

***Environmental  
Planning  
Commission***

## Staff Report

***Agenda Number: 4***  
***Project #: PR-2021-005685***  
***Case #: RZ-2021-00025***  
***Hearing Date: August 19, 2021***

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	Homewise Inc.
<i>Request</i>	<b>Zoning Map Amendment (zone change)</b>
<i>Legal Description</i>	Lot 5, Block 26, Huning Highland Addition
<i>Location</i>	Between Gold Avenue SE and Central Avenue SE (119 High Street SE)
<i>Size</i>	Approximately 0.17 acre
<i>Existing Zoning</i>	R-1A
<i>Proposed Zoning</i>	R-ML

### Staff Recommendation

***APPROVAL of RZ-2021-00025, based on the Findings beginning on Page 30.***

**Staff Planner**  
**Silvia Bolivar, PLA, ASLA**

### Summary of Analysis

The request is for a zoning map amendment from R-1A to R-ML for Lot 5, Block 26, Huning Highland Addition, located at 119 High Street SE, between Gold Avenue SE and Central Avenue SE (the “subject site”). The applicant wants to change the subject site’s zoning to R-ML in order to rehabilitate the existing, historic property and revert it back to low density multi-family housing while bringing the property out of nonconformance. The subject site is in an Area of Change.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

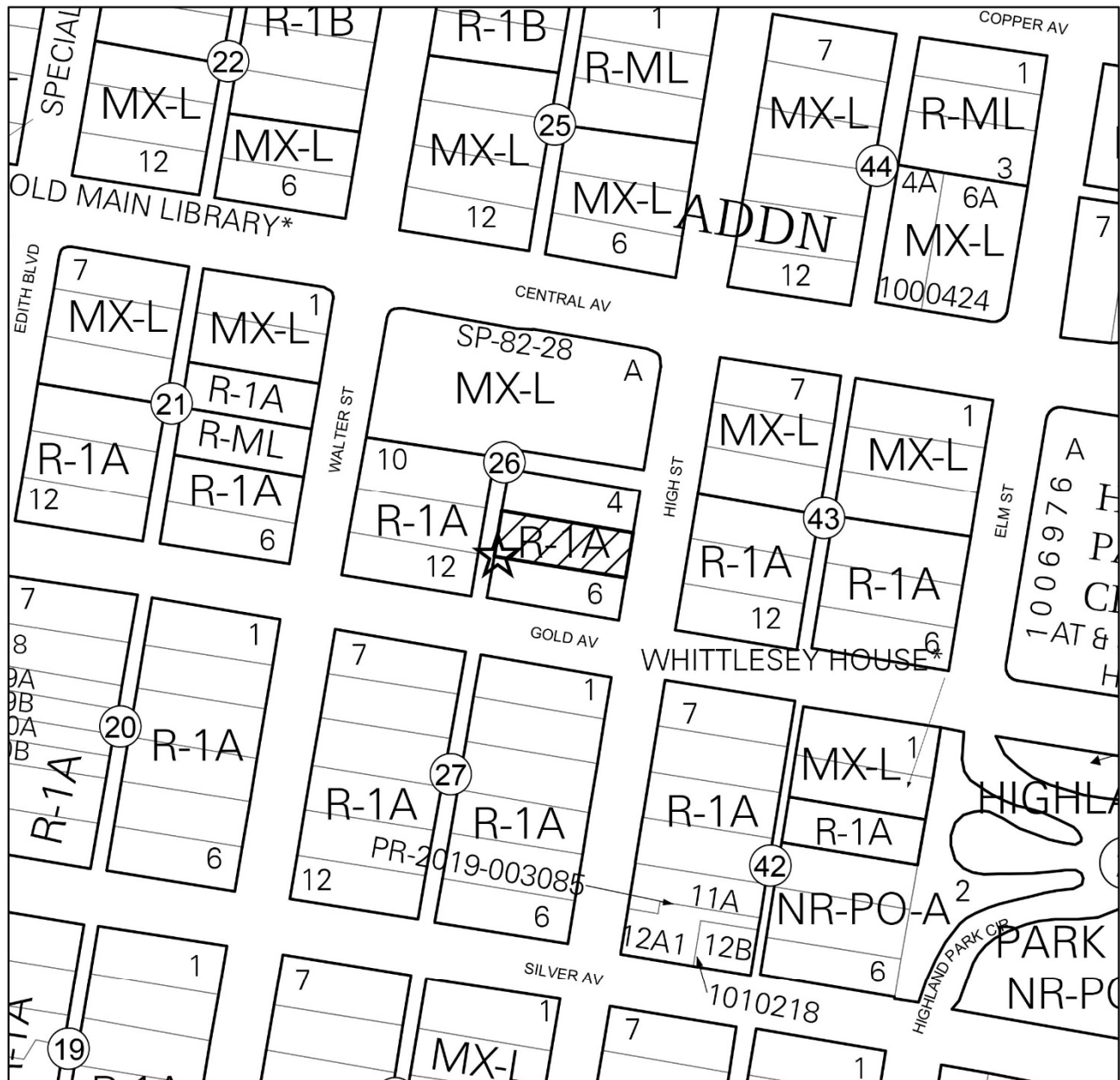
The affected neighborhood organizations are the EDO Neighborhood Association and the Huning Highland Historic District Association. Property owners within 100 feet of the subject site were notified as required. Pre-application and post-submittal facilitated meetings were held. Neighbors are not opposed to the request, but are concerned about the number of units allowed under the R-ML zone. Staff recommends approval.











### IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 150 feet

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## LAND USE MAP

Note: Gray shading indicates County.

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



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## HISTORY MAP

Note: Gray shading indicates County.



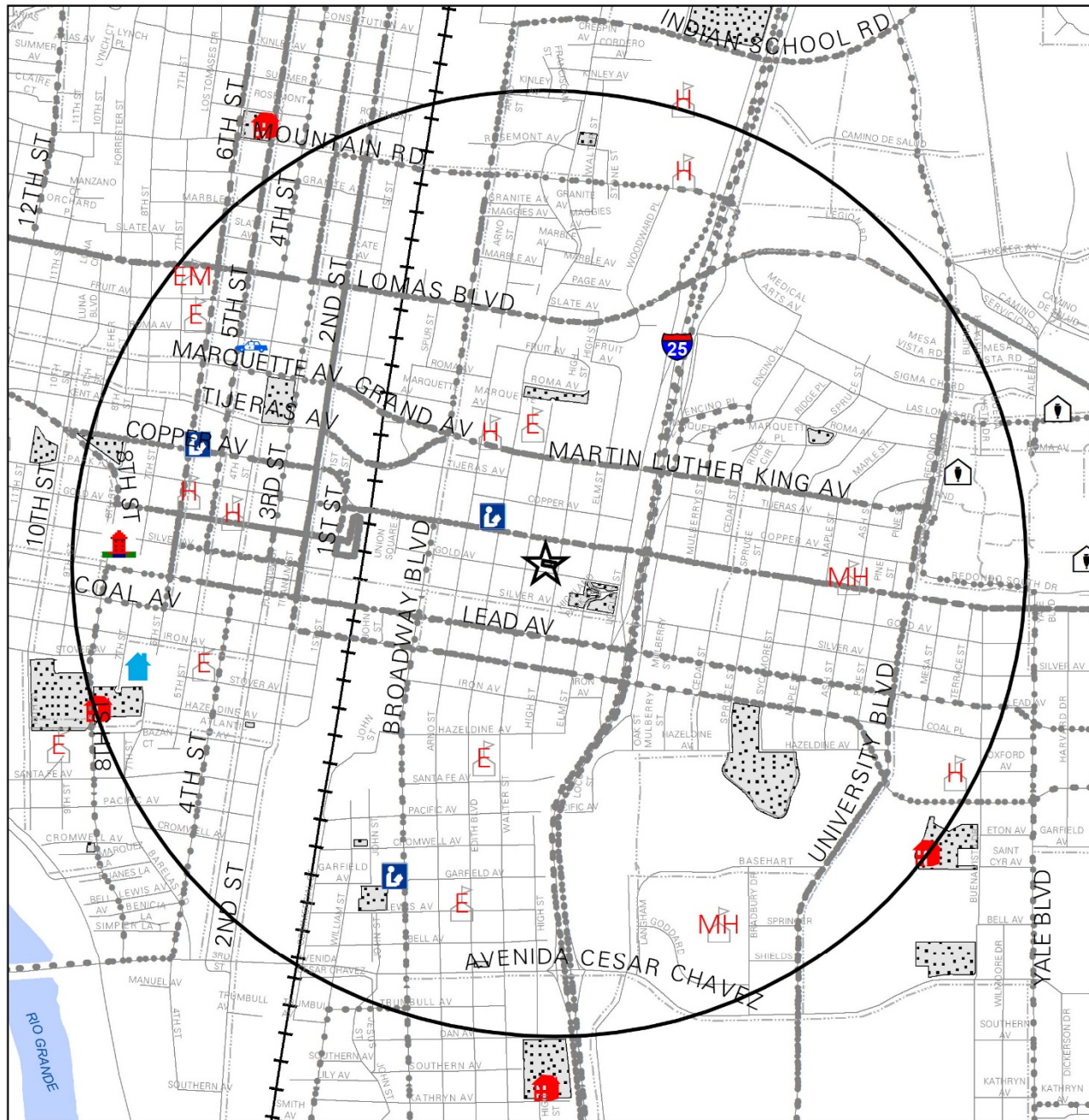
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**Public Facilities Map with One-Mile Buffer**

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



0 0.5 1 Miles



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## **I. INTRODUCTION**

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

<b>Site</b>	<b>Zoning</b>	<b>Comprehensive Plan Area</b>	<b>Land Use</b>
	R-1A	Area of Change	Vacant
<b>North</b>	R-1A/MX-L	Area of Consistency/Change	Single-Family Residential/Office/Commercial
<b>South</b>	R-1A	Area of Consistency	Single-Family Residential
<b>East</b>	R-1A/MX-L	Area of Change/Consistency	Single-Family Residential/Hotel
<b>West</b>	R-1A/R-ML/MX-L	Area of Consistency/Change	Single-Family Residential/Low-Density Residential/Commercial

### ***Request***

The request is for a zoning map amendment (zone change) for an approximately 0.17-acre site legally described as Lot 5, Block 26, Huning Highland Addition (the “subject site”), located at 119 High Street SE. The subject site consists of one vacant lot that contains an original building, as well as a two-story outbuilding on the back of the property, both in substandard condition.

