Cox, Matthew D. <mcox@cabq.gov>
Subject: Public Notice for Zone Map Amendment - EPC

Dear Neighbors,

This email provides notification to Neighborhood Associations that the Albuquerque City Council Services Department is submitting an application for a Zone Map Amendment-EPC. The request is to change the zone from Non-Residential - Light Manufacturing (NR-LM) to Mixed-Use - Medium Density (MX-M) zone district, for a property located at 229 Broadway Blvd NE, with a gross area of 2.77 acres. The property is completely located within an Area of Change, owned by the City of Albuquerque and managed by the Metropolitan Redevelopment Agency.

Attached for your reference is a copy of the application packet, including the Justification letter, a Zone Atlas Map, and Public Notice forms.

If you have any questions, please feel free to contact our office at dbansal@cabq.gov or call (505) 767-5795.

Sincerely,

DEEPA BANSAL

Council Policy Planner | Albuquerque City Council Services

E dbansal@cabq.gov | **O** (505) 767-5795

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

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Zone Map Amendment EPC from NR LM to MX M	
Decision-making Body: Review and Decide by EPC	
Pre-Application meeting required:	○ Yes ◉ No
Mailed Notice required:	◉ Yes ○ No
Electronic Mail required:	◉ Yes ○ No
Is this a Site Plan Application?	○ Yes ◉ No ***Note**: if yes, see second page*

PART II – DETAILS OF REQUEST
Address of property listed in application: 229 Broadway Blvd NE , see attached Jusitification Letter
Name of property owner: City of Albuquerque
Name of applicant: City Council Services
Date, time, and place of public meeting or hearing, if applicable: August 20, 2026, Thursday 8:40 am EPC
Zoom: https://cabq.zoom.us/j/83932559165 or Call in:(719) 359 4580 or Webinar ID: 839 3255 9165
Address, phone number, or website for additional information: City Council Office, 9th floor, 1 Civic Plaza,
Albuquerque, NM 87103 Deepa Bansal dbansal@cabq.gov or by phone (505) 767 5795

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
☑ Zone Atlas page indicating subject property.
☐ Drawings, elevations, or other illustrations of this request.
☐ Summary of pre-submittal neighborhood meeting, if one occurred.
☐ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(J). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice is complete, true, and accurate to the extent of my knowledge.

Deepa Bansal Digitally signed by Deepa Bansal Date: 2026.07.30 14:40:42 -06'00' (Applicant signature) July 30, 2026 (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 §14-16-6-9(B)(3) and may lead to a denial of your application.*

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC 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.

ONE ALBUQUERQUE planning

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: July 30, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **IDO §14-16-6-4(J).**[1]

- ☑ Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination. *
- ☑ Mailed notice to Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(J)(1)(a):

1. Subject Property Address* 229 Broadway Blvd NE, Albuquerque, NM 87102
   Location Description Intersection of Lomas Blvd & Broadway Blvd
2. Property Owner* City of Albuquerque
3. Agent/Applicant *[if applicable]* City Council Services
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

   ☑ Zoning Map Amendment EPC *(EPC or Council)*

   ☐ Other: _____

   Summary of project/request[2]*:

   _____

   _____

5. This application will be decided at a public hearing by*:

   ◉ Environmental Planning Commission (EPC) ○ City Council

   This application will be first reviewed and recommended by:

   ○ Environmental Planning Commission (EPC) ○ Landmarks Commission (LC)

   ◉ Not applicable (Zoning Map Amendment – EPC only)

   Hearing Date/Time*: August 20, 2026 Thursday 8:40 am

   Location*[3]: Zoom: https://cabq.zoom.us/j/83932559165 or Call in:(719) 359 4580 or Webinar ID: 839 3255 9165

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[1] Please mark as relevant. See IDO Table 6-1-1 for notice requirements.
[2] Attach additional information, as needed to explain the project/request.
[3] Physical address or Zoom link

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

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

   Preferred project contact name: Deepa Bansal

   Email: dbansal@cabq.gov

   Phone: (505) 767 5795

   Website or project page: _____

   Attachments, as relevant: _____

Information Required for Mail/Email Notice by IDO §14-16-6-4(J)(1)(b):

1. Zone Atlas Page(s)*[4] J 14 Z

Additional Information from IDO Zoning Map[5]:

1. Area of Property *[acres]* 2.77 acres _____
2. IDO Zone District Non Residential Light Manufacturing NR-LM
3. Overlay Zone(s) *[if applicable]* Not applicable Select Select Select Select
4. Center or Corridor Area *[if applicable]* Major Transit Corridor
5. Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO §14-16-6-4(K), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: https://www.cabq.gov/planning/abq-plan

Integrated Development Ordinance (IDO): https://ido.abq-zone.com

[4] Available online here: http://data.cabq.gov/business/zoneatlas

[5] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

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Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

CITY OF ALBUQUERQUE
CITY COUNCIL

MEMORANDUM

TO: **Renn Halstead, Commission Chair, CABQ Environmental Planning Commission**

FROM: **Deepa Bansal, Council Policy Planner, City of Albuquerque Council Services**

SUBJECT: **Zone Map Amendment – EPC – Property located on 229 Broadway Blvd NE**

DATE: **July 28, 2026**

Dear Chair Halstead,

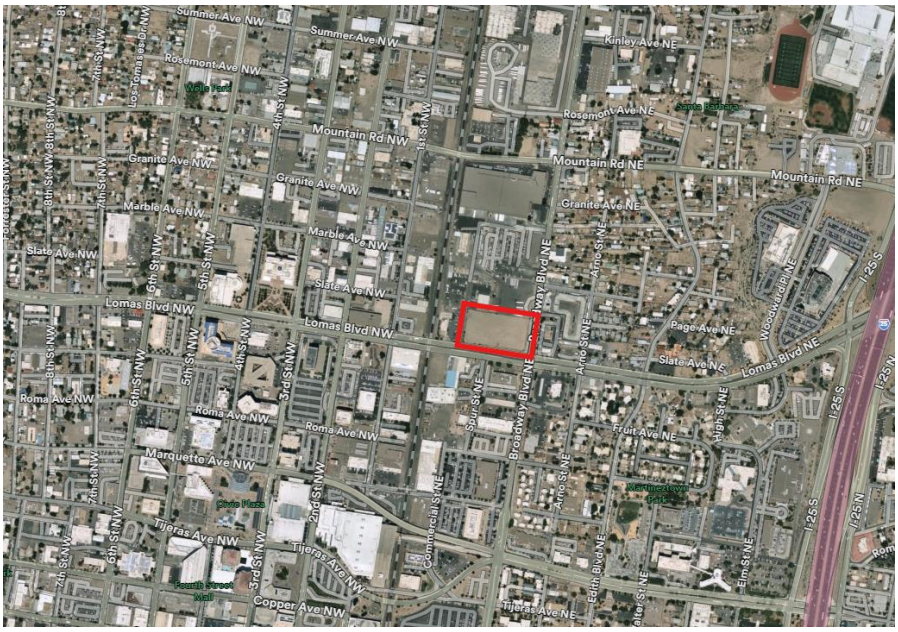
The City of Albuquerque's Council Services Planning Staff submits this application to the Environmental Planning Commission for a Zone Map Amendment to rezone less than 20 gross acres of land located in the Area of Change, from NR-LM (Non-Residential – Light Manufacturing Zone District) to MX-M (Mixed Use-Medium Intensity Zone District). The 'subject site' is located on 229 Broadway Blvd NE, with a gross area of 2.77 acres.

The subject site is currently vacant land, owned by the City of Albuquerque and controlled by the Metropolitan Redevelopment Agency. The purpose of this amendment is to rezone the city's property to allow for the possibility of residential and mixed-use development at the scale that fits the major intersection of Broadway and Lomas, rather than retaining the current Industrial zoning that exists today. The amendment is in line with many city policies and goals laid out in the ABC Comprehensive Plan as well as the study and data collected through the Central CPA process, and per the Housing Needs Assessment, where a clear picture is painted that Albuquerque needs more housing.

The Central CPA study shows that this CPA has the 3rd most jobs in the city but has a significant 2.6% population decline between 2010 and 2022, with a lack of affordable housing being a contributing factor. The Central CPA is generally made up of old housing stock, containing a majority of the oldest neighborhoods in the City, with a high percentage of these homes being single-family. These narratives indicate a lack of housing options for the younger generations entering the workforce to live near a

major job center. To revive the core of Albuquerque, it is evident that housing is a top priority, and thus, the applicant believes that rezoning this site to MX-M from NR-LM will play a part in bridging the gap for housing needs in the city.

Figure 1: Aerial Site View



The location of the site, at the intersection of Lomas and Broadway Blvd, further plays a vital role in guiding the potential development. Situated on a Major Transit Corridor, with proximity to the Rail Trail and the Downtown Arts and Cultural District, it is ready to be transformed from former industrial land into an active mixed-use development. We submit this amendment in hopes of continuing positive growth in this area, encouraging the highest and best use of the land.

The Council Services Department does not have plans for development of the site or are aware of any future proposed development, as this will be determined through future negotiations with the Metropolitan Redevelopment Association (MRA) and the process spelled out through their current Request for Proposal (RFP). There are values identified in the RFP, such as walkability, neighborhood amenities and development that activates and contributes to the surrounding area. Council Services believes that rezoning the property to MX_M ensures that a more sensitive development will occur, versus keeping the current zoning of NR-LM.

Below are responses to the different criteria listed out in the IDO for Zone Map Amendment (§ 14-16-6-7(G)) – Zoning Map Amendment – EPC

6-7(G)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria.

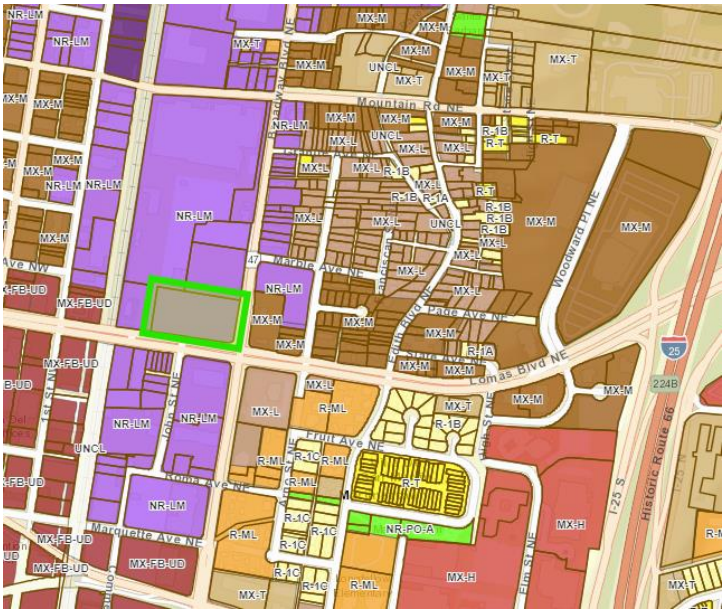
6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The current zoning of the property is NR-LM (Non-Residential – Light Manufacturing Zone District). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses.

The zone amendment request changes the zone from NR-LM to MX-M (Mixed-Use-Medium Intensity Zone District). 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.

This amendment is being requested to ensure that a city-owned piece of land can be developed at its highest and best use, in alignment with the ABC Comprehensive Plan and the Housing Needs Assessment. Due to its prominent location at the intersection of Lomas and Broadway and the fact that it falls within a Major Transit Corridor and within a ¼ mile of the Broadway Main Street corridor, the location presents strong opportunities to be developed into mixed-use development, with the help of additional incentives provided in the IDO.

Figure 2: Zoning Map



This amendment furthers *POLICY 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.*

a) *Encourage higher-density residential developments within ¼ mile of transit stops or stations.*

NR-LM prohibits any residential development on the property. In contrast, the MX-M zone allows for moderate-density townhouses, live-work, and multi-family dwellings, along with moderate-intensity retail, commercial, and institutional uses. To achieve the necessary density for frequent public transit and to ensure that a larger population can benefit from the amenities in the downtown area, the property needs the ability to develop into high-density residential and mixed-use commercial development. Thus, rezoning into MX-M will directly support this policy.

This amendment supports Goal 5.2 Complete Communities – *Foster communities where residents can live, work, learn, shop, and play together*, along with sub-*policy 5.2.1) m) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.*

The subject site is a vacant property situated at the intersection of two major roadways, positioning it as a prominent gateway to Downtown Albuquerque. Rezoning the property to MX-M district will further encourage a live, work, and play development as it permits land uses that include medium-density residential alongside moderate-intensity retail and commercial uses, allowing the site to anchor the downtown entrance while serving its surrounding neighboring communities.

The amendment further supports *Policy 5.1.3 Downtown: Strengthen Downtown's identity as a regional hub for the highest-intensity development, with concentrated job and commercial activity supported by the highest-density housing.*

This vacant property is directly east of the Downtown Center, where many high-rise towers already exist and conform to the Downtown Form-based code in the IDO. The MX-M zone district would continue to encourage development consistent with the neighborhood fabric immediately to the west and would, hopefully, continue growth of job and commercial activity supported by a higher density of housing.

Policy 5.4.1 further emphasizes the need for more high-density housing near employment hubs and jobs. Due to the proximity of the subject site to Downtown, a cultural and economic hub of the city, a mixed-use development that also supports housing is extremely crucial to maintain this balance.

The Housing Needs Assessment Report also states that there is a projected need of approx. 55,000 additional housing units in Albuquerque by 2045. But after analyzing Central ABQ data, it shows that this CPA is one of the CPAs that has the lowest median household income, the oldest building stock, and the highest rate of cost-burdened housing. Central ABQ is also a job supplier, which means it has more jobs than

workers living. Moreover, the vacant land capacity of Central ABQ is significantly less, and hence rezoning this property is an extremely crucial step towards maximizing the use of such prime properties to further contribute towards housing supply in the future.

Policy 13.5.1 states "Land Use Impacts: Prevent environmental hazards related to land uses." This policy then has a sub-policy that spells out the intent of this policy in greater detail, stating "b) Protect public health, safety, and welfare by discouraging incompatible land uses in close proximity, such as housing and industrial activity."

The intent of this amendment is not only to achieve a more active development on a long-term vacant site, but also to avoid the concerns of industrial uses that are permissive under the NR-LM district in the immediate surroundings of other existing housing and small neighborhood-scale businesses and retail.

The proposed zone district directly enhances Goals 9.3. Density by supporting medium intensity housing with permissible uses such as townhomes, live-work, and multi-family dwelling units, in a place that is sufficiently served by public services and amenities.

The proposed zone district is further supported by *Goal 8.1 Placemaking, which* encourages the possible creation of places that support business and talent to stay and thrive, overall supporting economic development.

Lastly, since the subject site is located on a Major Transit corridor, changing the zone of this property enhances *Policy 5.1.1 Desired Growth*, encouraging permissible uses that serve the neighborhood with more sustainable uses as compared to the existing industrial zone district.

> 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 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 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 property is completely located in an Area of Change. Policy 5.6.2 states, "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 subject property is along a Major Transit Corridor and within the Downtown Metropolitan Redevelopment Area.

> 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.

The property in question was formerly a detention pond, and when the new pump station (Isaac Benton Pump Station) was constructed across the street, it doubled the area's capacity for flood waters, eliminating the need for the detention pond that existed at 229 Broadway Blvd. NE. The lot has since been used for film production and temporary outdoor storage, but recently, the City brought the piece of property into the Downtown 2025 MRA, as well as the established Downtown TIF, opening new, flexible finance and incentive tools for future development on 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).

Central CPA Study shows that 60% of the housing in the area is single-family homes, with 40% multi-family development. Although the population of this CPA declined between 2010 and 2022, it remains the core of Albuquerque, with the highest job demand. More than 54% of the population is between the ages of 18 and 54, with increasing demand for more housing options within the core.

Policy recommendations of Central CPA reports include:

1. Promote development and redevelopment that creates complete neighborhoods where people can live, work, learn, shop, and play
2. Support the highest densities of mixed-use development in designated Centers and Corridors
3. Encourage projects that activate underutilized land.
4. Prioritize opportunities to mitigate and minimize negative environmental impacts related to industrial contamination

Rezoning the property to MX-M implements these policy recommendations by collectively promoting a mixed-use development including housing and small commercial. Furthermore, replacing the current industrial zoning eliminates the potential environmental hazards associated with light manufacturing uses.

Moreover, as previously stated in response to 6-7(G)(3)(a), collectively housing, land use, placemaking, and economic development policies identified in the Comp Plan support the rezoning, encouraging mixed-use residential developments within ¼ mile of transit stops on Major Transit Corridors, including Lomas Blvd. Rezoning, in turn, will allow for the type of development that will have a greater impact on the Albuquerque Housing Crisis, while still allowing uses that can contribute to a local economy and thriving small businesses near the possible economic hub of the Downtown area.

> 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.

The requested zone is a Mixed-Use-Medium Intensity zone district. Uses that will become permissible under the requested zone (which are not permitted in the existing NR-LM zone) include:

- Residential Uses such as townhomes, multi-family, and live-work dwelling units.
- Group Living Uses including assisted living facilities or nursing homes, community residential facilities, and group homes, small and medium.
- Other Civic and Institutional Uses, including adult and child day care facilities, community centers or library, elementary or middle schools, high school, hospital, parks & open spaces, religious institution, and university or college.
- Commercial uses, including residential commercial amenities (indoor & outdoor), cannabis retail, farmer's market, and general medium retail. (Also refer to the list for a full list of allowable uses in MX-M)

All these uses that become permissible with the proposed MX-M zone are primarily neighborhood-serving community-oriented land uses.
Other commercial uses, including Food, Beverages, Indoor Entertainment, Outdoor Recreation, Offices, and Service uses, have similar permissive conditions to the existing zone, allowing a similar scale of medium intensity commercial development.

Below is a breakdown of all existing surrounding land uses to the subject site.

Figure 3: Surrounding Land Use and Zone District

Direction	Property Address	Adjacent Street	Current Zoning	Curent Land Use
East	912 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Office
	906 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Cannabis Store
	904 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Cannabis Store
	830 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Flood Pump Station
	800 BROADWAY BLVD NE	Broadway Blvd	MX-M	Café and Fast Food Restaurant
	300 LOMAS BLVD NE	Broadway Blvd & Lomas Blvd	MX-L	Gas Station
	610 BROADWAY BLVD NE	Broadway Blvd	MX-L	Medical Facility
West	101 LOMAS BLVD NE	Lomas Blvd	NR-LM	Fast Food Restaurant
	900 1ST ST NW	1st Street	NR-LM	Community Church
	820 1ST ST NW	2nd Street	NR-LM	Recreational Space
	822 1ST ST NW	3rd Street	MX-FB-UD	Paint Store
	814 8 1ST ST NW	4th Street	MX-FB-UD	Paint Store
	720 1ST ST NW	5th Street	MX-FB-UD	Self Storage - Event Space
	700 7 1ST ST NW	6th Street	MX-FB-UD	Restaurant
North	1135 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Post Office
	915 LOMAS BLVD NE	Broadway Blvd	NR-LM	Post Office Parking
	229 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Post Office - Drop Box
South	102 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	112 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	116 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	120 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	122 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	126 LOMAS BLVD NE	Lomas Blvd	NR-LM	
	JOHN ST NE	Spur St NE	NR-LM	Car Rental
	701 JOHN ST NE	Spur St NE	NR-LM	Office
	601 COMMERCIAL ST NE	Spur St NE	NR-LM	Restaurant & Brewing Company
	707 BROADWAY BLVD NE	Lomas Blvd & Broadway Blvd	NR-LM	Corporate Office Building
	609 BROADWAY BLVD NE	Broadway Blvd	NR-LM	Office - WESST Studios
	205 ROMA AVE NE	Roma Ave	NR-LM	Parking
	ROMA AVE NE	Roma Ave	NR-LM	Parking

The existing land uses within approximately 500 feet of the subject site include office buildings, restaurants, a gas station, medical offices, a car rental facility, self-storage, surface parking, and a brewery, among other commercial uses. Although the surrounding area is primarily zoned NR-LM with a mix of MX zone districts, the existing pattern of development does not include exclusive Non-Residential Light Manufacturing (industrial) uses. Instead, the surrounding land uses are largely consistent with the range of uses permitted within the MX-M zone district. Therefore, rezoning the subject property to MX-M would help ensure that future development remains compatible with the surrounding area and reinforces the existing mixed-use urban character.

If the requested zone map amendment is not approved, the current zoning could allow future industrial uses that may be incompatible with the surrounding mixed-use, residential environment and could introduce potential environmental and operational impacts on adjacent properties.

Ultimately, the applicant believes that the MX-M zone district is a much more sensitive zone district than NR-LM and will be more compatible with the surrounding neighborhoods.

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.

The existing public infrastructure serving the site, including streets, sidewalks, street lighting, water and sewer utilities, and electrical service, is already in place and is expected to adequately support future development permitted under the proposed zone change.

Furthermore, the ABQ Ride Forward Recovery Network Plan was passed in 2025. The Network focuses on providing increased access to opportunities and jobs by 39% within 45 minutes of transit travel times, making it easier to get around Albuquerque all day, every day. It features buses coming more often on the busiest routes (shorter waits for riders) and more evening and weekend service. Almost all routes will run as often on weekends as they do on weekdays.

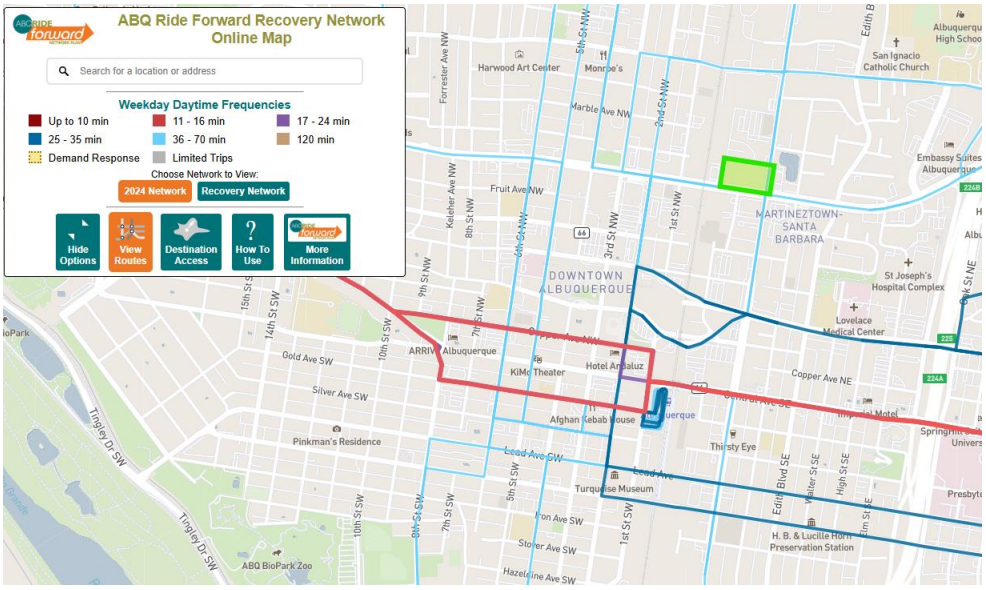


Figure 4: 2024 – ABQ Ride Existing Bus Network

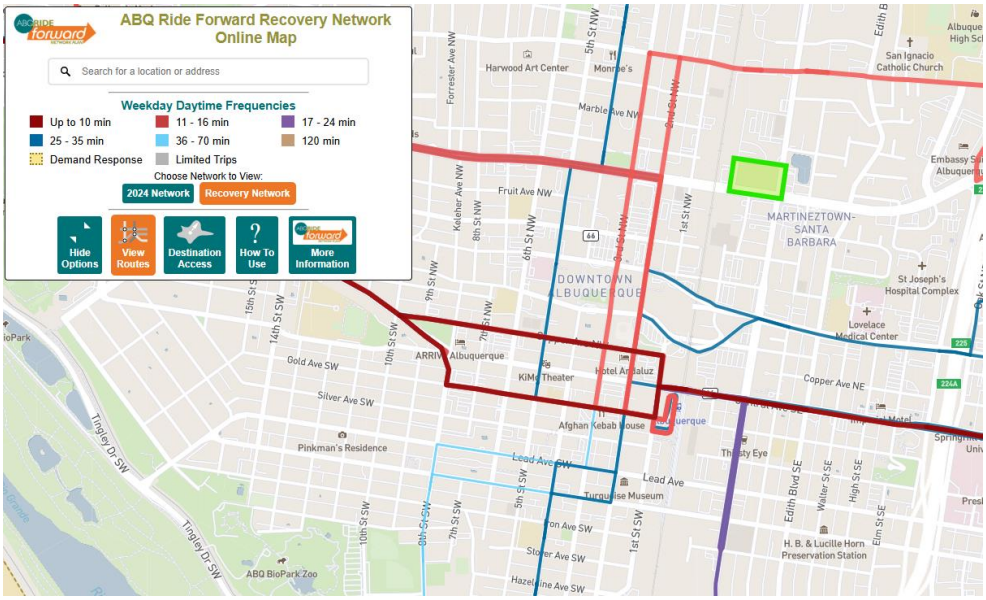


Figure 5: 2025- ABQ Ride Forward Recovery Network

Particularly on Lomas and Broadway Blvd, the Recovery network has increased frequency with buses every 8 minutes on weekdays around noon. Any medium-intensity mixed-use housing development on this property will further help increase ridership and support the city's public transit.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

ABQ Ride Forward is a 16-phase plan to increase frequency and weekend service, reduce overlap for wider coverage, and improve equity. Phase I of the Implementation Plan went into effect in December 2025, increasing frequency and changing routes to

avoid overlaps and provide better equitable services. These changes have directly increased connectivity of the subject property to the rest of the city and support more development.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

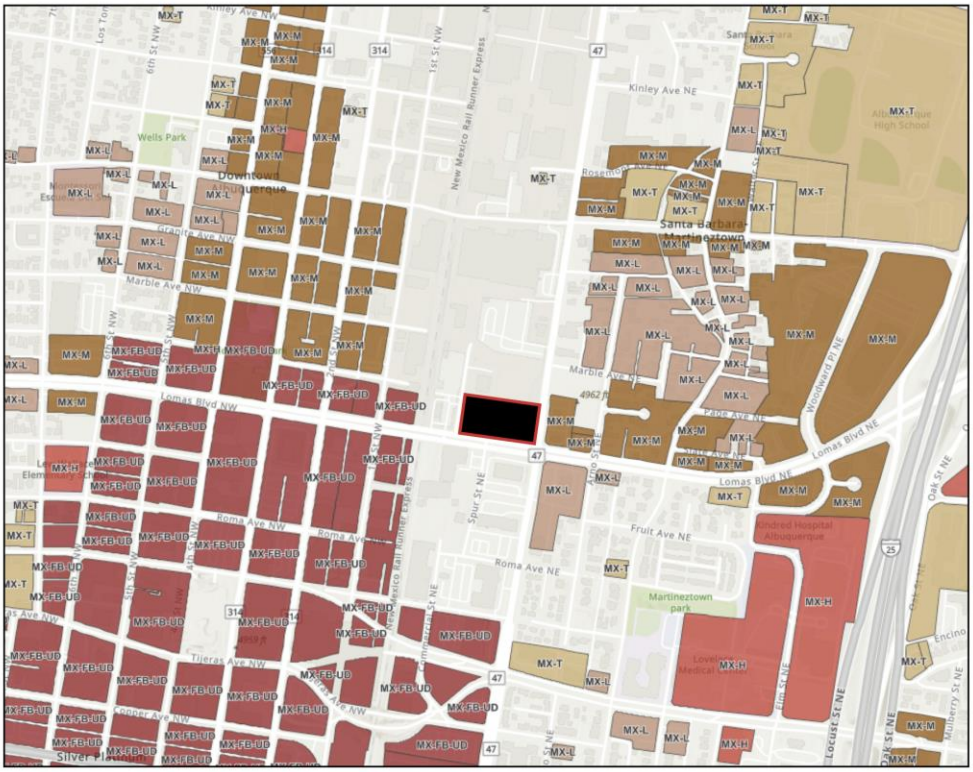
A site plan has not been submitted for this property, and the expectation is that future development will be required to go through an RFP process managed by the MRA division of the City to determine if the development will contribute in a way that meets the policy goals for the area. At the time of site plan submission, the applicant will be required to meet all IDO requirements and any development agreements that come with that tied to infrastructure.