The request is to re-zone the property from the existing R-1A [Residential – Single Family Zone District (small lot)], to R-ML [Residential – Multi-Family Low Density Zone District] in order to facilitate rehabilitation of the existing, historic property and convert it to low density multi-family housing.

### ***EPC Role***

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of the site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

### ***Context***

The subject site, which is vacant, is approximately 0.17-acres, zoned R-1A, and in an Area of Change. The area is mostly characterized with single-family residences but there is a mix of uses consisting of office, commercial and low-density residential properties. To the north are R-1A/MX-L zones both in Areas of Change/Consistency with single-family residential, office, and commercial services. To the south and east are R-1A zones that are also in Areas of Change/Consistency with single-family residential and low-density residential. To the west are R-1A zones and one property that is zoned R-ML and are in Areas of Consistency/Change. The property that is zoned R-ML west



of the subject site is an empty lot. There are several properties throughout the area that are zoned R-1A but are functioning as low-density residential properties. The subject site is within the boundaries of the Central Albuquerque Community Planning Area (CPA).

### ***Huning Highland History***

Huning's Highland Addition (now usually called Huning Highlands) was platted in 1880, the first of the new railroad era-subdivisions.

Upon the arrival of the Railroad in the Rio Grande Valley in 1880, tracks were laid two miles east of the small Villa de Albuquerque, and a "new town" was established. Rather than the traditional adobe structures of the villa, the brick wood and stone buildings of "new town" reflected the architecture, platting, tastes and lifestyles of the Midwesterners who came along with the railroad. Huning Highland is named for Franz Huning, a German immigrant who made New Mexico his home in the mid-1860s. By 1880 he was a prominent citizen with land holdings east of the town.

Lands that Huning owned east of the railroad were platted and sold as building lots beginning the Huning Highlands Subdivision. The new subdivision east of the railroad tracks became the early home for Albuquerque's many prominent business and professional citizens.

The architectural environment of Huning Highlands, including its streetscape and landscaping, is significant not only for its nineteenth and early twentieth-Century styles of building, but also for the variety and scale of its architecture. It is not a neighborhood of large mansions, but one of a variety of substantial homes and modest cottages. Styles range from the early Victorian to the more modest period revival cottage styles of the early part of this twentieth-century. During the 1920's the California bungalow gained prominence in popularity and examples of this style can also be found in the district.

Many of the houses are of wood frame with horizontal siding and corner trim boards. Other houses are constructed of brick; windows are graced with segmental arches, comers decorated with vertical dentils, adding the soft red color of brick to the streetscape. Cast stone also adds its own color and large textured scale to the variety of materials. Various roof pitches and styles, dormers, leaded windows, broad front porches with Doric columns, tall brick chimneys with various capping patterns, stucco with Spanish tiles, and an array of decorative frieze boards, gable wall patterns and brick bracketry - most of which came to the area over the railroad from eastern mail order houses - add up to a neighborhood that is a cultural and historical resource of great value to any city and worth conserving.

### ***Huning Highland Sector Development Plan***

The Huning Highland Sector Development Plan, rescinded in 2018, was amended three times. In 1979, City Council approved changes in the Neighborhood Commercial Residential (SU-2/MCR) and Residential office (SU-2/RO) zones which removed sale or service of alcoholic beverages as a conditional use; the 1979 amendments also lowered allowable residential densities in all zones in the Plan. Several blocks zoned Residential Office (SU-2/RO) in the 1977 Plan were rezoned with Mixed Residential (SU-2/MR). In 1984, the Neighborhood Commercial Residential (SU-2/NCR) zone was

amended twice; first to allow service of beer and wine with meals as a conditional use, and second to rezone the Old Albuquerque High School property to Special Use for Planned Unit Development (SU-2/SU-1 for PUD).

Prior to the adoption of the 1977 Plan, the Huning Highland area was zoned O-1 and C-2 for office and commercial uses. The 1977 Sector Development Plan rezoned the entire area to Special Neighborhood Zone (SU-2), which allowed establishment of zoning specifically tailored to the problems and opportunities of specific neighborhoods. Under the SU-2 zoning, much of the neighborhood was zoned to Mixed Residential (SU-2/MR) use which corresponded to the single family homes, duplexes, and apartments found throughout the residential blocks. The goal of the 1987 Sector Development Plan was for the continued development of Huning Highlands into a viable residential and commercial area, building on its unique historic character and location.

The subject site was zoned SU-2/MR (mixed residential zone) prior to the adoption of the Integrated Development Ordinance (IDO). The SU-2 zone allowed for a mixture of uses controlled by the Sector Development Plan. SU-2 zoning was appropriate for areas where other available zones did not promote conservation of special neighborhood characteristics, or where the land was developed with a mixture of uses which needed careful control and coordination, or where there were factors that impaired the sound growth and economic health of the area regulated by zoning. Page 12 of the Huning Highland Sector Develop Plan lists land uses for the District and reveals the subject site to be listed as Single-Family while the lot across the alley is listed as Multi-Family. Issues identified in the Mixed Residential Zone (SU-2/MR) noted that the regulations at the time did not address several problems which had become apparent throughout the years. The main issue identified was the conversions of garages and other non-living quarter accessory structures to dwelling units that were allowed under a conditional use provision in the MR zone. Such conversions destabilized the area by creating multi-family densities in inappropriate structures.

The subject site was built in 1904 with an architectural style of a Simplified Queen Anne with Vernacular Additions. Multiple additions to the front and back were built throughout the years and a “store” at the street was built in 1952. The property was a single family residence until 1947, then had 14 apartments including the back building. The front “store” section was listed as Nook News Dealer later becoming Betty’s Bookkeeping Service c. 1979. The subject site is considered a contributing property to the Huning Highland Historic District. The nature of the properties within a Historic District is that all contributing properties in the district are considered to be registered properties.

The property was used as a boarding house and multi-family housing containing up to 16 units until 2010 when it was damaged by a fire. The Huning Highland Sector Development Plan shows the land use of the property as both Multi-Family and Commercial and that the buildings were in good condition or slight deterioration at the time of the Plan. The building was purchased in 1998 and continued to be used as multi-family housing with 16 rented apartments until it was damaged by the fire. The property has been vacant since 2010 and is in substandard condition due to water and fire damage but was recently assessed by Criterium Engineering who determined that the building is damaged but salvageable. In May of 2021 the property was purchased by Homewise Inc. with the



intention of restoring the building to its' original character and to continue its' use as multi-family housing.

### ***Huning Highland Historic District***

The Huning Highland Historic District was accepted to the National Register of Historic Places in 1978 and the Historic Overlay Zone was created by the City Council in 1980. The historic district continued to grow and develop through the first half of the twentieth century. The district contains numerous commercial buildings, concentrated primarily on Broadway and Central Ave, but also found on the east-west arterials of Lead, Coal and Martin Luther King. These commercial buildings include one and two-part commercial block buildings, commercial compounds, service stations, motels, drive-in restaurants and a bank of Modernist design. Institutions such as the St. George Greek Orthodox Church and Immanuel Lutheran Church and School and a former fire station, all contribute to the eclectic mix of buildings in the district. New multi-family buildings on Central Ave. near Old Albuquerque High School and on Silver and High Streets have been added circa 2000. There are additional industrial types of commercial buildings near the southeastern corner of the historic district. Lead Ave. is a two-lane, one-way street that was upgraded as part of an extensive City project completed in the past few years to beautify both Lead and Coal with landscaping and improve conditions for all modes of transportation.

Case history for the subject site includes project number LUC-93-10, a Landmarks Commission case. However, the case file was not located.

### ***Transportation System***

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

At this location, Central Avenue SE is classified as a Major Transit Corridor and a Main Street Corridor. Walter Street SE, Gold Avenue SE, and High Street SE are classified as local urban streets. The access ramp to I-25 is approximately 1,000 feet from the subject site.

### ***Comprehensive Plan Corridor Designation***

Central Avenue is classified as a Major Transit Corridor (MT) and as a Main Street Corridor (MS) as designated by the Comprehensive Plan.

### ***Comprehensive Plan Community Planning Area Designation***

The subject site is part of the Central Albuquerque Community Planning Area (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.

Design/Character Considerations for Central Albuquerque include: concentration of urban development Downtown; street level retail/commercial activity Downtown; building fronts at sidewalks along Central Avenue; public transit connections between Downtown and Old Town, the Albuquerque Botanical Gardens and Zoo, the South Broadway Cultural Center, and other ABQ

Centers; varying architectural styles and building scale, depending on the historical era of each neighborhood; Victorian architecture of the railroad era neighborhoods; small residential lots; proximity to the Rio Grande; and a mix of land uses and proximity of residential and non-residential areas.

### ***Overlays***

The subject site is within the boundaries of the Huning Highland Historic Protection Overlay Zone, HPO-4 (14-16-3-5(I)).

The purpose of the Historic Protection Overlay (HPO) zone is to preserve, protect, enhance, perpetuate, and promote the use of structures and areas of historical, cultural, architectural, engineering, archaeological, or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities.

The subject site is not within the boundaries of a Character Protection Overlay Zone (CPO) or a View Protection Overlay Zone (VPO).

### ***Trails/Bikeways***

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

Central Avenue has a bike lane, where a portion of the street has a designated lane for bicycles. Edith Blvd. has a bike route where cars and bicycles share the street.

### ***Transit***

Commuter Route 777 ART line (Green Line) runs Monday-Sunday with a peak frequency of 15 minutes Monday – Friday, peak frequency of 20 minutes on Saturdays, and a peak frequency of 33 minutes on Sunday. Route 777 runs on Central Avenue in a dedicated running-way.

Commuter Route 766 ART line (Red Line) runs Monday-Sunday with a peak frequency of 15 minutes Monday-Friday, peak frequency of 20 minutes on Saturdays, and a peak frequency of 33 minutes on Sundays. Route 766 runs on Central Avenue in a dedicated running-way.

The Route 66 bus also runs on Central, but stops curbside. The associated stop pair for the curbside Route 66 is split between High Street and Elm Street, about 600 feet apart.

The subject site is within the radius of a Premium Transit Station (EDo Station). The EDo station of the ART system is approximately 500 feet by walking path.



***Public Facilities/Community Services***

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

***Walk Score/Transit Score/Bike Score***

The Walk Score for the subject site is 86 out of 100 (very walkable – most errands can be accomplished on foot), transit score 53 (good transit – many nearby public transportation options), and a bike score of 76 (very bikeable – biking is convenient for most trips).

***Parking***

Although the request before the EPC is solely for zone change from R-1A to R-ML, and a Site Plan is not required with the request, comment from the facilitated meetings has indicated that parking for the request is a concern (see the Facilitated Meeting Minutes), therefore potential IDO parking requirements are addressed in this section.

The applicant would not be required to provide extra parking upon re-use of the existing building pursuant to 5-5(B)(2)(b), which states that primary buildings constructed prior to 1965 do not have to meet minimum off-street parking requirements, except those required to satisfy the American with Disabilities Act, if the primary building is expanded by less than 200 square feet and the number of existing parking spaces on the lot is not reduced.

Section 5-5-(F)(4) of the IDO states that in the HPO zones, all off-street parking and loading areas and garages shall be located toward the rear of the site to the maximum extent practicable, shall comply with the standards in all other related to parking and loading, and shall comply with the additional standards applicable to that Historic Protection Overlay zone. If there is a conflict between other parking standards in the parking and loading section and the standards for History Protection Overlay Zones, the standards in the HPO shall prevail.

**Huning Highland HPO – Section 5-5(F)(4)(d)**

1. All parking areas with 6 or more parking spaces shall be divided with landscaped areas planted in accordance with Section 14-16-5-6 (Landscaping, Buffering, and Screening).
2. Parking areas shall be accessed primarily by alleys where physical conditions permit.
3. Tandem parking is allowed in driveways provided that the tandem space is behind the front yard setback. The tandem space may be counted in the calculation of required on-site parking.
4. Automobile headlights shall be screened from adjacent lots and from the street in accordance to Section 14-16-5-6 (Landscaping, Buffering, and Screening).

Table 5-5-1: Minimum Off-Street Parking Requirements in Section 14-16-5-5 lists that dwelling, multi-family IDO parking requirements are: 1.5 spaces/dwelling unit and U-MS-PT: 1 space/dwelling unit

The subject site is located within 660 feet of PT (Premium Transit)/MS (Main Street)/MT (Major Transit Corridor) therefore the following applies to the subject site:

5 dwelling units x 1.0 = 5 parking spaces

6 dwelling units x 1.0 = 6 parking spaces, etc.

As per the pre-application facilitated meeting report, Consensus Planning and Homewise have indicated that the actual number needed of parking spaces would be determined by the design and proposed site improvements.

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

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

#### *Definitions*

##### Center and Corridor Definitions:

Main Street (MS) Corridor: Lots within 660 feet in any direction of the centerline of a Main Street Corridor as designated by the Comprehensive Plan.

Major Transit (MT) Corridor: Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the Comprehensive Plan.

Premium Transit (PT) Corridor: A Corridor designation from the Comprehensive Plan.

Premium Transit (PT) Area: Lots within 660 feet in any direction of a transit station with transit service of 15 minutes or greater frequency on a Premium Transit Corridor as designated by the Comprehensive Plan, as amended. Development standards associated with the Premium Transit designation apply once the station locations have been identified and funding for the transit service and any associated streetscape improvements has been secured.

Urban Center (UC): An area designated as an Urban Center in the Comprehensive Plan.

Infill Development: An area platted or un-platted land that includes no more than 20 acres of land and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Low-density Residential Development: Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO.

Dwelling, Multi-family: A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designated for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. With mixed-use development, a building containing 2 or more dwelling units is considered multi-family.

Nonconforming Structure: A structure that does not conform to the IDO requirements for structures in the zone district where it is located, for reasons other than the use of the structure, but that did not

violate those requirements at the time the structure was constructed. By way of example: a nonconforming structure could be one that violates height, setback, aesthetic, or form requirements.

Nonconforming Use: A use of structure or land that does not conform to the IDO requirements for land uses in the zone district where it is located, but that was an approved use at the time the use began.

Nonconformity: A structure, use, lot, sign, or site feature that does not conform to applicable zoning but that did conform to applicable zoning in effect at the time it was built or developed.

### ***Zoning***

The subject site is zoned R-1A [Residential – Single-Family Zone District, IDO 14-16-2-3(B)] that was assigned upon the adoption of the Integrated Development Ordinance (IDO) on May 17, 2018 based upon the prior land use of SU-2. The old zoning category was MR (mixed residential).

The purpose of the R-1-A zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pgs. 143-148.

The R-1 zone is divided into four subzones, R-1A, R-1B, R-1C, R-1D, graduating from smallest lot size to largest lot size respectively. Each R-1 sub-zones require different minimum lot sizes, dimensions and setbacks. All R-1 sub-zones have a maximum building height of 26-feet.

The request is to change the subject site's zoning to R-ML [Residential – Multi-Family Low Density Zone District, IDO 14-16-2-3(E)]. The purpose of the R-ML zone district is to provide for a variety of low-to medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pgs. 143-148.

The R-ML zone is divided into three development types; single-or two family detached, townhouse or other allowable use, and multi-family. Each R-ML development types require different lot sizes, dimensions, and setbacks but all have a maximum building height of 38-feet.

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change policies allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

#### Chapter 4: Community Identity

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

*The requested R-ML zone would permit rehabilitation of an existing historic property, thereby protecting the identity and cohesiveness of the Huning Highland neighborhood and ensuring the existing character of the building design. The requested low-density multi-family use is an appropriate scale of development for the area as there are many properties throughout the area that are zoned R-1A but are functioning as low-density residential properties. The request furthers Policy 4.1.2 – Identity and Design.*

Subpolicy 4.1.2(a): Maintain and preserve the unique qualities of historic areas.

*The request would facilitate rehabilitation of a historic property that is currently in a substandard condition and would allow for its' new owner, Homewise, to restore the building to its' original historic character and continue its' use as multi-family low-density housing. If approved, all exterior building changes would require the review and approval by the City Landmark's Commission to ensure compliance with City regulations and would ensure the preservation of the unique qualities of the historic area. The request furthers subpolicy 4.1.2(a).*

Policy 4.1.3 – Placemaking – Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

*The requested R-ML zone would protect and enhance a special place with a long history of varied uses in a historic building in the Huning Highlands HPO, that would assist with giving the area a continued sense of place. If the request is approved, the Applicant intends to restore the existing building that would contribute to the district identity as the subject site is considered a contributing property to the Huning Highland Historic District. The request furthers policy 4.1.3 – Placemaking.*

#### Chapter 5: Land Use

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

*The request would generally contribute to growth near Central Avenue, a Premium Transit Corridor/Main Street Corridor. Moreover, the subject site is located in an Area of Change where policies allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation. The request furthers Goal 5.1 – Centers & Corridors.*

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

*Though the subject site is near Central Avenue, a Major Transit Corridor/Main Street Corridor, it is unlikely that the rehabilitation of the subject site made possible by the request would contribute to regional growth. Staff finds that Policy 5.1.1. – Desired Growth does not apply.*



Subpolicy 5.1.1(a): Create walkable places that provide opportunities to live, work, learn, shop, and play.

*The request would facilitate in this instance, the continuation of a walkable place as the existing property only needs to be rehabilitated and taken out of its substandard and nonconforming condition in order to provide opportunities to live, work, learn, shop and play as the area is near Central Avenue in the Huning Highland neighborhood. The request furthers subpolicy 5.1.1(a).*

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

*The request is partially furthered because only redevelopment and infill in Centers and Corridors would result from the request. If the request is approved, the intent is to return the existing building structure to its' historic multi-family low-density use, rehabilitate the existing structure, and address the substandard building condition that would facilitate redevelopment and infill in the Central Avenue Major Transit Corridor/Main Street Corridor. Employment density is not being encouraged as the residential use would not contribute to employment density. The request partially furthers subpolicy 5.1.1(c).*

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

*The request would allow for the multi-unit building to come out of nonconformance while establishing the appropriate density for the historic character of the property that is located within a Major Transit Corridor and Main Street Corridor. The request furthers Policy 5.1.2 – Development Areas.*

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

*The area has high-frequency transit service along Central Avenue that is serviced by routes 66, 766, and 777 and located in an area that has pedestrian-oriented development. The request furthers Policy 5.1.10 – Major Transit Corridors.*

Subpolicy 5.1.10(a) – Encourage higher-density residential development within ¼ mile of transit stops and stations.

*The request would facilitate higher density development that currently exists on the subject site and is within ¼ mile of a transit stop/station located on Central/Edith and Central/Mulberry. The subject site is located in an Area of Change where policies allow for expanded housing options that can be supported by multi-modal transportation. The request furthers subpolicy 5.1.10(a).*

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

*The requested R-ML zoning would maintain many of the uses allowable under R-1A, while adding more residential development options. The request would contribute to the continuation of a*

*healthy, sustainable and distinct community that would be conveniently accessible from surrounding neighborhoods. The request furthers Policy 5.2.1 – Land Uses.*

Subpolicy 5.2.1(b): Encourage development that offers choice in transportation, work areas, and lifestyles.

*The request would facilitate rehabilitation of the subject site and would offer a choice in transportation, work areas, and lifestyles as there are several routes servicing the area nearby along with work areas that are also within walking distance of the subject site. Staff finds that subpolicy 5.2.1(b) is furthered.*

Subpolicy 5.2.1(d): Encourage development that broadens housing options to meet a range of incomes and lifestyles.

*This request furthers this subpolicy because it would encourage development that broadens housing options to meet a range of incomes and lifestyles. The request would provide for opportunities for different types of housing options to accommodate diverse demographic groups. The increased stock of housing options would provide a similar inventory found near the subject site. The request furthers subpolicy 5.2.1(d).*

Subpolicy 5.2.1(e): Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

*The request would contribute to the continuation of a healthy, sustainable community that already has a mix of uses and are conveniently accessible from surrounding neighborhoods. The request furthers subpolicy 5.2.1(e).*

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

*The subject site has been in disrepair for many years due to the fire that occurred in January of 2010. The request would facilitate rehabilitation of the subject site and would encourage more productive use of this vacant, under-utilized lot by increasing density by a minimal scale and allowing the property to continue as a multi-family low-density home that would align with its historic use. The request furthers subpolicy 5.2.1(n).*

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

*Although the subject site has been vacant for over a decade, the surrounding areas are already developed. The area is served by existing infrastructure and public facilities, so the development made possible by the request would promote efficient development patterns and use of land. The request furthers Goal 5.3 – Efficient Development Patterns.*

Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

*The subject site is located in an area with existing infrastructure and public facilities. The surrounding properties are already developed with a mix of uses and the rehabilitation of the subject site would support additional growth, while maintaining existing infrastructure. The request furthers policy 5.3.1 – Infill Development.*

## Chapter 9 – Housing

Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

*The request would support the development, improvement and conservation of housing for a variety of income levels and types of residents and households. The request would allow for this historic property to be brought out of nonconformance while allowing it to continue as a low density multi-family use. Homewise will ensure that the property is rehabilitated to serve a variety of income levels, types of residents and households as this is the core of their mission. The request furthers Policy 9.1.1 – Housing Options.*

Subpolicy 9.1.1(a): Increase the supply of housing that is affordable for all income levels.