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.

Same answer as shown under criteria 3 above.

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.

Figure 6: IDO Mixed-Use Zone District-Surrounding the site



The applicant feels that, though the property is located on the Major Transit along Lomas Blvd and lies within 1,320 ft of a main street on Broadway Blvd, this zone map amendment is supported by many other different Comp Plan policies and goals, including economic development and placemaking efforts. It also feels important to note that MX-zoned districts generally surround 229 Broadway Blvd, including MX-M, MX-L, MX-T, and MX-FB. MX zones provide a buffer from purely NR zones, activating street frontage with local commercial businesses and medium-density housing development. The proposed zone seamlessly matches the surrounding urban fabric, as can be seen in the figure below.

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

The applicant feels that it's important to distinguish the meaning of *Economic* and *Economic Development.* Under Chapter 8 Economic Development in the Comp Plan, *Policy 8.1.1 states, "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 applicant feels that the current zone limits the property, eliminates any housing typology, and rules out the potential of creating diverse experiences and amenities in the area. Thus, the proposed rezone is not based on economic considerations but supported by Economic Development goals and policies mentioned in the Comp Plan.

> 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 the 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 district.

As discussed in the responses to Sections 6-7(G)(3)(d) and (f), the surrounding area contains a mix of MX zone districts, with an MX-M zone district located immediately across the street from the subject property. Accordingly, the proposed zone map amendment is consistent with the surrounding zoning pattern and does not constitute a spot zone.

Overview

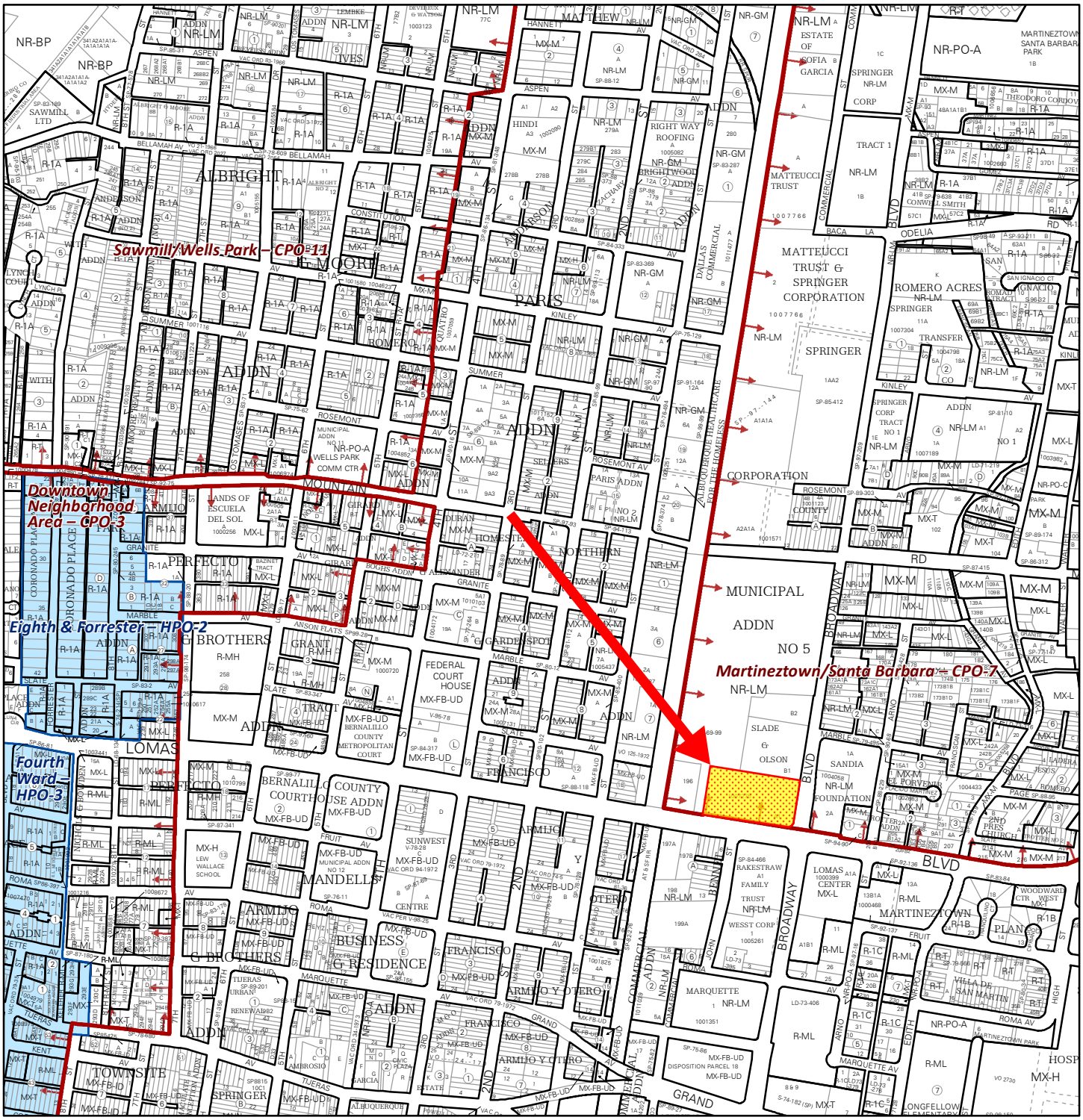
Serving as a gateway to the Downtown Core, the subject property presents a significant opportunity to enhance the area's urban fabric and better serve the surrounding community. From an urban design perspective, the site is strategically located along a major transit corridor, making it a highly visible and accessible location for people entering downtown. The proposed zone district would create opportunities for pedestrian-oriented mixed-use development, including neighborhood-serving retail, locally owned businesses, housing, and office space, contributing to a more active and welcoming streetscape. Policy 7.1.2 Development Form states, "Prioritize elements of development form for each Center and Corridor," which shows that the development on the property should reflect the policies placed on Major Transit Corridors, which are meant to be oriented toward transit users, pedestrians, and development that brings permanent users towards transit amenities, which ultimately ends up being "Transit Oriented Development" (TOD).

The surrounding area already contains a diverse mix of restaurants, cafés, offices, and other everyday services, making the proposed zone a natural extension of the existing development pattern. Furthermore, the Downtown Core is characterized by a vibrant mix of residential, commercial, dining, and entertainment uses that support an active urban environment. Rezoning the property from NR-LM to MX-M would better align with this established context, expand opportunities for compatible infill development, and further strengthen the vitality and economic resilience of downtown.

The proposed zoning map amendment facilitates the optimization of the subject property to its highest and best use. It addresses the city's housing crisis by allowing medium-density residential units and may provide the neighborhood with a mixed-use local business hub. By leveraging IDO development incentives for parcels along major transit lines and within 1,320 feet of a Main Street corridor, this amendment transforms a vacant lot into a catalytic project that directly supports the community.

Sincerely,

Deepa Bansal
Council Policy Planner
City of Albuquerque, City Council Services
Office: (505) 767 5795



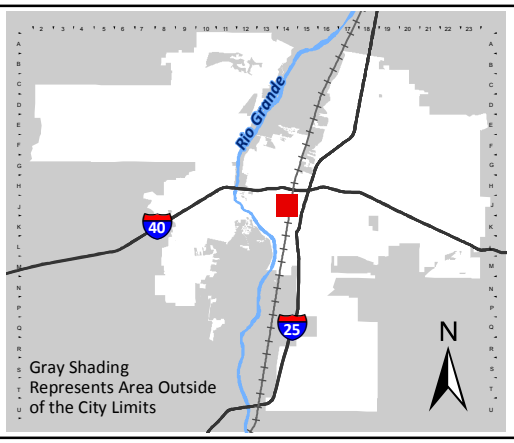
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

geometry	UPC	TAXYR	OWNER	OWNSTATE	OWNADD	OWNADD2	SITUSADD	SITUSADD2	LEGALDESC	ACREAGE
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	MCCOLLUM THOMAS & JEFFREY C/O TOM MCCOLLUM	NM	11000 BERMUDA DUNES NE	ALBUQUERQUE NM 87111-6555	101 LOMAS BLVD NE	ALBUQUERQUE NM 87102 2348	MAP 37 TRACT 196	0.93
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	GONZALES TONY M & LAURA	NM	2605 PROCOPIO RD SW	ALBUQUERQUE NM 87105	126 LOMAS BLVD NE	ALBUQUERQUE NM 87102	* 006 A BENNETT ADD	0.0631
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	UNITED STATES POSTAL SERVICE REALTY ASSET MANAGEMENT	CO	160 INVERNESS DR W SUITE 400	ENGLEWOOD CO 80112-5005	229 BROADWAY BLVD NE	ALBUQUERQUE 87102	TR B-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON SUBD(COMPRISING OF LTS 1, 2, 3 BLK A, K. W. PHILLIPS ADDN TR A &TR B SLADE-OLSON TR 195A2, TR 202A & TR 203 A MRGCD MAP 37)	2.1158
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	U S GOVERNMENT REAL EST DIV/US POSTAL SEV	CO	7500 E 53RD PL RM 1108	DENVER CO 80266-9918	1135 BROADWAY BLVD NE	ALBUQUERQUE NM 87102 9996	RESURVEY OF MUNICIPAL ADD NO 5 CONT 13.72AC	13.72
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	G3 INVESTORS LLC	NM	8301 LOMAS BLVD NE	ALBUQUERQUE NM 87110-7908	707 BROADWAY BLVD NE	ALBUQUERQUE NM 87102 2360	TRACT A-1 OF A REPLAT OF TRACT A LANDS OF RAKESTRAW FAMILY TRUST CONTAINS 2.2365 ACRES	2.1
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	HERNANDEZ DANIEL J	NM	3405 AVENIDA CHARADA NW	ALBUQUERQUE NM 87107-2601	120 LOMAS BLVD NE	ALBUQUERQUE NM 87102 2349	* 003 A BENNETT ADD	0.0758
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	CITY OF ALBUQUERQUE & AMAFCA	NM	PO BOX 1293	ALBUQUERQUE NM 87103-2248	229 BROADWAY BLVD NE	ALBUQUERQUE 87102	TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON SUBD(COMPRISING OF LTS 1, 2, 3 BLK A, K. W. PHILLIPS ADDN TR A &TR B SLADE-OLSON TR 195A2, TR 202A & TR 203A MRGCD MAP 37)	2.7685
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	B C HERNANDEZ BYPASS TRUST	NM	4333 PAN AMERICAN FWY SE SUITE A	ALBUQUERQUE NM 87107-6833	112 LOMAS BLVD NE	ALBUQUERQUE NM 87102 2349	002TRACT 197 B MAP 37	0.4781
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	B C HERNANDEZ BYPASS TRUST	NM	4333 PAN AMERICAN FWY NE SUITE A	ALBUQUERQUE NM 87107-6833	116 LOMAS BLVD NE	ALBUQUERQUE NM 87102 2349	* 001 A BENNETT ADD L 1 & 2	0.0808
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	HERNANDEZ DANIEL J	NM	3405 AVENIDA CHARADA NW	ALBUQUERQUE NM 87107-2601	122 LOMAS BLVD NE	ALBUQUERQUE NM 87102	* 005 A BENNETT ADD	0.0631
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Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	SANDIA FOUNDATION	NM	6211 SAN MATEO BLVD NE SUITE 100	ALBUQUERQUE NM 87109	800 BROADWAY BLVD NE	ALBUQUERQUE NM 87102 2322	TR 2A PLAT OF TRACTS 1-A AND 2-A LANDS OF SANDIA FOUNDATION(BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIAFOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER	1.3642
Geocortex.Gis.Geometries.Polygon	1.01E+17	2025	CITY OF ALBUQUERQUE	NM	PO BOX 1293	ALBUQUERQUE NM 87103-1293	830 BROADWAY BLVD NE	ALBUQUERQUE NM 87102	TR 1A PLAT OF TRACTS 1-A AND 2-A LANDS OF SANDIA FOUNDATION(BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIAFOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER	1.8336

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Albuquerque, NM 87103

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ALBUQUERQUE NM 87109

City Council
P.O. Box 1293
Albuquerque, NM 87103

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HERNANDEZ DANIEL J
3405 AVENIDA CHARADA NW
ALBUQUERQUE NM 87107-2601

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Albuquerque, NM 87103

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CORP ATTN: DEPT 27 RE TAX
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CHICAGO IL 60607-4106

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P.O. Box 1293
Albuquerque, NM 87103

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B C HERNANDEZ BYPASS TRUST
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ALBUQUERQUE NM 87107-6833

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P.O. Box 1293
Albuquerque, NM 87103

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GONZALES TONY M & LAURA
2605 PROCOPIO RD SW
ALBUQUERQUE NM 87105

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P.O. Box 1293
Albuquerque, NM 87103

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Albuquerque, NM 87103

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8301 LOMAS BLVD NE
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GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207

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G3 INVESTORS LLC
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

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11000 BERMUDA DUNES NE
ALBUQUERQUE NM 87111-6555

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CITY OF ALBUQUERQUE

City Council

P.O. Box 1293
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Tel: (505) 768-3100
Fax: (505)768-3227
www.cabq.gov/council

President Klarissa J. Peña
District 3

Vice President Dan Champine
District 8

Isaac Padilla
Council Director

Stephanie W. Telles District 1 | **Joaquín Baca** District 2 | **Brook Bassan** District 4 | **Dan Lewis** District 5 | **Nichole Rogers** District 6 | **Tammy Fiebelkorn** District 7 | **Renée Grout** District 9

Dear Property Owner,

This letter provides notification to adjacent property owners that the Albuquerque City Council Services Department is submitting an application for a Zone Map Amendment-EPC. The request is to change the zone from Non-Residential - Light Manufacturing (NR-LM) to Mixed-Use - Medium Density (MX-M) zone district, for a property located at 229 Broadway Blvd NE, with a gross area of 2.77 acres. The property is completely located within an Area of Change, owned by the City of Albuquerque and managed by the Metropolitan Redevelopment Agency.