*Similar to Policy 9.1.1. – Housing Options, the request would increase the supply of housing that is affordable for all income levels. The request furthers subpolicy 9.1.1(a).*

Subpolicy 9.1.1(h): Maintain an affordable housing supply in neighborhoods, in addition to creating market-rate housing, as part of revitalization efforts.

*The request would facilitate revitalization efforts while maintaining an affordable housing supply in neighborhoods by creating market-rate housing facilitated by Homewise. The request furthers subpolicy 9.1.1.(h).*

Policy 9.1.2 - Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options through the area.

*The request is for a zone map amendment, not a site plan review therefore Staff is unable to determine if in fact the proposed development would encourage high-quality housing options in the area. However, the core mission of Homewise is to empower people through home ownership so more than likely the request would allow for mixed income housing options throughout the area. The request partially furthers Policy 9.1.2 – Affordability.*

Subpolicy 9.1.2(b): Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.

*The request would encourage a diversity of housing types by allowing for this historic property to continue as a low density multi-family use. The request furthers subpolicy 9.1.2(b).*

Subpolicy 9.1.2c: Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options.

*The subject site would maintain the scale of the existing single-family neighborhoods while expanding housing options. If the zone map amendment is approved, the applicant is proposing to repair the exterior stucco, windows, siding, and roof with materials that blend into the historic Huning Highland neighborhood. If approved, all exterior building changes would require the review and approval by the City Landmark's Commission to ensure compliance with City regulations. The request furthers subpolicy 9.1.2(c).*

Subpolicy 9.1.2d: Encourage the development of higher density affordable and mixed income housing in Downtown, near job centers, and along transit corridors.

*The request would facilitate rehabilitation of the subject site that is near Downtown, near job centers, and along transit corridors while offering higher density and affordable mixed income housing. The request furthers subpolicy 9.1.2(d).*

## Chapter 11 – Heritage Conservation

Policy 11.2.2 – Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

*The subject site contains a historic building that was built in 1904 with an architectural style of a Simplified Queen Anne with Vernacular Additions. The subject site is of local significance and would help preserve the historic fabric of the Huning Highland neighborhood. The subject site is a contributing building to the Huning Highland District with the nature of properties within a Historic District is that all contributing properties in the District are considered to be registered properties. The request furthers Policy 11.2.2 – Historic Registration.*

Subpolicy 11.2.2(a): Preserve and maintain historically significant buildings and spaces.

*The request would help preserve and maintain historically significant buildings and spaces by allowing for the property to be rehabilitated and brought out of its nonconforming use and state of disrepair. The request furthers subpolicy 11.2.2(a).*

Subpolicy 11.2.2(b): Recognize historic buildings and districts as vital elements of the community.

*The building on the subject site is a historic building in the Huning Highland neighborhood that is a vital element of the community as it is considered contributing and part of the District. The request furthers subpolicy 11.2.2b.*



Subpolicy 11.2.2(c): Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.

*The request for a zone map amendment would facilitate the adaptive reuse of this historic building that contributes to the fabric of Huning Highland. The adaptive reuse would be a way to save this substandard, neglected building that might otherwise be demolished (with the Landmarks Commission approval) if it should fall further into disrepair. The request furthers subpolicy 11.2.2(c).*

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

Requirements

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

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

Justification & Analysis

The Zone Map Amendment justification letter analyzed here, received on July 21, 2021, is a response to Staff's request for a revised justification letter (see attachment). The subject site is currently zoned R-1A (Residential – Single Family Zone District) but is currently vacant. The applicant would like to change the subject site's zoning to R-ML (Residential – Multi Family Low Density Zone District) in order to facilitate rehabilitation of the existing, historic property, convert it to multi-family housing, and make the existing uses conforming. The subject site is in an Area of Change.

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

- A. The proposed zone 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 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 Comprehensive Plan, as amended, and other applicable plans adopted by the*

*City. An assessment of the ABC Comp Plan and this proposed Zoning Map Amendment has been provided in the previous section.*

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 other plans if applicable) and does not significantly conflict with them.

Applicable Citations: Policy 4.1.2 – Identity and Design, Subpolicy 4.1.2(b), Policy 4.1.3 – Placemaking, Goal 5.1. – Centers & Corridors, Subpolicy 5.1.1(a), Subpolicy 5.1.1(c), Policy 5.1.2 – Development Areas, Policy 5.1.10 – Major Transit Corridors, Subpolicy 5.1.10(a), Policy 5.2.1 – Land Uses, Subpolicy 5.2.1(b), Subpolicy 5.2.1(d), Subpolicy 5.2.1(e), Subpolicy 5.2.1(n), Goal 5.3 – Efficient Development Patterns, Policy 5.3.1 – Infill Development, Policy 9.1.1. – Housing Options, Subpolicy 9.1.1(a), Subpolicy 9.1.1(c), Subpolicy 9.1.1(h), Policy 9.1.2 – Affordability, Subpolicy 9.1.2(b), Subpolicy 9.1.2(c), Subpolicy 9.1.2(d), Policy 11.2.2 – Historic Registration, Subpolicy 11.2.2(a), Subpolicy 11.2.2(b), Subpolicy 11.2.2(c),

Non-Applicable Citations: Policy 5.1.1 – Desired Growth

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding community identity, land use, infill, efficient development patterns and housing and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and morals and general welfare. The response to Criterion A is sufficient.

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

*The subject site is located wholly in an Area of Change, so this Criterion does not apply.*

Staff: The subject site is located wholly in an Area of Change, so this Criterion does not apply.

- 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: There was typographical or clerical error when the existing zone district was applied to the property.

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

*Criteria 3 is met for this application. The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.*

*The existing zoning for the subject site does not reflect the historic use of the property as a multi-family residential and limits development on the property to single-family use. This property is not suited for single-family use as demonstrated by its long history as a boarding house. The boarding house and multi-family use are demonstrated by numerous historical materials including the 1940 Census and Sanborn Maps, as well as the 1988 Huning High Sector Plan which shows the property with a multi-family land use. The IDO zoning conversion process zoned the entirety of the immediate area around the property R-1A based on the former SU-2 zone. This zoning for the area does not take into account the many multi-family properties which are shown in Figure 3 of the justification letter and in Exhibit D, or that the previous Su-2 zone was classified as Mixed-Residential.*

*Changing the zoning from R-1A to R-ML furthers the applicable ABC Comp Plan policies described in this letter, including historic preservation, identity and design, centers and corridors, and placemaking. The site's proximity to Major Transit, Premium Transit, and Main Street Corridors, and the site's location in the Huning Highland Historic Protection Overlay Zone are critical considerations relative to these policies.*

*The proposed zoning would allow multi-family development that serves the surrounding and overall Downtown community by increasing the availability of affordable housing and ensuring this vacant property does not fall into further disrepair. The zoning suits the property's designation in an Area of Change, and it is well served by existing infrastructure. Allowing this multi-family development in this historic multi-family building also supports historic preservation goals and policies by allowing a use that is more appropriate for, and that takes advantage of, the building design and function instead of forcing this property to be renovated as a large single-family home. There is a demonstrated need for additional housing in this area, and a single-family home on this property would both require unnecessary changes to this historic building, and would not serve the surrounding neighborhood or the Albuquerque community as a whole.*

Staff: The subject site is located wholly in an Area of Change and the applicant refers to sub-criterion 3, that a different zone district is more advantageous to the community as articulated by the Comprehensive Plan, including implementation of patterns of land use, development density and

intensity, and connectivity. The applicant has adequately justified the request by stating it would provide for an opportunity to develop a similar type of housing and services in an area that consists predominantly of single-family dwellings. The request would further Comprehensive Plan Goals and policies relating to community identity, land use, infill, and housing. The response to Criterion C is sufficient.

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

*The requested zoning of R-ML, Residential – Multi-family, Low Density does not allow any permissive uses that would be harmful to the adjacent property, neighborhood, or community as evidenced by its historic use. The table on the following page provides a comparison of the most-relevant uses from the R-1A and R-ML zones. Uses show are limited to permissive uses that do not require a Conditional Use approval.*

IDO Zoning Comparison: R-1A vs. R-ML		
Use	R-1B	R-ML
Dwelling, single-family detached	P	P
Dwelling, cluster/cottage development	P	P
Dwelling, townhouse	-	P
Dwelling, multi-family	-	P
Assisted living facility or nursing home	P	P
Community residential facility, small	-	P
Community residential facility, medium or large	-	P
Community center or library	P	P
Elementary or middle school	C	P
Parks and open space	P	P
Religious institution	P	P

*From this list of uses, the intent of the applicant is to allow for dwelling, multi-family use that restores the property to its original purpose as multi-family residential. This use is currently nonconforming under the R-1A zone classification. The IDO also includes use-specific standards to further regulate certain uses such as size limitations, distance separations, or additional screening requirements. These use-specific standards along with the Historic Protection Overlay Zone requirements and review process involving the Landmarks Commission would ensure that any use from the R-ML zone proposed for the site would not be harmful to the adjacent property, neighborhood or community.*

Staff: The applicant compared the existing R-1A zoning to the proposed R-ML zoning. Uses that would become permissive under the R-ML zone, which are not currently allowed, are townhouse, multi-family, and community residential facility (small-large).



The applicant discussed each use that would become permissive if the request is approved. Adding low-density multi-family dwelling units (uses not allowed in the R-1A zone) to the area would generally not be considered harmful. The area is mostly characterized by single-family dwellings south of the subject site but there are multi-family low density uses dispersed through the area and it would be advantageous to the existing residents for the property to be rezoned thereby expanding housing options in the area. The response to Criterion D is sufficient.