Attached for your reference are the Zone Atlas Map and Public Notice form.

This notice was also provided to the following Neighborhood Associations and their representatives:

1. Citizens Information Committee of Martineztown
2. North Valley Coalition
3. Santa Barbara Martineztown NA

You can join EPC via Zoom: https://cabq.zoom.us/j/83932559165 OR

- Call in: (719) 359-4580
- Webinar ID: 839 3255 9165

If you have any questions, please feel free to contact our office at dbansal@cabq.gov or call (505) 767-5795.

Sincerely,

DEEPA BANSAL
Council Policy Planner | Albuquerque City Council Services
E dbansal@cabq.gov | **O** (505) 767-5795

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: July 30, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **IDO §14-16-6-4(J).**[1]

- ☑ Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination. *
- ☑ Mailed notice to Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(J)(1)(a):

1. Subject Property Address* 229 Broadway Blvd NE, Albuquerque, NM 87102
   Location Description Intersection of Lomas Blvd & Broadway Blvd
2. Property Owner* City of Albuquerque
3. Agent/Applicant *[if applicable]* City Council Services
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

   ☑ Zoning Map Amendment EPC *(EPC or Council)*

   ☐ Other: _____

   Summary of project/request[2]*:

   _____

   _____

5. This application will be decided at a public hearing by*:

   ◉ Environmental Planning Commission (EPC) ○ City Council

   This application will be first reviewed and recommended by:

   ○ Environmental Planning Commission (EPC) ○ Landmarks Commission (LC)

   ◉ Not applicable (Zoning Map Amendment – EPC only)

   Hearing Date/Time*: August 20, 2026 Thursday 8:40 am

   Location*[3]: Zoom: https://cabq.zoom.us/j/83932559165 or Call in:(719) 359 4580 or Webinar ID: 839 3255 9165

---

[1] Please mark as relevant. See IDO Table 6-1-1 for notice requirements.
[2] Attach additional information, as needed to explain the project/request.
[3] Physical address or Zoom link

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

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

   Preferred project contact name: Deepa Bansal

   Email: dbansal@cabq.gov

   Phone: (505) 767 5795

   Website or project page: _____

   Attachments, as relevant: _____

Information Required for Mail/Email Notice by IDO §14-16-6-4(J)(1)(b):

1. Zone Atlas Page(s)*[4] J 14 Z

Additional Information from IDO Zoning Map[5]:

1. Area of Property *[acres]* 2.77 acres _____
2. IDO Zone District Non Residential Light Manufacturing NR-LM
3. Overlay Zone(s) *[if applicable]* Not applicable Select Select Select Select
4. Center or Corridor Area *[if applicable]* Major Transit Corridor
5. Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO §14-16-6-4(K), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: https://www.cabq.gov/planning/abq-plan

Integrated Development Ordinance (IDO): https://ido.abq-zone.com

[4] Available online here: http://data.cabq.gov/business/zoneatlas

[5] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

Language Access Notice:

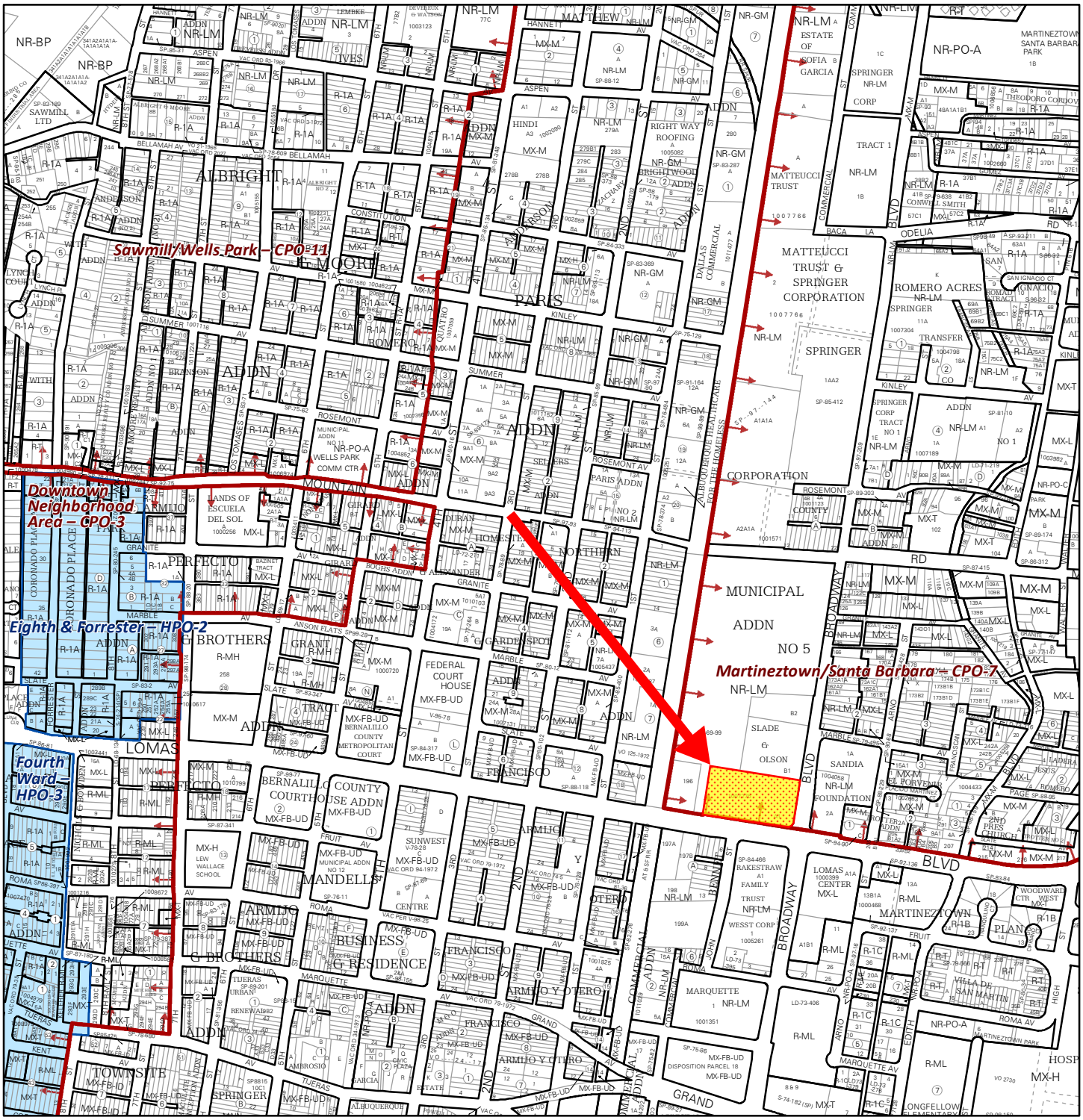
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



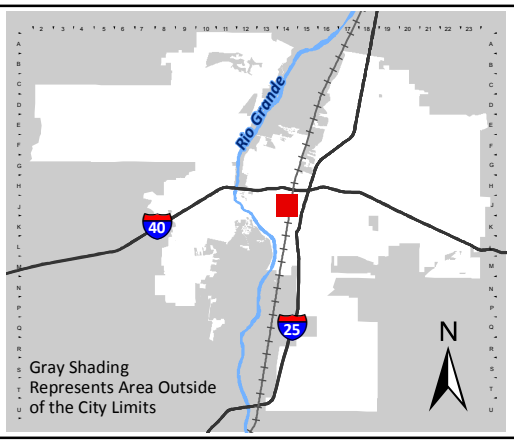
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

Outlook

Re: Tribal Meeting Request - Zoning Map Amendment – EPC

From PlanningEPC <PlanningEPC@cabq.gov>
Date Wed 5/13/2026 4:24 PM
To Bansal, Deepa <dbansal@cabq.gov>
Cc PlanningEPC <PlanningEPC@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

Hello Deepa,

The property at Lomas and Broadway **is not** within 660 feet of Major Public Open Space or Tribal land and the offer of a Pre-submittal Tribal Meeting is **not required** pursuant to IDO §14-16-6-4(B).

Please reach out to us with any questions you may have.

Thank you,

Nichole Maher
Sr. Administrative Assistant
Current Planning/EPC | UD&D
o (505) 924-3845
e nmaher@cabq.gov
cabq.gov/planning

From: ABQ Plan Support <ABQPlanSupport@cabq.gov>
Sent: Monday, May 11, 2026 5:16 PM
To: PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>
Subject: Tribal Meeting Request - Zoning Map Amendment – EPC

A new Tribal Meeting Request has been submitted!

Search on the Tribal Meeting Request Survey Response Map for Unique Identifier 142 in the top left corner of the map.

Details

Application Type: Zoning Map Amendment – EPC

Subject Property Location: Property located on Lomas Blvd and Broadway Blvd

Name of Requestor: Deepa Bansal

Company: City of Albuquerque

Requestor's Email: dbansal@cabq.gov

Project Summary: Requesting a Zone Map Amendment for a property located on Lomas Blvd and Broadway Blvd to rezone from NR-LM to MX-M. The subject site is currently vacant land, owned by the City of Albuquerque. The purpose of this amendment is to prepare the city's property for higher-density residential development. The amendment is in line with many city policies and goals laid out in the ABC Comprehensive Plan. This proposal is also in reflection of the study and data collected through the Central CPA process, and per the Housing Needs Assessment, where a clear picture is painted that Albuquerque needs more housing.

Do not reply to this email. If you have any issues with the Tribal Meeting Map, please email agis@cabq.gov.

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1**.

1. LOCATION

   A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
   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 help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: 229 Broadway Blvd NE

Applicant/Agent Signature Deepa Bansal **Date:** June 26, 2026

Albuquerque City Council Services

Hurt? Call BERT.
Your Local Auto Accident Attorneys
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REQUEST
XTRA

REQUEST
Zone Map Amendment (ZMA)
From Zone District: NR-BM to MX-M
The City of Albuquerque Environmental Planning Commission will hold a
public hearing
has 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
to
REFER TO FILE

Hurt? Call BERT.
REQUEST
Zone Map Amendment (ZMA)
From Zone Justin NR-BH to MX-M
The City of Albuquerque Environmental Planning Commission will hold a
public hearing on August 20 in 24 at 9:00 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 8/16 at 1PM to August 27, 2024
by Jay Grodi Services 242
REFER TO FILES ZMA 2024-00044

REQUEST
Zoning Map Amendment (EA)
From Zone District MX-M & MX-H
The City of Albuquerque Environmental Planning Commission will hold a
public hearing on August 7, 20 25 at 9:30 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 July 22, 2025 to August 7, 2025
by Cliff Cabral Survey Dept
REFER TO FILES Z-25-2026-00011

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, August 20, 2026 at 8:40 a.m.**, using Zoom (online).
Attend by Zoom
https://cabq.zoom.us/j/83932559165

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: https://cabq.zoom.us/u/aIDEsva2b

Please contact City Planning staff via the information below for any of the following:
To request details about the cases below.
At least 72 hours prior to the hearing:
o For individuals with disabilities to request special assistance to participate at the public hearing.
o To request interpretation into other languages at the hearing.

Contact Information
Email: PlanningEPC@cabq.gov
Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, August 5, 2026**.
Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
Online portal: https://cabq.gov/epc-public-comment

Case # ZMA-2026-00010
Zoning Map Amendment (Zone Change)

The Hensley Engineering (THE) Group, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3, located on Sage Rd south of San Ygnacio Rd SW between Coors Blvd SW and the
Amole del Norte Diversion Channel, approximately 6.6 acres. (L-10)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00011
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2, Slade-Olson Subdivision (Comprising Lots 1, 2, 3, Block A, K, W, Phillips Addition, Tract A), located at 229 Lomas Blvd. NE (the "subject site") between Broadway Blvd. NE and Commercial St. NE, approximately 3 acres. (J-14)
Staff Planner: Megan Jones

Case # ZMA-2026-00013
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lot 4A-1, Block 3 (Exlc N'ly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3, together with a portion of Kimmick Drive NW & Calle Nortena), approximately 4.9-acres; and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, approximately 1.2-acres, located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 6.5 acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # VA-2026-00109
Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC for an exception to building height in VPO-2 for all or a portion of Lots 1A-1 and 4A-1 (Excluding the Northernly portion out to the R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision, Unit 26 (A Replat of Bock 3, together with a portion of Kimmick Dr. NW & Calle Nortena NW, Volcano cliffs subdivision) and Lot 3A-2, Block 3, Volcano Cliffs Subdivision, unit 26, a replat of lots 2A & 3A, Block 3, Volcano Cliffs Subdivision., located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 13.1-acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # PLAN-2026-00002
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15)
Staff Planner: Jude Miller

Case # PLAN-2026-00003
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A- 17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17)
Staff Planner: DJ Felipe

Case # MDP-2026-00001
Master Development Plan

Regina Okoye, agent for Dreamcatcher Sawmill LLC, and Levine Investments Limited Partnership, requests an Amendment to a Master Development Plan for all or a portion of Tract M and L, Plat of Tracts A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L & M The 25; Tracts B1-A, B2-A, C-1, E-1, F-1 and G-1, Plat of Tracts B1-A, B2-A, C-1, E-1, F-1 & G-1 The 25; Tracts J-1-A-1, J-1-B-1 and K-1-A, Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25; Tracts D-1 and D-2, Plat of Tract D-1 & D-2 The 25; Tracts H1-A-1-A and H1-A-1-B, Tracts H1-A-1-A and H1-A-1-B, Being a Replat of Tract H1-A-1 The 25; Southerly portion and Northerly portion of a Portion of Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25; Tract I- 1, Plat of Tracts H1-A, I-1 & J-1 The 25; and Tract A-1,
Plat of Tracts A-1 & H1-A-1 The 25 (the "subject site"), located at 4410 and 4412 The 25 Way NE (the "amendment area"), at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, approximately 49-acres in total. (E-17) Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

APPROVED BY

Mikaela Renz-Whitmore
Urban Design & Development Division
City of Albuquerque Planning Department

Journal: August 3, 2026

F) FACILITATED MEETING REPORT

From: Jones, Megan D. <mdjones@cabq.gov>
Sent: Wednesday, July 22, 2026 10:07 AM
To: Bansal, Deepa <dbansal@cabq.gov>
Cc: Cox, Matthew D. <mcox@cabq.gov>; Steele, William J. <wsteele@cabq.gov>
Subject: Fw: Facilitated Meeting for City Council request to change zone from NR to MX for property located at 229 BROADWAY NE

See below.

Megan Jones, MCRP | MPA
Principal Planner
Current Planning / EPC
Urban Design & Development
o 505.924.3352
e mdjones@cabq.gov
cabq.gov/planning

From: SBMTNA <sbmartineztown@gmail.com>
Sent: Wednesday, July 8, 2026 5:21 PM
To: Varela, Alan M. <avarela@cabq.gov>
Cc: Mayor Keller <mayorkeller@cabq.gov>; salamdezia@gmail.com; jeslopez102@gmail.com; Rosalie Martinez <rosalimartinez06@gmail.com>; khernandez2434@gmail.com; Andres Ayon <andrewayon381@gmail.com>; NaranjoLopez2010@gmail.com
Subject: Facilitated Meeting for City Council request to change zone from NR to MX for property located at 229 BROADWAY NE

This Message Is From an External Sender

Report Suspicious

This message came from outside your organization.

According to IDO, 6-4(K)(1)(b), the Santa Barbara Martineztown Neighborhood Association (SBMTNA) is required to submit a request for facilitated meeting to the City Planning

Director. The SBMTNA submits this request for facilitated meeting for the following reasons:

1. SBMTNA is requesting a post-submittal facilitated meeting due to the amendment to CPO-7 which included the property at 229 Broadway NE. The association has filed a lawsuit regarding this amendment at the Second Judicial Court. The City Council approved to remove this parcel from the Historical Martineztown Santa Barbara boundary and the neighborhood association opposes this decision. The association believes this request to change the zone is premature. The request is to down zone to MX zone which the neighborhood association supports, but would like a commitment from the applicant and property owner(s) to include the neighborhood in the proposal for what development will be on this parcel. The association requests that the development benefit the residential neighborhood and local small businesses.

2. The specific items proposed to be discussed are the down zone for 229 Broadway NE, the density and the height restrictions in the Martineztown boundary, and a traffic analysis and environmental impact analysis. The association would like to know what exactly is proposed for this area and how it will benefit the Martineztown Santa Barbara neighborhood.

3. SBMTNA is requesting that the applicant and the property owner(s) be willing to commit to negotiate with the neighborhood association in good faith about how the proposed development could be changed to lessen anticipated negative impacts on the surrounding area in ways that can reasonably be accommodated by the proposed development.

Thank you for your attention to this email.

Please let the association know the schedule for a facilitated meeting as soon as possible.

Sincerely,

Loretta Naranjo Lopez, President

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: CPO-7 Rezoning (EPC) and RFP03-2026
Property Description/Address: 229 Lomas Blvd NE
Date Submitted: 29 July 2026
Submitted By: Philip Crump
Meeting Date/Time: 27 July 2026, 6-8 pm
Meeting Location: Via Google Meet
Facilitators: Philip Crump and Laura Hudman
Applicant/Agent: City of Albuquerque City Council Services
Neighborhood Associations/Interested Parties: Citizens Information Committee of Martineztown (CICM), Santa Barbara Martineztown NA (SBMNA), North Valley Coalition

Background/Meeting summary:
City Council Services is requesting a Zone Map Amendment for the 2.77-acre vacant property located at 229 Lomas Blvd NE (corner of Broadway Blvd and Lomas Blvd NE). The site previously functioned as an AMAFCA detention pond. The proposal requests re-zoning the property from NR-LM (Non-Residential Light Manufacturing) to MX-M (Mixed-Use Medium Intensity).

Council Services Planning and Policy representatives shared that the downzoning of the designated zoning area would eliminate future heavy industrial and manufacturing uses that potentially result in harmful environmental and health impacts to the surrounding residential community. The rezoning to MX-M could provide future mixed-use development, such as: multi-family housing, small-scale neighborhood retail, civic facilities, and transit-oriented development.

The Neighborhood Associations' attending representatives support the concept of downzoning away from industrial uses. In addition, SBMNA filed suit in District Court against the City, appealing the City Council decision to remove the area from Character Protection Overlay zone 7, which mandated a maximum building height of 26 feet. They regard the rezoning application to the EPC premature, without knowing the outcome of the court case. They are asking a postponement of the rezoning application.

Other serious concerns were expressed regarding density, traffic, and gentrification impact issues. The historical preservation of their residential community. Environmental health impacts have occurred in the past and could continue to escalate in the future. These issues are of explicit concern given the adjacent proximity to Martineztown/Santa Barbara's historical neighborhood and the potential challenging impact to its well-being.

Outcome:
Both the City and NA representatives agree that re-zoning from NR-LM to MX-M is positive and would eliminate industrial use and promote appropriate businesses and community amenities. However, perspectives of concern and potential disagreements were shared related to building heights, setting actual limits on the volume of housing units (density concerns), traffic impact, health and environmental issues. The NAs also shared concern for the timing of the re-zoning process at this time, given more information needs to be clarified and also their desire to defer formalizing any zoning changes, prior to the outcome of their Court Case.

Meeting Specifics:

1) Re-Zoning—Purpose and Process

a) Background & Zone Change Description—
   i) Council Bill O-26-4/Ordinance O-2026-002 removed 229 and 101 Lomas NE from CPO-7.
      (a) City Council Services requests a Zone Map Amendment (ZMA) for a 2.77-acre vacant property located at the corner intersection of Lomas Blvd NE and Broadway Blvd NE (229 Lomas Blvd NE). The site previously operated as an AMAFCA detention pond.

ii) The application proposes downzoning the property from NR-LM (Non-Residential Light Manufacturing) to MX-M (Mixed-Use Medium Intensity Zone District).

b) Purpose of Request—
   i) City Council Services representatives clarified that the ZMA is intended strictly as a zone map amendment to eliminate industrial and heavy manufacturing uses that pose potential environmental and health hazards to adjacent residential areas.
      (1) Currently NR-LM zoning permits light manufacturing, fabrication, machine shops, warehousing, wholesale distribution centers, outdoor vehicle storage, and construction yards. Re-zoning to MX-M removes these potentially harmful uses.
   ii) MX-M zoning will open the site to greatly needed residential options (family housing, possible live-work spaces), as well as small-scale neighborhood-serving retail, institutional/civic uses (childcare, schooling), and indoor/outdoor community amenities.
   iii) This plan also aligns with the City's Comprehensive Plan policies, promoting infill growth along major transit/street corridors to address direct density adjacent to employment hubs. housing demand, while safeguarding nearby single-family neighborhoods from heavy industrial use.
      (1) Planners shared the amendment is not "spot zoning," as other MX-M and MX-L properties exist in the vicinity.

c) Height and Dimension Standards—
   i) Under NR-LM maximum building height is 65 feet, versus MX-M standard maximum building height is 48 feet, while allowing 65 feet in Major Transit areas.
      (1) For buildings in MX-M more than 100 feet from the property line, there is no height limit.
      (2) MX-M would allow for workforce housing and structured parking height bonuses in a key gateway location adjacent to Downtown.

d) Process & MRA Coordination—
   i) Representatives confirmed that City Council Services (policy planning) aimed to proactively guide land use, rather than leave parcel's future to unrestricted industrial development so near an historic neighborhood.
   (1) This City-owned property—formerly an AMAFCA detention pond--is currently managed and controlled by the Metropolitan Redevelopment Agency (MRA).
      (a) Planners are working with MRA to revise the current Request for Proposals (RFP) language—and extend the application deadline beyond August 20th—so incoming development proposals reflect the proposed MX-M zoning, instead of the outdated NR-LM industrial classification.

2) Neighborhood concerns and requests

a) Representatives from both Neighborhood Associations said they are very much in favor of the downzoning from NR-LM to MX-M.
   i) SBMNA has been asking for such zoning for a long time, to protect the historic neighborhood.
      (1) A planner noted that they have asked the Metropolitan Redevelopment Agency (MRA) for a revision of the RFP to reflect the proposed new MX-M zoning, rather than the existing NR - LM, and an extension of the application deadline, so that developers do not submit proposals based on uses in an outdated zoning.
         (a) He said this would prevent uses harmful to the neighborhood that could be allowed in an NR-LM, rather than MX-M, which doesn't have some of those manufacturing and industrial type uses.
         (b) The SBMNA president noted that the City has allowed heavy commercial uses throughout the neighborhood.
            (i) She also referred to the 1990 Santa Barbara/Martineztown MRA designation, which is not currently acknowledged by the MRA.

b) Deferral due to District Court case—

i) In February, SBMNA filed suit against City Council, appealing the removal of the properties from CPO-7.
   (1) They believe this request is premature because they are currently in court regarding the boundary amendment to CPO-7.
      (a) If their case is upheld, then the height restriction of 26 feet of the overlay will apply.

c) Residential density—
   i) SBMNA is concerned with too many people and thereby too much traffic being brought into the area.
      (1) With tall apartment buildings come more people and more cars.
         (a) Already, people avoiding heavy traffic on Broadway drive through the neighborhood.

d) Building heights—
   i) Neighbors want the maximum height to remain 26 ft in height following the CPO-7, so that it preserves and protects the character of the neighborhood.
      (1) In response to questions regarding height if the rezoning is upheld and the court case does not support the CPO-7, a planner noted that height restrictions could be placed by the EPC at the time of site plan application by the new owner, but not before.

e) Housing affordability—
   i) While acknowledging the need for housing, the question arose, "How do you define affordable?"
      (1) It was suggested that potential $1,400 for rent would be hard for many citizens of Albuquerque.
         (a) "Would people from our neighborhoods be able to rent an apartment there?"

f) Neighborhood involvement--
   i) The NAs want to make sure that they are part of decisions regarding development on this property, to make sure that it benefits the residential area and also the small businesses in their neighborhood.

g) Historic protection and preservation—
   i) The SBMNA representative was emphatic that, from their perspective, 229 Lomas NE (and the rest of the neighborhood area) is not part of downtown.
      (1) It is one portion of the historical neighborhood, which is adjacent to and not part of downtown.
         (a) They want to remain that way and want to be protected and preserved.
   ii) The Santa Barbara/Martineztown area previously was grazing and residential land.
      (1) The SBMNA president herself is a 6th generation Martinez resident.
         (a) She said it was discriminatory for the city to change their 1990 MRA designation to a Downtown MRA, giving economic funding to that area rather than the poorer residents.
   iii) While the parcel at 229 Lomas is designated an Area of Change, most of the Santa Barbara/Martineztown area is an Area of Consistency.
      (1) That could also apply to 229 Lomas as a part of the neighborhood.

h) Environmental impacts—
   i) A health impact study (Bernalillo County Place Matters Team) reported negative impacts on children's learning in the area from traffic pollution originating from the freeways.
   ii) A planner referenced the Cumulative Impact section of the IDO (14-16-5-2(E)(1)(a), which mandates Environmental assessment in the area between the railroad tracks and I-25.
      (1) In the area including Martineztown, the ordinance requires certain types of development or redevelopment to analyze and mitigate potential negative cumulative impacts like noise, traffic, or pollution on nearby residential zones.

3) Other topics--
   a) SBMNA developed a Proposal with the assistance of several UNM students, entitled "Community Plan for NW Corner of Lomas & Broadway."

i) The document reviews the history of the area, examples of public/private partnerships for economic development, and a proposed site plan for mixed use commercial and residential spaces with community amenities, including a plaza-like courtyard..