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

*Criteria 1 is met for this application. The proposed zone change would be adequately served by the existing City infrastructure immediately adjacent to the property and in the surrounding area. This infrastructure includes roadways, alleys, water, sewer and storm drain facilities in the East Downtown neighborhood that can serve the project. Additionally, this property was used as multi-family housing prior to its current vacancy. While the creation of the IDO rezoned the property to R-1A, this does not reflect the property's use over many years as multi-family residential that was adequately served by the infrastructure in the area. Additionally, the proposed zone change would not require major unprogrammed capital expenditures in the City.*

Staff: The City's existing infrastructure and public improvements would have adequate capacity to serve the development made possible by the zone change (Criterion 1) . The response to Criterion E is sufficient.

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

*The justification for this Zoning Map Amendment is not completely based on the property's location on a major street. The property is located near Central Avenue which has multiple Comprehensive Plan Corridor designations, but the justification to rezone is not based entirely on the proximity to these Corridors. While the property's location in the East Downtown area and its connectivity to major pedestrian and public transportation infrastructure is a compelling reason on its own to allow multi-family development in this neighborhood, this justification is based primarily on the non-conforming status of the building on the property and the IDO zoning classification that does not reflect the many present multi-family uses in the neighborhood. A return to multi-family on this site*

*is an advantageous change that is supported by the ABC Comp Plan policies previously referenced in this letter.*

Staff: Staff agrees that the Applicant's justification is not completely based on the property's location on a major street. The property is located on High Street SE that is classified as a local urban street. 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.

*The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, taking advantage of investment in this currently vacant and dilapidated property supports the historic preservation goals for the Huning Highland Historic Preservation Overlay Zone and is a positive step for the neighborhood and overall community.*

Staff: Economic considerations are always a factor, but the Applicant's justification for the R-ML zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the existing zoning. The response to Criterion G is sufficient.

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

*While this Zoning Map Amendment would create a "spot zone" for this property, it is a justifiable spot zone because it clearly facilitates the implementation of the ABC Comp Plan as shown in this justification letter, and the nature of the structures already on the subject property make it unsuitable for the uses allowed in any adjacent zone district (fulfilling Criteria 3).*

*The multitude of multi-family nonconforming uses in this neighborhood support a rezone of this property to better reflect the character of the neighborhood and its historic character with mixed density housing. The property is also not suited for single-family use and prohibiting multi-family development would not be appropriate given both historic preservation concerns, the land uses in the surrounding neighborhood, and the need for affordable multi-family housing in both the East*

*Downtown neighborhood and Albuquerque more broadly. The change from R-1A to R-ML is therefore a justifiable spot zone that helps support this historic neighborhood and further goals and policies as articulated in the ABC Comp Plan.*

Staff: The request would create a spot zone because it would apply a zone different from the surrounding zone district. The request for the zone map amendment meets Criterion 1 because the subject property is not suited for single-family use and the rezone would allow for the property to return to the multi-family low density use it had prior to the adoption of the IDO. Moreover, had the property not been vacant and in disrepair due to the fire, at the time of the IDO adoption, the property would have been classified as an R-ML zone. The response to Criterion H is sufficient.

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

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

City departments and other interested agencies reviewed this application. Few comments were received.

ABQ RIDE supports the request, as it reinvigorates a historic multi-family use along the ART Corridor and can contribute to ridership.

Albuquerque Public Schools noted that development at this location would impact Eugene Field Elementary School, Jefferson Middle School, and Albuquerque High School. The estimated total number of students from the project would be 7. The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district. Eugene Field Elementary School has 184 spaces available, Jefferson Middle School has 107 available spaces, and Albuquerque High School has 184 spaces available.

#### ***Neighborhood/Public***

The EDo Neighborhood Association and the Huning Highland Historic District Association were required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A pre-application facilitated meeting was held on June 30, 2021 with members of the East Downtown Neighborhood Association and the Huning Highland Historic District Association. While the neighbors expressed support for the rehabilitation of a long-distressed property and the anticipated sale, rather than rental units, they noted that parking is extremely limited in the area and that the anticipated number of units should be limited to five or six, in part to reduce parking demand by unit owners. Given the importance of the street view, neighbors wish to be in communication with the architecture team and designers as they do not want to see parking spaces in front of the property (see attachment).

Staff received a request for a post-submittal facilitated meeting that was forwarded to the City of Albuquerque Land Use Facilitation Program. The post-submittal facilitated meeting was held on July 28, 2021.

### ***Parking***

Although the request before the EPC is solely for a zone change from R-1A to R-ML, and a Site Plan is not required with the request, comment from the facilitated meetings has indicated that parking for the request is a concern (see the Facilitated Meeting Minutes), therefore potential IDO parking requirements are addressed in this section.

The applicant would not be required to provide extra parking upon re-use of the existing building pursuant to 5-5(B)(2)(b), which states that primary buildings constructed prior to 1965 do not have to meet minimum off-street parking requirements, except those required to satisfy the American with Disabilities Act, if the primary building is expanded by less than 200 square feet and the number of existing parking spaces on the lot is not reduced.

Section 5-5-(F)(4) of the IDO states that in the HPO zones, all off-street parking and loading areas and garages shall be located toward the rear of the site to the maximum extent practicable, shall comply with the standards in all other related to parking and loading, and shall comply with the additional standards applicable to that Historic Protection Overlay zone. If there is a conflict between other parking standards in the parking and loading section and the standards for History Protection Overlay Zones, the standards in the HPO shall prevail.

#### **Huning Highland HPO – Section 5-5(F)(4)(d)**

1. All parking areas with 6 or more parking spaces shall be divided with landscaped areas planted in accordance with Section 14-16-5-6 (Landscaping, Buffering, and Screening).
2. Parking areas shall be accessed primarily by alleys where physical conditions permit.
3. Tandem parking is allowed in driveways provided that the tandem space is behind the front yard setback. The tandem space may be counted in the calculation of required on-site parking.
4. Automobile headlights shall be screened from adjacent lots and from the street in accordance to Section 14-16-5-6 (Landscaping, Buffering, and Screening).

Table 5-5-1: Minimum Off-Street Parking Requirements in Section 14-16-5-5 lists that dwelling, multi-family IDO parking requirements are: 1.5 spaces/dwelling unit and U-MS-PT: 1 space/dwelling unit

The subject site is located within 660 feet of PT (Premium Transit)/MS (Main Street)/MT (Major Transit Corridor) therefore the following applies to the subject site: 5 dwelling units x 1.0 = 5 parking spaces; 6 dwelling units x 1.0 = 6 parking spaces, etc.

As per the pre-application facilitated meeting report, Consensus Planning and Homewise have indicated that the actual number needed for parking spaces would be determined by the design and proposed site improvements.

As of this writing, Staff has not received further comments.



***City of Albuquerque Land Use Facilitation Program Project Meeting Report***

A post-submittal facilitated meeting was held on July 28, 2021 (see attachments). While the neighbors have expressed support for the rehabilitation of a long-distressed property and the anticipated sale rather than rental of units, they continued to express concern that parking is extremely limited in the area and that the anticipated number of units should be limited to 5 or 6 rather than 8-10. The neighbors would prefer to limit the number of units to 5 or 6 in part to reduce the demand for parking by unit owners. Several expressed appreciation for the commitment of Homewise to keep the neighbors in communication, such as by attending the monthly Neighborhood Association meetings.

Key issues discussed included:

Vision for the property, potential precedence for this project, ownership vs. rental, number of units, restoration, vagrancy. Fires have been set at the buildings, threatening neighboring properties, illicit drug use (crack smoking on the porch) – APD would not come because of ownership and not having “No trespassing” signs., and neighborhood involvement. Homewise and the agent will continue their working relationship with the neighborhood for each step moving forward.

***IV. CONCLUSION***

The request is for a Zoning Map Amendment (zone change) from R-1A to R-ML for Lot 5, Block 26, Huning Highland Addition, located at 119 High Street SE, between Gold Avenue SE and Central Avenue SE, approximately 0.17 acre (the “subject site”). The applicant wants to change the subject site’s zoning to R-ML in order to rehabilitate the existing, historic property and revert it back to low density multi-family housing and bring the property out of nonconformance. The subject site is in an Area of Change.

The Applicant has adequately justified the zoning map amendment based upon the proposed zoning being more advantageous to the community than the current zoning, and because it would further a preponderance of applicable Goals and policies in the Comprehensive Plan.

The affected neighborhood organizations are the EDo Neighborhood Association and the Huning Highland Historic District Association. Property owners within 100 feet of the subject site were notified as required.

A pre-application facilitated meeting was held on June 30, 2021 and a post-submittal facilitated meeting was held on July 28, 2021 (see attachments). Neighbors generally support the request but have concerns about the number of units and parking which can be discussed further when a site plan is available.

As of this writing, Staff has not received further comments.

Staff recommends approval.

***FINDINGS – RZ-2021-00025, August 19, 2021 - Zoning Map Amendment (Zone Change).***

1. The request is for a Zoning Map Amendment (zone change) for an approximately 0.17-acre site legally described as Lot 5, Block 26, Huning Highland Addition, located at 119 High Street SE, between Gold Avenue SE and Central Avenue SE (the “subject site”).
2. The subject site is zoned R-1A (Residential – Single-Family Zone District) which was converted from the former zoning of SU-2, old zoning category MR (Mixed Residential).
3. The applicant is requesting a zone change to R-ML (Residential – Multi Family Low Density Zone District) in order to facilitate rehabilitation of the existing, historic property, convert it to low density multi-family housing that would allow for the existing uses to be conforming.
4. The subject site is in an Area of Change as designated by the Comprehensive Plan and is in the Central Albuquerque Community Planning Area (CPA).
5. The subject site is within 660 feet of Central Avenue, classified as a Major Transit Corridor as well as a Main Street Corridor as designated by the Comprehensive Plan.
6. The subject site is within the boundaries of the Huning Highland Historic Protection Overlay Zone, HPO-4.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request furthers the following Goals and Policies from Chapter 4: Community Identity:
  - A. Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The requested R-ML zone would permit rehabilitation of an existing historic property, thereby protecting the identity and cohesiveness of the Huning Highland neighborhood and ensuring the existing character of the building design. The requested low-density multi-family use is an appropriate scale of development for the area.
  - B. Subpolicy 4.1.2(a): Maintain and preserve the unique qualities of historic areas.