EPC Application Hearing Details:
EPC Hearing scheduled for (3rd Thursday date--20 August 2026)

1. Hearing Time:
   a. Meetings are held via Zoom: This meeting link-- https://cabq.zoom.us/j/83932559165
   b. The Commission will begin hearing applications at 8:40 a.m.
   c. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
   a. Comments from facilitated meetings will go into a report which goes to the City Planner.
   b. City Planner includes facilitator report in recommendations.
   c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
   a. Written comments must be received by 10 August 26 and may be sent to
      Megan Jones, Principal Planner, EPC mdjones@cabq.gov

Names & Affiliations of Attendees* (and additional Interested Parties):

Alan Varela	Director, Planning Department
*Matt Cox	Assoc Dir, Planning & Policy, Council Svcs
*Deepa Bansal	Mgr, Planning & Policy, Council Svcs
Megan Jones	Principal Planner, EPC
*Marlorene Martinez	Citizens Info Comm of Martineztown, Pres
*Meghan Martinez	Citizens Info Comm of Martineztown
Roslyn Kloeppel	Citizens Info Comm of Martineztown
Renee Martinez	Citizens Info Comm of Martineztown
*Loretta Naranjo Lopez	Santa Barbara Martineztown NA, Pres
Eleanor Walther	Santa Barbara Martineztown NA
Rosalie Martinez	Santa Barbara Martineztown NA
Andres Ayon	Santa Barbara Martineztown NA
*Jesse Lopez	Santa Barbara Martineztown NA
Peggy Norton	North Valley Coalition
Andrew Tafoya Leverett	North Valley Coalition
*Tyson Hummell	CABQ ADR Coordinator
Krista Baca	ADR Paralegal
*Philip Crump	Facilitator
*Laura Hudman	Facilitator

CITY OF ALBUQUERQUE
AMENDMENT to Land Use Facilitated Meeting Report

Project: 229 Lomas Blvd NE Re-Zoning
Meeting Date and Time: 27 July 2026, 6-8 pm
Date Submitted: 30 July 2026
Original Submission: 29 July 2026
Submitted By: Philip Crump
Facilitators: Philip Crump and Laura Hudman

*Corrections/changes/additions are shown in **BOLD.***

2. Neighborhood concerns and requests

d. Building heights—
i) Neighbors want the maximum height to remain 26 ft in height following the CPO-7, so that it preserves and protects the character of the neighborhood.
(1) In response to questions regarding height, if the rezoning is upheld and the court case does not support the CPO-7 **boundary amendment,** a planner noted that ~~**height restrictions**~~ **conditions** could be placed ~~**by the**~~ **on an** EPC**-approved site plan** ~~**at the time of the site plan application**~~ **once submitted** by the new owner, but not before.

G) PUBLIC COMMENT

August 4, 2026

City Council Services
Attn: Ms. Deepa Bansal, Council Policy Planner
One Civic Plaza, 9th Floor
Albuquerque, NM 87102

Dear Ms. Deepa Bansal,

After reviewing the Integrated Development Ordinance (IDO), Santa Barbara Martineztown Neighborhood Association (SBMTNA) respectfully request the City of Albuquerque City Council Services request a less intense zone such as MX-T zone district which provides a transition between residential neighborhoods and more intense commercial areas or the MX-L zone district which provides for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Martineztown Santa Barbara neighborhood realizes that MX-M zone is not an appropriate location for the moderate intensity use proposed by City Council Services.

The City of Albuquerque cannot change the past, but they can begin to provide restitution to the Martineztown Santa Barbara neighborhood by recommending a more appropriate use next to the low-density single family residential neighborhood.

IDO Section 4.2 under allowable uses, The MX-M zone and the NR-LM zone correlate except for the residential use category. How is MX-M justified, when the property at 229 Broadway NE is in the adjacent neighborhood to Downtown. The proposed MX-M zone is much too intense to serve the surrounding community which is low density residential zoning.

The traffic analysis will show that the neighborhood is already dealing with high traffic volume and more traffic will be added with the approved physical therapy hospital. The hospital was given MX-H zone which highly detrimental to the neighborhood. The neighborhood deals with outside traffic on a daily basis. The major transit corridor conflicts with the CPO-7 allowable height which is 26 feet. The rezoning to MX-L or MX-T aligns more with the low-density residential area.

SBMTNA does not agree that there is a city housing crisis. The City lost about 10 percent of their residents within the last decade from 559,000 to 555,000 residents. The reason is that the downtown core has built plenty of apartments, but unaffordable to most Albuquerqueans. The association is for downzoning but the City Council Services needs to consider the most appropriate residential zone code category that does less impact the historical residential single family Martineztown Santa Barbara neighborhood. Any increase at this intersection is detrimental.

The historic Martineztown Santa Barbara Neighborhood Association would like to review the required cumulative report, traffic impact analysis, and the environmental impact analysis before the case is sent to the Environmental Planning Commission.

SBMTNA understands that the City has a Request for Proposal (RFP) for 229 Broadway NE. It might be prudent to hold off on any rezoning until the City sees the results of the RFP.

SBMTNA respectfully requests the City Council Services, Councilor Baca and the City of Albuquerque Metropolitan Redevelopment Area staff to reconsider downzoning 229 Broadway NE to MX-T or MX-L zone category to protect and preserve the historical single family residential Martineztown Santa Barbara Neighborhood.

Sincerely,

Loretta Naranjo Lopez, President
SBMTNA
1420 Edith NE, #9
Albuquerque, NM 87102
Email: sbmartineztown@gmail.com
(505)270-7716
Website:sbmtna.com

H) AGENCY COMMENTS

Agency Comments

PLANNING DEPARTMENT

Hydrology

No Comment

Long Range Planning

This is a request for a Zone Map Amendment (ZMA) from NR-LM to MX-M for a 2.77-acre parcel at 229 Broadway Blvd. NE. The requested rezone would allow residential development, which is not allowed in the current zone district. This site lies within the Central Community Planning Area (CPA), and is within the Downtown Metropolitan Redevelopment Area (MRA) Plan. It is also located within the Broadway Boulevard Main Street Corridor (Broadway Boulevard), Lomas Boulevard Major Transit Corridor (Lomas Boulevard), and in an Area of Change.

The request would support several Comprehensive Plan and Central CPA Policies. Because the ZMA would allow multifamily residential on a vacant parcel along a Main Street Corridor, it captures growth in Centers and Corridors, and encourages multi-family residential uses and infill (Policy 5.1.1; sub-policies d and g). The request would encourage growth to a Main Street Corridor and the Downtown MRA Plan boundary (Policies 5.1.2 and 5.6.2). It also serves to encourage development of multi-family housing near services and transit (Policy 9.1.1 and sub-policy i).

The request promotes development where people can live, work, learn, shop, and play and would support housing projects that serve various income levels (Central CPA Policy 1 and sub-policy 1A). Because the request is in the Downtown MRA and allows residential and commercial uses, it supports mixed-use development in designated Centers and Corridors, and would activate a currently vacant parcel (Central CPA Policy 2; sub-policy 2A, and Policy 5).

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

CABQ Parks and Rec / Urban Forestry

Forestry has no objection to the requested action.

Environmental Health/Environmental Services Division

No comments. Proposed zone map amendment is located outside the landfill buffer zone; therefore, no landfill-related review or conditions are required.

Fire Department

Approved

Solid Waste Department

No Comment

OTHER AGENCIES

Albuquerque *Bernalillo County Water Utility Authority (ABCWUA)*

No objections. Future development will require a Request for Availability.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no objection to the zoning map amendment proposed under Case ZMA-2026-00011. This statement is limited to the requested zone change and does not constitute approval of any future development proposal, drainage plan, property disposition, or modification of the parties' existing contractual rights or obligations.

AMAFCA also request that City representatives coordinate with AMAFCA regarding the future disposition of the jointly owned property, the use of the any resulting proceeds, and the agencies' continuing obligations to reduce flood risk and fund drainage improvements in the mid-valley. The full AMAFCA letter and its associated attachments are provided at the conclusion of the Agency Comments section.

Albuquerque Public Schools (APS)

APS Comments: APS has no objection to the request as submitted. The proposed zoning change supports redevelopment of a vacant infill property within an established urban area and is consistent with the City's goals for transit-oriented and mixed-use development. While the application does not include a specific development proposal or identify the number of residential units, the requested MX-M zoning would allow future residential development that may generate additional students within the affected attendance boundaries. The following schools will be impacted:

i. Elementary School: Longfellow Elementary School
ii. Middle School: Jefferson Middle School
iii. High School: Albuquerque High School

Because a specific development program has not been proposed, APS cannot estimate student generation at this time. Student generation and school capacity impacts should be evaluated during future site development and subdivision review when the number and type of residential units are known.

Bernalillo County/Transportation

No adverse comments. No Bernalillo County maintained streets nearby.

Bernalillo County/Planning and Development

No adverse comments.

Public Service Company of New Mexico (PNM)

There are PNM facilities and/or easements along or within the Lomas Blvd, Broadway Blvd, and Commercial St rights-of-way.

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

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, 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.

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.

Elizabeth Newlin Taylor, Chair
Bruce M. Thomson, P.E., Vice Chair
Orlando G. Martinez, Jr., Secretary-Treasurer
Tim Eichenberg, Asst. Secretary-Treasurer
Ronald R. Bohannan, Director

David Stoliker
Interim Executive Engineer

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority
2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215
Website: www.amafca.org

July 28, 2026

Daniel Aragon
Commission Chair
CABQ Environmental Planning Commission

RE: August 20, 2026 Environmental Planning Commission Case ZMA-2026-00011 Zoning Map Amendment (Zone Change) - Tract A-1 Plat of Tracts A-1, B-1 & B-2 Slade-Olson Subdivision, located at 229 Broadway Blvd NE, between Broadway Blvd and 1st St. NW

Mr. Aragon,

AMAFCA and the City have a longstanding shared interest in protecting the Albuquerque community from the dangers of flooding for decades and have successfully partnered and collaborated in the design and construction of flood control and drainage facilities which have served to protect life and property from flooding. The Post Office Interim Stormwater Detention Pond (and the subsequent Isaac Benton Pump Station aka Marble Arno Pump Station) located at the property subject to this EPC case are examples of that collaboration.

A brief history of the area; in response to flooding in the early 2000s, AMAFCA and the City entered into an agreement to purchase the subject property (referred to as the Post Office Pond Property) [*Martineztown Flood Relief Agreement for Acquisition & Construction of the Post Office Interim Stormwater Detention Pond* dated 10/28/2008]. A prior study identified that a pond at that location would help alleviate flooding in the area but not provide a permanent solution. The agreement also established the agencies' respective ownership interests and responsibilities concerning the property.

As a result of that agreement, AMAFCA and the City developed the Mid Valley Drainage Management Plan (2011) which identified that the future Marble Arno Pump Station would address the flooding and capacity issues at the Broadway Pump Station.

Between 2011 and 2020, the City progressed with the design of the Marble Arno facility, entering into a cost share agreement with AMAFCA for the facility and amending the agreement for the cost of construction of the facility [*Agreement for Funding the Design & Construction of the Marble Arno Pump Station* dated 10/24/2016].

During the construction of the Marble Arno facility, the Post Office Pond was used as a storage yard, and subsequently filled in.

Following the completion of the Marble Arno Pump Station, the City completed a Letter of Map Revision to amend the FEMA floodplain affecting the area, showing that the new facility as reduced (but not eliminated) the flood risk at the Post Office Pond (per the terms of the *Marble Arno Agreement*) [FEMA Letter dated 7/17/2024, LOMR effective 12/5/2024].

Under the terms of the applicable agreements, following completion of the LOMR, proceeds from any sale of the Post Office Pond property are to be divided equally between AMAFCA and the City and used for

mid-valley drainage improvements. During previous discussions, AMAFCA indicated that it may be amenable to quitclaiming its interest in the property, subject to a future agreement with the City addressing how the agencies will satisfy their continuing contractual obligations.

AMAFCA has no objection to the zoning map amendment proposed under Case ZMA-2026-00011. This statement is limited to the requested zone change and does not constitute approval of any future development proposal, drainage plan, property disposition, or modification of the parties' existing contractual rights or obligations.

AMAFCA also requests that City representatives coordinate with AMAFCA regarding the future disposition of the jointly owned property, the use of any resulting proceeds, and the agencies' continuing obligations to reduce flood risk and fund drainage improvements in the mid-valley.

Please feel free to contact me to discuss any aspects of this letter at dstoliker@amafca.org or by phone at (505) 884-2215.