The request would facilitate rehabilitation of a historic property that is currently in a substandard condition and would allow for its’ new owner, Homewise, to restore the building to its’ original historic character and continue its’ use as multi-family housing. If approved, all exterior building changes would require the review and approval by the City Landmark’s Commission to ensure compliance with City regulations and would ensure the preservation of the unique qualities of the historic area.

- C. Policy 4.1.3 – Placemaking – Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The requested R-ML zone would protect and enhance a special place with a long history of varied uses in a historic building in the Huning Highlands neighborhood, which would assist with giving the area a continued sense of place. If the request is approved, the applicant intends to restore the existing building that would contribute to the district identity.

9. The request furthers the following Goals and Policies from Chapter 5: Land Use pertaining to Centers and Corridors:

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

The request would generally contribute to growth near Central Avenue, a Premium Transit Corridor/Main Street Corridor. Moreover, the subject site is located in an Area of Change where policies allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation

- B. Subpolicy 5.1.1(a): Create walkable places that provide opportunities to live, work, learn, shop, and play.

The request would facilitate in this instance, the continuation of a walkable place as the existing property only needs to be rehabilitated and taken out of its substandard and nonconforming condition in order to provide opportunities to live, work, learn, shop and play as the area is near Central Avenue in the Huning Highland neighborhood.

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

The request is partially furthered because only redevelopment and infill in Centers and Corridors would result from the request. If the request is approved, the intent is to return the existing building structure to its' historic multi-family use, rehabilitate the existing structure, and address the substandard building condition that would facilitate redevelopment and infill in a Center/Corridor.

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

Staff agrees that the request would allow for the multi-unit building to come out of nonconformance while establishing the appropriate density for the historic character of the property that is located within a Premium Transit Corridor and Main Street Corridor.

10. The request furthers the following Goals and Policies from Chapter 5: Land Use, pertaining to Major Transit Corridors.

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

The area has high-frequency transit service along Central Avenue that is serviced by routes 66, 766, and 777 and located in an area that has pedestrian-oriented development.

- B. Subpolicy 5.1.10(a): – Encourage higher-density residential development within ¼ mile of transit stops and stations.

The request would facilitate higher density development that currently exists on the subject site and is within ¼ mile of a transit stop/station located on Central/Edith and Central/Mulberry. The subject site is located in an Area of Change where policies allow for expanded housing options that can be supported by multi-modal transportation.

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

The requested R-ML zoning would maintain many of the uses allowable under R-1A, while adding more residential development options. The request would contribute to the continuation of a healthy, sustainable and distinct community that would be conveniently accessible from surrounding neighborhoods.

- D. Subpolicy 5.2.1(b): Encourage development that offers choice in transportation, work areas, and lifestyles.

The request would allow for the rehabilitation of the subject site and would offer a choice in transportation, work areas, and lifestyles as there are several routes servicing the area nearby.

- E. Subpolicy 5.2.1(d): Encourage development that broadens housing options to meet a range of incomes and lifestyles.

This subpolicy would be furthered by providing opportunities for different types of housing options to accommodate diverse demographic groups. The increased stock of housing options would provide a similar inventory found near the subject site.

- F. Subpolicy 5.2.1(e): Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to the continuation of a healthy, sustainable community that already has a mix of uses and are conveniently accessible from surrounding neighborhoods.

11. The request furthers the following Goals and Policies from Chapter 5: Land Use, pertaining to Efficient Development Patterns and Infill:

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

The subject site has been in disrepair for many years due to the fire that occurred in January of 2010. The request would facilitate rehabilitation of the subject site and would encourage more productive use of this vacant, under-utilized lot by increasing density by a minimal scale and allowing the property to continue as a multi-family home that would align with its historic use.

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

Although the subject site has been vacant for over a decade, the surrounding areas are already developed. The area is served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

- C. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an area with existing infrastructure and public facilities. The surrounding properties are already developed with a mix of uses and the rehabilitation of the subject site would support additional growth, while maintaining existing infrastructure.

12. The request furthers the following Goals and Policies from Chapter 9: Housing pertaining to Housing Options:

- A. Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would support the development, improvement and conservation of housing for a variety of income levels and types of residents and households. The request would allow for this historic property to be brought out of nonconformance while allowing it to continue as a low density multi-family use. Homewise would ensure that the property is rehabilitated to serve a variety of income levels, types of residents and households as this is the core of their mission.

- B. Subpolicy 9.1.1(a): Increase the supply of housing that is affordable for all income levels.

Similar to Policy 9.1.1. – Housing Options – the request would increase the supply of housing that is affordable for all income levels.

- C. Subpolicy 9.1.1(h): Maintain an affordable housing supply in neighborhoods, in addition to creating market-rate housing, as part of revitalization efforts.

The request would facilitate revitalization efforts while maintaining an affordable housing supply in neighborhoods and would create market-rate housing facilitated by Homewise.

13. The request furthers the following Goals and Policies from Chapter 9: Housing pertaining to Affordability:

- A. Policy 9.1.2 - Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options through the area.

The request is for a zone map amendment, not a site plan review therefore Staff is unable to determine if in fact the proposed development would encourage high-quality housing options in the area. However, the core mission of Homewise is to empower people through home ownership so more than likely the request would allow for mixed income housing options throughout the area.

- B. Subpolicy 9.1.2(b): Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.

The request would encourage a diversity of housing types by allowing for this historic property to continue as a low density multi-family use.

- C. Subpolicy 9.1.2(c): Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options.

The subject site would maintain the scale of the existing single-family neighborhoods while expanding housing options. If the zone map amendment is approved, the applicant is proposing to repair the exterior stucco, windows, siding, and roof with materials that blend into the historic Huning Highland neighborhood. If approved, all exterior building changes would require the review and approval by the City Landmark's Commission to ensure compliance with City regulations.

- D. Subpolicy 9.1.2(d): Encourage the development of higher density affordable and mixed income housing in Downtown, near job centers, and along transit corridors.



The request would facilitate rehabilitation of the subject site that is near Downtown, near job centers, and along transit corridors while offering higher density and affordable mixed income housing.

14. The request furthers the following Goals and Policies from Chapter 11: Heritage Conservation:

- A. Policy 11.2.2 – Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

The subject site contains a historic building that was built in 1904 with an architectural style of a Simplified Queen Anne with Vernacular Additions. The building is of local significance and helps preserve the historic fabric of the Huning Highland neighborhood.

- B. Subpolicy 11.2.2(a): Preserve and maintain historically significant buildings and spaces.

The request would help preserve and maintain historically significant buildings and spaces by allowing for the property to be rehabilitated and brought out of its nonconforming use and state of disrepair.

- C. Subpolicy 11.2.2(b): Recognize historic buildings and districts as vital elements of the community.

The building on the subject site is a historic building in the Huning Highland neighborhood that is a vital element of the community.

- D. Subpolicy 11.2.2(c): Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.

The request for a zone map amendment would facilitate the adaptive reuse of this historic building that contributes to the fabric of Huning Highland. The adaptive reuse would be a way to save this substandard, neglected building that might otherwise be demolished if it should fall further into disrepair.

15. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding community identity, land use, infill, efficient development patterns and housing and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and morals and general welfare.

- B. Criterion B: The subject site is located wholly in an Area of Change, so this Criterion does not apply.

C. Criterion C: The subject site is located wholly in an Area of Change and the applicant refers to sub-criterion 3, that a different zone district is more advantageous to the community as articulated by the Comprehensive Plan, including implementation of patterns of land use, development density and intensity, and connectivity. The applicant has adequately justified the request by stating it would provide for an opportunity to develop a similar type of housing and services in an area that consists predominantly of single-family dwellings. The request would further Comprehensive Plan Goals and policies relating to community identity, land use, infill, and housing.

D. Criterion D: The applicant compared the existing R-1A zoning to the proposed R-ML zoning. Uses that would become permissive under the R-ML zone, which are not currently allowed, are townhouse, multi-family, and community residential facility (small-large).

The applicant discussed each use that would become permissive if the request is approved. Adding multi-family dwelling units (uses not allowed in the R-1A zone) to the area would generally not be considered harmful. The area is mostly characterized by single-family dwellings south of the subject site but there are multi-family low density uses dispersed through the area and it would be advantageous to the existing residents for the property to be rezoned thereby expanding housing options in the area

E. Criterion E: The City's existing infrastructure and public improvements would have adequate capacity to serve the development made possible by the zone change (Criterion 1).

F. Criterion F: Staff agrees that the Applicant's justification is not completely based on the property's location on a major street. The property is located on High Street SE that is classified as a local urban street.

G. Criterion G: Economic considerations are always a factor, but the Applicant's justification for the R-ML zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the existing zoning.

H. Criterion H: The request would create a spot zone because it would apply a zone different from the surrounding zone district. The request for the zone map amendment meets Criterion 1 because the subject property is not suited for single-family use and the rezone would allow for the property to return to the multi-family low density use it had prior to the adoption of the IDO. Moreover, had the property not been vacant and in disrepair due to the fire, at the time of the IDO adoption, the property would have been classified as an R-ML zone.

16. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Based on this demonstration, the proposed zone category would generally be more advantageous to the community than the current zoning.

17. The affected neighborhood organizations are the EDo Neighborhood Association and the Huning Highland Historic District Association. Property owners within 100 feet of the subject site were also notified as required.
18. A pre-application facilitated meeting was held on June 30, 2021 with members of the East Downtown Neighborhood Association and the Huning Highland Historic District Association. While the neighbors expressed support for the rehabilitation of a long-distressed property and the anticipated sale, rather than rental units, they noted that parking is extremely limited in the area and that the anticipated number of units should be limited to five or six, in part to reduce parking demand by unit owners. Given the importance of the street view, neighbors wish to be in communication with the architecture team and designers as they do not want to see parking spaces in front of the property.
19. A post-submittal facilitated meeting was held on July 28, 2021. While the neighbors have expressed support for the rehabilitation of a long-distressed property and the anticipated sale rather than rental of units, they continued to express concern that parking is extremely limited in the area and that the anticipated number of units should be limited to 5 or 6 rather than 8-10. The neighbors would prefer to limit the number of units to 5 or 6 in part to reduce the demand for parking by unit owners. Several expressed appreciation for the commitment of Homewise to keep the neighbors in communication, such as by attending the monthly Neighborhood Association meetings.
20. As of this writing, Staff has not received any comments in support or opposition to the request.