Sincerely,
AMAFCA

David Stoliker

David Stoliker, P.E.
Interim Executive Engineer

Attachments:

Martineztown Flood Relief Agreement for Acquisition & Construction of the Post Office Interim Stormwater Detention Pond
Agreement for Funding the Design & Construction of the Marble Arno Pump Station
2026 Bernalillo County Assessor Tax Records for Tract A-1 Slade-Olson Subdivision
Current effective FEMA Flood Hazard Map

CC: AMAFCA
City of Albuquerque Planning
City of Albuquerque Council Services

2026 Bernalillo County Assessor Tax Records for Tract A-1 Slade-Olson Subdivision

PARID: 101405840113842925

CITY OF ALBUQUERQUE & AMAFCA, 229 BROADWAY BLVD

Class

Class	Non Residential
Tax District	A1AMC

Current Owner

Owner	CITY OF ALBUQUERQUE & AMAFCA
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87103 2248
Other Mailing Address	PO BOX 1293

Ownership for Tax Year Selected

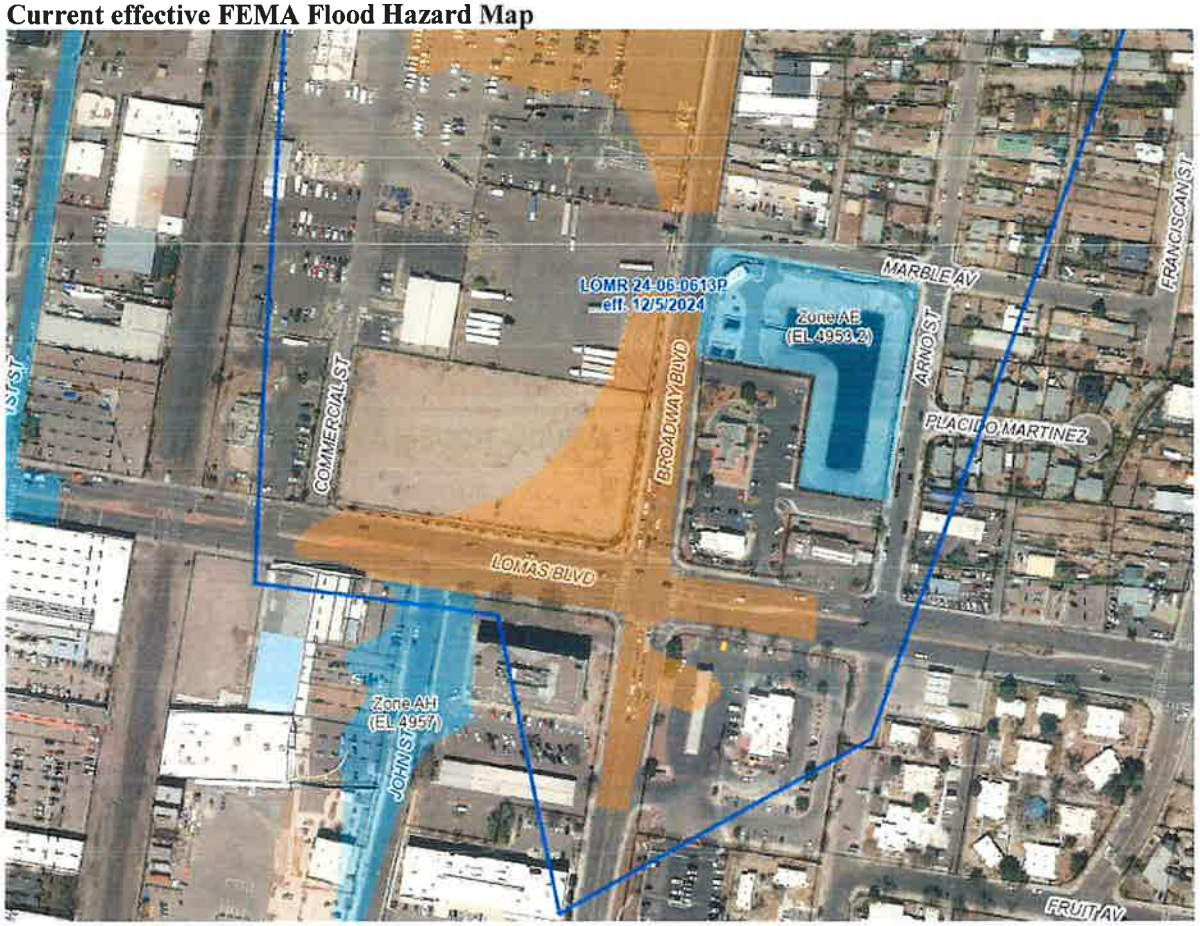
Tax Year	2026
Owner Name	CITY OF ALBUQUERQUE & AMAFCA
Owner Mailing Address	
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87103 2248
Other Mailing Address	PO BOX 1293

Description

Location Address	229 BROADWAY BLVD NE
City	ALBUQUERQUE
State	
Zip Code	87102
Property Description	TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON SUBD (COMPRISING OF LTS 1, 2, 3 BLK A, K. W. PHILLIPS ADDN TR A &
Public Improvement District	
Tax Increment Development Districts	

Document

Current effective FEMA Flood Hazard Map



2008-33

MARTINEZTOWN FLOOD RELIEF AGREEMENT FOR ACQUISITION AND CONSTRUCTION OF THE POST OFFICE INTERIM STORM WATER DETENTION POND

THIS AGREEMENT is made and entered into this 28th day of October, 2008, by and between the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico ("AMAFCA"), and the City of Albuquerque, a municipal corporation ("CITY"), individually referred to as "PARTY" and collectively referred to as the "PARTIES".

RECITALS:

WHEREAS, the mid-valley area of Albuquerque is below the elevation of the Rio Grande and as such, all storm water collected in the valley must be pumped either over the levees into the Rio Grande or up to the AMAFCA North Diversion Channel via the Candelaria, Duranes, Alcade, Barelas and Broadway Storm Water Pump Stations; and

WHEREAS, the Martineztown Neighborhood, northeast of downtown Albuquerque, is served by the Broadway Storm Water Pump Station, which has discharge capacity limited by the size and ratings of its storm water pumps and its force main capacity to the AMAFCA North Diversion Channel; and

WHEREAS, the Martineztown Neighborhood has historically experienced flooding, including flooding from several storm events during the summer of 2006; and

WHEREAS, in response to the flooding in 2006, the CITY, using its emergency contracting procedures, engaged Wilson and Company and Molzen-Corbin and Associates as consulting engineers to evaluate solutions to alleviate the flooding in the affected neighborhood; and

WHEREAS, the "Broadway Basin - Preliminary Findings Report" by Wilson & Company dated April 12, 2007 identified construction of a pond on property owned by the U.S. Postal

Service adjacent to the Broadway Storm Water Pump Station as part of the solution to provide additional flood protection for the Martineztown Neighborhood; and

WHEREAS, AMAFCA's FY 2008 Project Schedule, adopted by the AMAFCA Board of Directors on August 23, 2007, recognized the need for and regional impact of the construction of the pond on property owned by the U.S. Postal Service and identified $2,000,000 (Two Million Dollars) in funding in FY-2013 for the "Post Office Pond Excavation", and also recognized that the project is subject to acquisition of right of way by the City from the Federal Government United States Postal Service; and

WHEREAS, the CITY has now acquired a portion of the property from the United States Postal Service known as Tract A-1, Slade Olson Subdivision, as was filed for public record as document number 2008084493, on July 28, 2008, (the "POST OFFICE PROPERTY"), at negotiated cost of $2,094,000.00.,

WHEREAS, Wilson and Company is preparing final construction plans for City Project No. 7963.94, which includes the interim storm water detention pond and appurtenant work, including, but not limited to, pond excavation, storm drain piping, manholes, junctions boxes, inlet works, outlet works, pipe connection to the wet well of the Broadway Storm Water Pump Station, utility relocations and associated removal and replacement of pavement, curb, gutter and sidewalk, (hereinafter known as the "POST OFFICE INTERIM POND") as schematically shown on Exhibit A; and

WHEREAS, the Wilson and Company contract for design of the Post Office Interim Pond is for $80,000.00, and based on the $1,800,000.00 engineer's cost estimate for the construction of the POST OFFICE INTERIM POND, the cost for construction management

of the POST OFFICE INTERIM POND is estimated at 7% of construction cost or $126,000.00, for a total of $2,006,000.00; and

WHEREAS, at this time, AMAFCA is interested in participating in the acquisition of the POST OFFICE INTERIM POND property, and in participating in the construction of the Post Office Interim Pond, with the intent to collaborate with the CITY in providing additional flood relief to the Martineztown neighborhood before the 2009 summer's rainy season; and

WHEREAS, it would be in the public interest for AMAFCA to contribute funding to the CITY for the Post Office Interim Pond on a cost shared basis as set forth herein.

NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS CONTAINED HEREIN, THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION ONE: The purpose of the agreement is to:

1.1 Provide for the funding, right of way acquisition, design, construction, construction management and maintenance of the POST OFFICE INTERIM POND, and to provide commitment of the PARTIES to fund, coordinate and further evaluate optimal storm water detention pond sizes and locations via a comprehensive Drainage Management Plan for the mid-valley area served by CITY storm water pump stations.

SECTION TWO: The CITY agrees to:

2.1 Simultaneous with receipt of $1,047,000.00 (One Million Forty Seven Thousand Dollars) from AMAFCA, which amount represents 50% of the acquisition cost of the POST OFFICE PROPERTY, provide AMAFCA a special warranty deed dedicating to

AMAFCA a 50% undivided fee interest as tenants in common in the POST OFFICE PROPERTY.

2.2 Procure the design and construction of the POST OFFICE INTERIM POND in accordance with all relevant AMAFCA and City of Albuquerque Standards.

2.3 Provide construction management for the POST OFFICE INTERIM POND, to include surveying, testing and inspection, which are estimated to cost approximately 7% of the cost of construction or approximately $126,000.

2.3 Keep a strict accounting of the funds received and disbursed under the terms of this AGREEMENT and upon request make such available to AMAFCA.

2.4 Provide any additional funding in excess of the funds provided as part of this AGREEMENT necessary to implement the POST OFFICE INTERIM POND with the understanding that AMAFCA will provide 50% of the design, construction and construction management costs, not to exceed a total of $953,000.00 (Nine Hundred Fifty Three Thousand Dollars) as AMAFCA's share of the costs of the POST OFFICE INTERIM POND.

2.5 Maintain the POST OFFICE INTERIM POND and manage all uses of and maintain the POST OFFICE PROPERTY.

2.6 To continue negotiations with the United States Postal Service for the acquisition of Tracts B-1 and B-2 Slade Olson Subdivision, as was filed for public record as document number 2008084493, on July 28, 2008. AMAFCA participation in acquisition of these parcels, if any, is subject to separate agreement by and between the PARTIES.

SECTION THREE: AMAFCA agrees to:

3.1 Pay to the CITY the lump sum of $1,047,000.00 (One Million Forty Seven Thousand Dollars) and accept a 50% undivided fee interest for the acquisition of the POST OFFICE INTERIM PROPERTY. Payment by AMAFCA will be made within 30 days of the receipt of an invoice from the CITY. Invoice may be sent by CITY to AMAFCA any time after award of the construction contract or issuance of an on-call construction work order for the POST OFFICE INTERIM POND. If the CITY elects to separate portions of the construction, invoice from the CITY may be sent any time after the award of the construction contract or issuance of an on-call construction work order for the portion of construction which includes excavation of the interim storm water detention pond and pipe connection to either the existing 54" storm drain in Broadway Blvd, or the 72" storm drain Lomas Blvd.

3.2 Pay to the City 50% of the design, construction, and construction management costs of the POST OFFICE INTERIM POND, not to exceed a total of $953,000.00 (Nine Hundred Fifty Three Thousand Dollars). Payment by AMAFCA will be made in three payments as follows:

1. First Payment – 50% of design costs, to be invoiced by CITY any time after design is completed and construction plans are approved by the CITY"S Director of the Department of Municipal Development.
2. Second Payment – 50% of as-bid construction costs, to be invoiced by CITY any time after award of construction contract or issuance of an on-call construction work order for the POST OFFICE INTERIM POND. If the CITY elects to separate portions of the construction, CITY invoices will be made concurrent with each portion of work.
3. Third Payment – 50% of final as-built construction costs less Second Payment, plus 50% of actual construction management costs, to be invoiced

by CITY at completion of project and after final payment for the construction contract and final payment for construction management services. If the CITY elects to separate portions of the construction, CITY invoices will be made concurrent with completion of each portion of work.

Payment by AMAFCA will be made within 30 days of the receipt of each invoice from the CITY.

SECTION FOUR: BOTH PARTIES Agree:

4.1 Any proceeds from the future disposition or sale of the POST OFFICE PROPERTY are designated for use only for mid-valley drainage improvements. AMAFCA and CITY will cooperate in determination of projects to be funded from any proceeds, and AMAFCA shall quitclaim its interest in the property back to the CITY as necessary, subject to future agreement between the PARTIES for use of the proceeds.

4.2 If, for any reason, the POST OFFICE INTERIM POND is not awarded for construction by the CITY by December 31, 2010; this AGREEMENT will become null and void.

4.3 To cooperate in the funding and development of a comprehensive Drainage Management Plan ("DMP") for the mid-valley watersheds served by the Candelaria, Duranes, Broadway, Alcade and Barelas Storm Water Pump Stations. The DMP will provide a detailed hydrology and hydraulic model of the watershed and mid-valley storm drain system, to include system interconnects and existing storm water detention storage. The DMP will evaluate optimal locations and sizing of storm water detention storage within the valley, and development and evaluation of options will include FEMA floodplain removal, economies of scale for maintenance, and multiple use considerations at each

site. Funding of this study, estimated to be $600,000, will be split between the PARTIES, split percentages to determined, subject to the availability of funds and potential third party funding sources. Timing of the funding will be coordinated with the to-be-developed AMAFCA FY-2010 Project Schedule and the CITY's 2009 and 2011 Capital Improvements Programs, and will be the subject of future agreement between the PARTIES.

4.4 To cooperate with each other in order to expedite the construction of the POST OFFICE INTERIM POND.

4.5 If any situation arises which adversely affects either PARTY's participation in the AGREEMENT, said PARTY will immediately, and in writing, notify the other PARTY.

4.6 Any circumstance which materially affects this AGREEMENT will be promptly and equitably resolved by both PARTIES and if necessary, an amendment to this Agreement shall be executed.

4.7 This AGREEMENT may be modified only by mutual written agreement of the PARTIES hereto.

4.8 The PARTIES understand and agree the obligation of each party under this AGREEMENT shall be performed in compliance with all applicable laws, statutes and ordinances. Nothing herein is intended to constitute any agreement for the PARTIES to perform any activity in violation of the Constitution or Laws of the State of New Mexico, Resolutions of the AMAFCA Board of Directors, or the Ordinances of the City of Albuquerque.

4.9 If any clause or provision in this AGREEMENT is illegal, invalid or unenforceable, under present or future laws effective during the term of this AGREEMENT, then and in that event, it is the intention of the PARTIES hereto that the remainder of this AGREEMENT shall not be affected thereby.

4.10 It is specifically agreed between the PARTIES executing this AGREEMENT that this AGREEMENT does not, and is not intended to, create in the public, or any member thereof, any rights whatsoever, such as, but not limited to, the rights of a third party beneficiary, or to authorize anyone not a party to the AGREEMENT to maintain a suit(s) for wrongful death and/or any other claim(s) whatsoever pursuant to any provision of this AGREEMENT.

4.11 Each PARTY shall be solely responsible for any and all liability arising from personal injury including death or damage to property arising from an act or failure to act of the respective PARTY, its officials, agents, contractors and employees pursuant to this AGREEMENT. Liabilities of each PARTY shall be subject to the immunities and limitations of the Tort Claims Act, Section 41-4-1, et seq., N.M.S.A. 1978 and any amendments thereto.

4.12 This AGREEMENT is subject to approval by the AMAFCA Board of Directors, and the Chief Administrative Officer (CAO) of the CITY and shall not be binding upon the PARTIES until so approved. Upon approval by the PARTIES, the covenants, terms and conditions of this AGREEMENT shall be binding upon and inure to the benefit of the PARTIES hereto, their successors and assigns.

MARTINEZTOWN FLOOD RELIEF
AGREEMENT FOR ACQUISITION AND CONSTRUCTION OF THE POST OFFICE INTERIM STORM WATER DETENTION POND

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed as of the day and year set forth above.

Albuquerque Metropolitan Arroyo Flood Control Authority

By: Danny Hernandez, Chair
Board of Directors

Attest:

Tim Eichenberg, Secretary-Treasurer,
Board of Directors 9/25/08

City of Albuquerque

Ed Adams, P.E.
Chief Administrative Officer

10-28-08
Date

Recommended:

John R. Castillo, P.E.,
Director, Department of Municipal Development

10/28/08
Date

Reviewed as to Form:

Robert M. White
City Attorney

10-10-8
Date

MARTINEZTOWN FLOOD RELIEF
AGREEMENT FOR ACQUISITION AND CONSTRUCTION OF THE POST OFFICE INTERIM STORM WATER DETENTION POND

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on September 25, 2008, by Danny Hernandez, Chair of the Board of Directors, on behalf of the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), a political subdivision of the State of New Mexico.

Notary Public

My Commission Expires:

June 3, 2011

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 28, 2008, by Ed Adams, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation.

Notary Public

My Commission Expires:

1-27-2010

MARTINEZTOWN FLOOD RELIEF
AGREEMENT FOR ACQUISITION AND CONSTRUCTION OF THE POST OFFICE INTERIM STORM WATER DETENTION POND

Exhibit A

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

THIS AGREEMENT is made and entered into this 24th day of Oct., 2016, by and between the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico ("AMAFCA"), and the City of Albuquerque, a municipal corporation ("CITY"), individually referred to as "PARTY" and collectively referred to as the "PARTIES".

RECITALS:

WHEREAS, the mid-valley area of Albuquerque is below the elevation of the Rio Grande and as such, all storm water collected in the valley must be pumped either over the levees into the Rio Grande or up to the AMAFCA North Diversion Channel via the Candelaria, Duranes, Alcade, Barelas and Broadway Storm Water Pump Stations; and

WHEREAS, the Martineztown Neighborhood, northeast of downtown Albuquerque, is served by the Broadway Storm Water Pump Station, which has discharge capacity limited by the size and ratings of its storm water pumps and its force main capacity to the AMAFCA North Diversion Channel; and

WHEREAS, the Martineztown Neighborhood has historically experienced flooding, including flooding from several storm events during the summer of 2006; and

WHEREAS, the "Broadway Basin – Preliminary Findings Report" by Wilson & Company dated April 12, 2007 identified construction of a pond on property owned by the U.S. Postal Service adjacent to the Broadway Storm Water Pump Station to address the lack of an adequate wet well for the Broadway Storm Water Pump Station as part of the solution to provide additional flood protection for the Martineztown Neighborhood; and

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

WHEREAS, AMAFCA entered into a funding agreement with the CITY for the purchase of the POST OFFICE PROPERTY that was used for the construction of the Interim Post Office Storm Water Detention Pond on October 28, 2008, which mandated that both agencies participate in the Mid Valley Drainage Management Plan; and

WHEREAS, AMAFCA's FY 2010 Project Schedule, adopted by the AMAFCA Board of Directors on November 24, 2009, identified the funding for the Mid Valley Drainage Management Plan; and

WHEREAS, AMAFCA entered into a funding agreement with the CITY for the Mid Valley Drainage Management Plan on February 8, 2010; and

WHEREAS, the Mid Valley Drainage Management Plan identified the Marble Arno Pump Station as an alternative to the reconstruction of the existing Broadway Storm Water Pump Station to address inadequate wet well capacity and inadequate power supply; and

WHEREAS, the Marble Arno Pump Station would eliminate an additional ponding area along Broadway, by having a 30 ac-ft wet well; and

WHEREAS, AMAFCA's FY 2012 Project Schedule, adopted by the AMAFCA Board of Directors on November 24, 2011, identified the funding for the Marble Arno Pump Station; and

WHEREAS, the complexity and the cost of the Marble Arno Pump Station is such that phasing of the project will be necessary to address funding streams; and

WHEREAS, it would be in the public interest for AMAFCA to contribute funding to the CITY for the Marble Arno Pump Station on a cost shared basis as set forth herein.

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS CONTAINED HEREIN, THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION ONE: The purpose of the agreement is to:

1.1 Provide for the funding, right of way acquisition, design, construction, and construction management for the MARBLE ARNO PUMP STATION.

1.2 Disposal of the POST OFFICE PROPERTY that AMAFCA holds a special warranty deed dedicating to AMAFCA a 50% undivided fee interest as tenants in common in the POST OFFICE PROPERTY with the CITY.

SECTION TWO: The CITY agrees to:

2.1 Acquire the property identified for the location of the Marble Arno Pump Station.

2.2 Invoice AMAFCA for and take receipt of $500,000.00 (Five Hundred Thousand Dollars) from AMAFCA in Fiscal Year 2017 for activities associated with acquisition of the property identified for the location of the Marble Arno Pump Station.

2.3 Invoice AMAFCA for, and take receipt of, $500,000.00 (Five Hundred Thousand Dollars) from AMAFCA in Fiscal Year 2017 for feasibility and planning activities for the property identified for the location of the Marble Arno Pump Station.

2.4 Procure the design of the Marble Arno Pump Station in Fiscal Year 2017 in accordance with all relevant AMAFCA and City of Albuquerque Standards; the design may include interim improvements that can be phased during construction.

2.5 Invoice AMAFCA for, and take receipt of, $500,000.00 (Five Hundred Thousand Dollars) from AMAFCA in Fiscal Year 2017 for the partial funding of the design of the Marble Arno Pump Station including interim improvements.

2.6 Complete the design of the Marble Arno Pump Station in Fiscal Year 2018.

2.7 After the Marble Arno Pump Station design is approved and a project is awarded, for $4,500,000.00 or more, invoice AMAFCA for and take receipt of $4,500,000.00 (Four Million Five Hundred Thousand Dollars) for construction of the Marble Arno Pump Station.

2.8 Provide construction management for all phases of the Marble Arno Pump Station construction, to include surveying, testing and inspection.

2.9 Provide any, and all, additional funding in excess of the funds provided as part of this AGREEMENT by AMAFCA which are necessary to acquire right of way, complete the design and construct the Marble Arno Pump Station. The CITY agrees that AMAFCA will provide funding for preliminary property acquisition activities, design, construction and construction management costs as set forth herein not to exceed a total of $6,000,000.00 (Six Million Dollars) as AMAFCA's share of the costs of the Marble Arno Pump Station.

2.10 Own and maintain the Marble Arno Pump Station and manage all uses of and maintain the Marble Arno Pump Station property.

2.11 Complete a Conditional Letter of Map Revision (CLOMR) that removes the existing flood plain on the Post Office Pond property.

2.12 Complete enough of the Marble Arno Pond (Phase I) to allow a Letter of Map Revision to be submitted to FEMA to remove the flood plain on the Post Office Pond property. Once

the flood plain is removed, the Post Office Pond property can be sold, with proceeds of the sale being credited equally between AMAFCA and the CITY.

SECTION THREE: AMAFCA agrees to:

3.1 In Fiscal Year 2017, pay the CITY $500,000.00 (Five Hundred Thousand Dollars) for acquisition activities associated with the property identified for the location of the Marble Arno Pump Station.

3.2 In Fiscal Year 2017, pay the CITY $500,000.00 (Five Hundred Thousand Dollars) for feasibility and planning activities for the location of the Marble Arno Pump Station.

3.3 In Fiscal Year 2017, pay the CITY $500,000.00 (Five Hundred Thousand Dollars) for the partial funding of the design of the Marble Arno Pump Station.

3.4 Pay to the CITY after the design of the Marble Arno Pump Station is approved, and a project is awarded, for $4,500,000.00 or more, pay the CITY the invoiced amount of $4,500,000.00 (Four Million Five Hundred Thousand Dollars) for the construction of the Marble Arno Pump Station.

3.5 Have no liability for any funding in excess of the funds provided for and described in this agreement. AMAFCA will provide funding for preliminary property acquisition activities, design, construction and construction management costs, not to exceed a total of $6,000,000.00 (Six Million Dollars) as AMAFCA's share of the costs of the Marble Arno Pump Station.

3.6 All Payments by AMAFCA will be made within thirty (30) days of the receipt of each invoice from the CITY.

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

SECTION FOUR: BOTH PARTIES Agree:

4.1 Any proceeds from the future disposition or sale of the POST OFFICE PROPERTY are designated for use only for mid-valley drainage improvements. AMAFCA and the CITY will cooperate in determination of projects to be funded from any proceeds. Subject to any future agreement between the PARTIES for use of the proceeds, AMAFCA shall quitclaim its interest in the property back to the CITY as necessary to complete such projects mutually agreeable to the parties for mid-valley drainage improvements, with AMAFCA being given credit toward such projects for its one-half interest in the property.

4.2 If, for any reason, a portion of the Marble Arno Pump Station is not awarded for construction by the CITY by December 31, 2017; this AGREEMENT will become null and void and the CITY shall return any unexpended funds received by it from AMAFCA.

4.3 To cooperate with each other in order to expedite the construction of the Marble Arno Pump Station.

4.5 If any situation arises which adversely affects either PARTY's participation in the AGREEMENT, said PARTY will immediately, and in writing, notify the other PARTY.

4.6 Any circumstance, which materially affects this AGREEMENT, will be promptly and equitably resolved by both PARTIES and if necessary, an amendment to this Agreement shall be executed.

4.7 This AGREEMENT may be modified only by mutual written agreement of the PARTIES hereto.

4.8 The PARTIES understand and agree the obligation of each party under this AGREEMENT shall be performed in compliance with all applicable laws, statutes and ordinances. Nothing herein is intended to constitute any agreement for the PARTIES to

perform any activity in violation of the Constitution or Laws of the State of New Mexico, Resolutions of the AMAFCA Board of Directors, or the Ordinances of the City of Albuquerque.

4.9 If any clause or provision in this AGREEMENT is illegal, invalid or unenforceable, under present or future laws effective during the term of this AGREEMENT, then and in that event, it is the intention of the PARTIES hereto that the remainder of this AGREEMENT shall not be affected thereby.

4.10 It is specifically agreed between the PARTIES executing this AGREEMENT that this AGREEMENT does not, and is not intended to, create in the public, or any member thereof, any rights whatsoever, such as, but not limited to, the rights of a third party beneficiary, or to authorize anyone not a party to the AGREEMENT to maintain a suit(s) for wrongful death and/or any other claim(s) whatsoever pursuant to any provision of this AGREEMENT.

4.11 Each PARTY shall be solely responsible for any and all liability arising from personal injury including death or damage to property arising from an act or failure to act of the respective PARTY, its officials, agents, contractors and employees pursuant to this AGREEMENT. Liabilities of each PARTY shall be subject to the immunities and limitations of the Tort Claims Act, Section 41-4-1, et seq., N.M.S.A. 1978 and any amendments thereto.

4.12 This AGREEMENT is subject to approval by the AMAFCA Board of Directors, and the Chief Administrative Officer (CAO) of the CITY and shall not be binding upon the PARTIES until so approved. Upon approval by the PARTIES, the covenants, terms and conditions of this AGREEMENT shall be binding upon and inure to the benefit of the PARTIES hereto, their successors and assigns.

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed as of the day and year set forth above.

Albuquerque Metropolitan Arroyo Flood Control Authority

By: _____
Bruce M. Thomson, Chair
Board of Directors

Attest:

By: _____
Ronald D. Brown, Secretary-Treasurer
Board of Directors

8/25/16
Date

RECOMMENDED BY:

_____
Jerry M. Lovato, P.E.
Executive Engineer, AMAFCA

8/25/2016
Date

APPROVED AS TO FORM AND LEGAL SUFFICIENCY BY AMAFCA's GENERAL COUNSEL

_____
Randy M. Autio
AMAFCA General Counsel

8/25/16
Date

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

CITY OF ALBUQUERQUE

Robert J. Perry
Chief Administrative Officer

10/24/16
Date

Recommended:

Melissa Lozoya
Acting Director, Department of Municipal Development

10/7/16
Date

Reviewed as to Form:

Jessica Hernandez
City Attorney

10/13/16
Date

AGREEMENT FOR FUNDING THE DESIGN AND CONSTRUCTION OF THE MARBLE ARNO PUMP STATION

Attest:

City Clerk

Date 11/02/16

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on OCTOBER ~~25,~~ 24 ga, 2016, by Gilbert ontaño FOR Robert J. Perry, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation.

Notary Public

OFFICIAL SEAL
Giselle M. Alvarez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-4-2017

My Commission Expires:

4-4-2017