***RECOMMENDATION - RZ-2021-00025, August 19, 2021***

**APPROVAL of Project #: 2021-005685, Case #RZ-2021-00025, a zone change from R-1A to R-ML for Lot 5, Block 26, Huning Highland Addition, located at 119 High Street SE, between Gold Avenue SE and Central Avenue SE, based on the preceding Findings.**

---

*Silvia Bolivar*

**Silvia Bolivar, PLA, ASLA  
Current Planner**

Notice of Decision cc list:

cc: Homewise, Inc. 1301 Siler Road, Bldg. D, Santa Fe, NM 87507  
Consensus Planning, [cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
EDo Neighborhood Association, John Freisinger [john@innovateabq.com](mailto:john@innovateabq.com)  
EDo Neighborhood Association, David Tanner [david@contextabq.com](mailto:david@contextabq.com)  
Huning Highland Historic District Association, Bonnie Anderson  
[andersonbonnie505@gmail.com](mailto:andersonbonnie505@gmail.com)  
Huning Highland Historic District Association, Ann Carson [a.louisa.carson@gmail.com](mailto:a.louisa.carson@gmail.com)  
Legal, [kmorrow@cabq.gov](mailto:kmorrow@cabq.gov)  
EPC file

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

### ***PLANNING DEPARTMENT***

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

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

No comments were provided.

### ***CITY ENGINEER***

#### ***Transportation Development Review Service***

The Transportation Department has no objection to the Zone Map Amendment.

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

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

No adverse comments at this time.

#### ***Department of Municipal Development (DMD)***

No adverse comments.

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

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

### ***ABC WATER UTILITY AUTHORITY (ABCWUA)***

No adverse comment to the zone change. For information only: Please request an Availability Statement for the site as soon as development is known. The request can be made at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>. The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

### ***SOLID WASTE MANAGEMENT DEPARTMENT***

If zone amendment is approved, what type of refuse service would be proposed for this building? Residential cart service, each unit would require a trash cart, 5' between carts would be needed. Commercial trash service would require for the dumpster to be enclosed. The trash enclosure would have to meet the Solid Waste Departments minimum requirements. A site plan to scale approved for access by Solid Waste would be required.

**PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)**

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 [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNBM to review.

**ABQ RIDE**

ABQ RIDE supports the request, as it reinvigorates a historic multi-family use along the ART Corridor and can contribute to ridership.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**Parks and Recreation**

No comments.

**Planning and Design**

**Open Space Division**

**City Forester**

**Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)**

No comments at this time.

**FIRE DEPARTMENT/Planning**

***Comments from Other Agencies***

**BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING**

No adverse comments.

**ALBUQUERQUE PUBLIC SCHOOLS**

Case Comments: Development at this location would impact Eugene Field Elementary School, Jefferson Middle School, and Albuquerque High School.

- i. **Residential Units: 10**
- ii. **Est. Elementary School Students: 3**
- iii. **Est. Middle School Students: 2**
- iv. **Est. High School Students: 2**
- v. **Est. Total # of Students from Project: 7**



\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

**School Capacity**

<b>School</b>	<b>2019-2020 Enrollment</b>	<b>Facility Capacity</b>	<b>Space Available</b>
Eugene Field Elementary School	192	376	184
Jefferson Middle School	793	900	107
Albuquerque High School	1,788	1,950	162

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)**

No adverse comments.

**COUNTY OF BERNALILLO**

No adverse comments.

**PLANNING AND DEVELOPMENT SERVICES**

No adverse comments.

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

No adverse comments.

**BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING**

No adverse comments.

**NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)**

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PETROGLYPH NATIONAL MONUMENT**

**AVIATION DEPARTMENT**

**KIRTLAND AIR FORCE BASE**



**Figure 1: Subject site – 119 High Street SE**

**Figure 2: Subject site – 119 High Street SE**



**Figure 3: Single family home (south of subject site).**





**Figure 4:** Neighborhood context – High Street SE

**Figure 5:** Property on Walter Street SE that is zoned R-ML.



**Figure 6:** Posted sign – 119 High Street SE





Figure 7: Existing conditions. Original home built in 1904.

Figure 8: “Store” at the street built in 1952.



Figure 9: Existing conditions – rear additions.





Figure 10: Existing conditions – additional units.

Figure 11: Separate building – rear of property.



Figure 12: Rear of property – facing alley.

## HISTORY



## ZONING

Please refer to IDO Sub-section 14-16-2-3(B) for the Residential – Single-Family Zone District (R-1A)

Please refer to IDO Sub-section 14-16-2-3(E ) for the Residential – Multi-Family Low Density Zone District (R-ML)

## APPLICANT INFORMATION



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Homewise Inc.		Phone: 505-764-9801
Address: 1301 Siler Road, Bldg. D		Email: cp@consensusplanning.com
City: Santa Fe	State: NM	Zip: 87507
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801
Address: 302 8th St NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List all owners:

### BRIEF DESCRIPTION OF REQUEST

This request is for a Zoning Map Amendment to rezone the property at 119 High Street from R-1A to R-ML to return the property to its original multi-family use.

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

Lot or Tract No.: Lot 5	Block: Blck 26	Unit:
Subdivision/Addition: Huning Highland Addition	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K-14-Z	Existing Zoning: R-1A	Proposed Zoning: R-ML
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 0.1671

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 119 High Street SE	Between:	and:
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

LUC-93-10

Signature:	Date: June 7, 2021
Printed Name: James Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

## Form Z: Policy Decisions

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

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

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

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

### ☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

#### ☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

#### ☐ **AMENDMENT TO IDO TEXT**

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

### ☒ **ZONING MAP AMENDMENT – EPC**

#### ☐ **ZONING MAP AMENDMENT – COUNCIL**

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

#### ☐ **ANNEXATION OF LAND**

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

**I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.**

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

Date: June 15, 2021

Printed Name: James Strozier

☐ Applicant or ☒ Agent

#### **FOR OFFICIAL USE ONLY**

Project Number:

Case Numbers

-

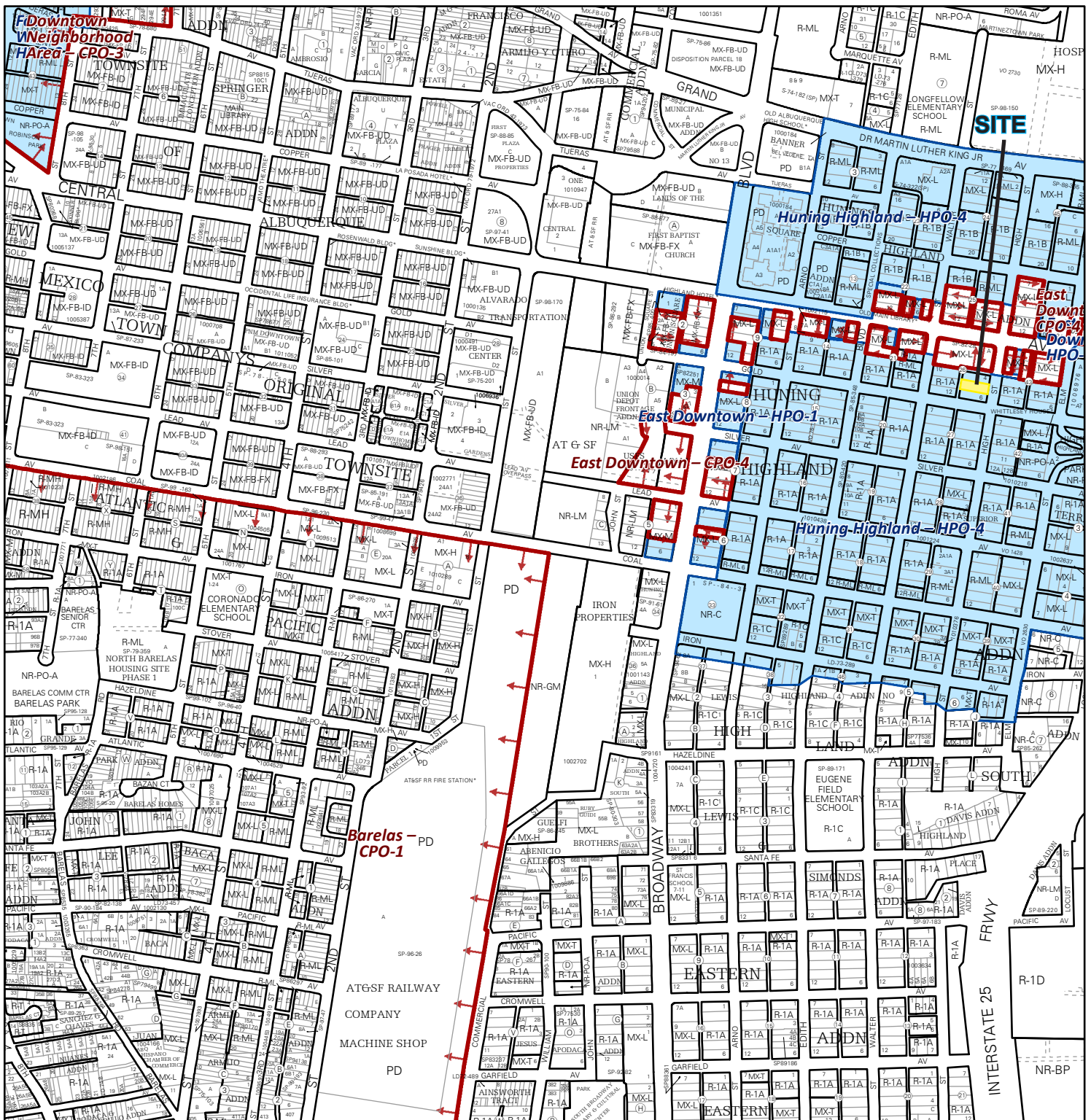
-

-

Staff Signature:

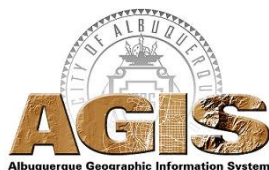
Date:





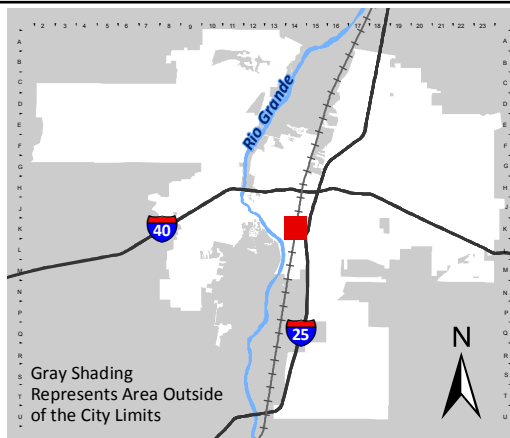
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

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



Zone Atlas Page:  
**K-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

0 250 500 1,000 Feet

**HOMEWISE, INC.**  
1301 SILER RD, BUILDING D  
SANTA FE, NM 87507

June 29, 2021

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

Re: Letter of Authorization for Zoning Map Amendment

To Whom It May Concern:

Homewise, a New Mexico Nonprofit Corporation, hereby authorizes Consensus Planning, and its employees, to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the property located 119 High Street SE. The subject property is legally described as Lot 5 Block 26 Huning Highland Addition.

Please contact me if you have any questions or need any additional information.

Sincerely,

Homewise, Inc.

By:

*Johanna Gilligan*

Printed Name:

Johanna Gilligan

Title:

Senior Director, Community Development





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: 119 High Street SE Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: K-14-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LT 5 BLK 26 HUNINGS HIGHLAND ADDN  
City Address: 119 High Street SE

Applicant: Homewise Inc. Contact: Jim Strozier  
Address: 1301 Siler Road, Bldg. D, Santa Fe, New Mexico 87507  
Phone#: 505-764-9801 Fax#: \_\_\_\_\_ E-mail: cp@consensusplanning.com

### Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: R-1 / R-ML

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: ☒ Same Use/Increased Activity: ( )

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

Describe development and Uses:

This building has been vacant for several years. It was previously used as a multi-family residential property, and originally as a historic boarding house with 16 units. The proposed zone change will allow for a continuation of this use with a conversion to 8-10 units.

Days and Hours of Operation (if known): n/a

### Facility

Building Size (sq. ft.): 7,131 sq ft

Number of Residential Units: 8 -10

Number of Commercial Units: \_\_\_\_\_

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name

Adjacent Roadway(s) Posted Speed: Street Name High St SE Posted Speed 20 mph

Street Name Central Ave SE Posted Speed 30 mph

ITE Land Use #220,  
Multifamily Housing  
(Low-Rise), 10 DU,  
AM peak < 10 trips,  
PM < 10 trips

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Main Street Corridor / 0 - local urban streets  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Urban Center  
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): Bus service on Central Nearest Transit Stop(s): Bus Stop Route 66, 766, 777 on Central E/W near Edith; Rapid Ride Route 766, 777 Stop on Central E/W near Mulberry

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Designated bike lane along Central Ave  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks on High St SE are already existing and in sufficient condition

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

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

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

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

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

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

## TIS Determination

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

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

Thresholds Met? Yes [ ] No ☒

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

Notes:

*M.P. P.E.*

6/9/2021

TRAFFIC ENGINEER

DATE

## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

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

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

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-084 Date: 6/8/2021 Email: Fpacheco@homewise.org

Address: 119 High Street

### AGENCY REPRESENTATIVES

Planning: Catalina Lehner (clehner@cabq.gov) James Aranda (imaranda@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

### PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.*

*Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

**REQUEST:** Currently site is zoned is R-1A with 16 units. Upon acquisition of property proposed site plans include downsizing to 8-10-unit multi-family property. Please see attached Word Document for full description.

### SITE INFORMATION:

Zone: R-1A

Size: 0.1514

Use: Residential

Overlay zone: (HPO – 4 Huning Highland)

Comp Plan Area of: Consistency

Comp Plan Corridor: PT/MT/MS

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-1: Residential Zone District Dimensional Standards

\*Neighborhood Organization/s: EDO Neighborhood Association Incorporated

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods.resources](http://www.cabq.gov/neighborhoods.resources).*

### PROCESS:

Type of Action: 6-7(G) ZONING MAP AMENDMENT – EPC?

Review and Approval Body: xxx Is this a PRT requirement? See Table 6-1-1

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-084 Date: 6/8/2021 Email: Fpacheco@homewise.org  
Address: 119 High Street

### **NOTES:**

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

### **Download Forms & Applications**

<https://www.cabq.gov/planning/online-forms>

### **New Public Notice Forms**

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

### **Records requests**

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### **Requests to Inspect Public Records**

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

### **File Submittal**

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

### **Zoning Comments**

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-084 Date: 6/8/2021 Email: Fpacheco@homewise.org

Address: 119 High Street

### **PROPERTY INFORMATION**

- Address: 119 HIGH ST SE
- Lot: 5 Block: 26
- Subdivision: HUNING HIGHLAND ADDN
- (PT) Premium Transit Station Areas 660ft
- (MS) Main Street Corridors 660ft
- EDo Station
- (MT) Major Transit Corridors 660ft
- Historic Certificate - Major (6-6)
- Huning Highland – HPO-4
- Cumulative Impacts Analysis Requirements (6-4)
- Railroad and Spur Area
- Huning Highland – HPO-4
- Type: Change
- Calculated GIS Acres: 0.1654
- IDO Zoning: R-1A – [Proposed to MX-L](#)
- Old Zoning Designation: SU-2
- Old Zoning Description: MR
- Old Zoning Category: RESIDENTIAL

### **ALLOWABLE USE(S)**

- Dwelling, multi-family – Permissive Accessory in the MX-L zone

### **USE SPECIFIC STANDARDS**

- 4-3(B)(7) Dwelling, Multi-family

### **DEFINITION(S)**

- Dwelling, Multi-family - A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family. See also Development Definitions for Multi-family.

### **DEVELOPMENT STANDARDS**

- 5-5(C)(5) Parking Reductions
- 5-5(C)(5)(c) Reduction for Proximity to Transit

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

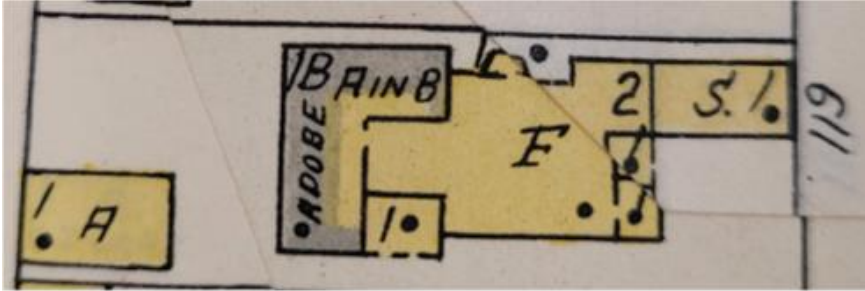
PA# 21-084

Date: 6/8/2021

Email: Fpacheco@homewise.org

Address: 119 High Street

### APPLICANT'S QUESTIONS



- If the Non-conforming structure is removed; then it would have to comply with today's effective IDO IDO standards and regulations.
- Would have to request Certificate of Appropriateness – Contact Leslie Naji @ 505-924-3927
- Would even be good with 7 Parking spaces (10 units)

### PROCESS

- 6-7(G) ZONING MAP AMENDMENT – EPC

*As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.*

### **Transportation Development Comments**

### **PRT 21-084 (119 High Street SW.)**

### **Information for Site Development – Transportation Development**

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

### **General Comments below:**

#### **Curb Cuts**

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-084 Date: 6/8/2021 Email: Fpacheco@homewise.org

Address: 119 High Street

### Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

### Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

### Traffic Studies

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

### Platting and Public Infrastructure Requirements for Roadways

1. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
2. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
3. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
4. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-084 Date: 6/8/2021 Email: Fpacheco@homewise.org

Address: 119 High Street

5. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.
6. Any Plat action? Contact Jeanne Wolfenbarger for comments/questions/discussions.

*If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at [dewell@cabq.gov](mailto:dewell@cabq.gov)*



July 21, 2021

Environmental Planning Commission  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Mr. Chairman:

The purpose of this letter is to request a Zoning Map Amendment – EPC for the property located at 119 High Street SE. This property is legally described as Lot 5 Block 26 Huning Highland Addition containing 0.1671 acres. The property contains a historic building that was previously used as a boarding house and multi-family housing containing up to 16 units until 2010 when it was damaged by a fire. The original building, as well as a two-story outbuilding on the back of the property are currently vacant and in substandard condition. Because this rezoning request is for a property containing less than five acres and fulfills the criteria set in IDO section 14-16-6-7(G), this request is subject to approval by the Environmental Planning Commission and does not require City Council approval.

*Figure 1. Subject site (in red) and surrounding context.*



## THE REQUEST

The Applicant requests a Zoning Map Amendment for the property located at 119 High Street SE. This property is currently zoned R-1A, Residential – Single-family, and the requested zone change is for R-ML, Residential – Multi-family Low Density.

## SITE HISTORY

119 High Street SE is a historic property located in the Huning Highland neighborhood. The first building on the site was constructed in 1904. This building was expanded with additions to both the back and front, and an

## PRINCIPALS

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP

additional two-story outbuilding on the back of the property that was constructed by the 1960s. The building has been used as a boarding house and later multi-family apartment housing from the 1940s until 2010 when it became vacant after a fire.

*Image 1. Site Frontage from High Street SE*



News reports from the early to mid-twentieth century show the historic use of the property as a boarding house and its advertisement in local publications. Reporting from the 1940 United States Census also shows 9 individual households and lodgers residing on the property. The Sanborn Maps show this use in 1951 as "F" for flat, meaning multi-level apartments. These historical documents have been highlighted in Exhibit A and Exhibit B. Records from the Landmarks Commission show the property's conversion to 14 apartment units in 1947.

Additionally, the 1988 Huning Highland Sector Development Plan (Exhibit C) shows the land use of the property as both Multi-Family and Commercial, and that the buildings were in "Good Condition or Slight Deterioration" at the time of the Plan. The commercial land use was recorded for the addition to the front of the original building that was built in 1952. According to Landmarks Commission records, the front addition was initially used as a newspaper stand that was listed as a "Nook News Dealer," and later was used for "Betty's Bookkeeping Service" beginning in 1979 and continuing into the 1990s.

The building was purchased by Bruce Maxey in 1998 for continued use as multi-family housing. Mr. Maxey rented 16 apartment units until it was damaged by a fire in January 2010. The property has been vacant since the fire, and is currently in substandard condition due to water and fire damage, and deterioration from the original building materials over time. Criterium Engineering reviewed the building in April 2021 and identified this damage, but deemed the buildings salvageable.

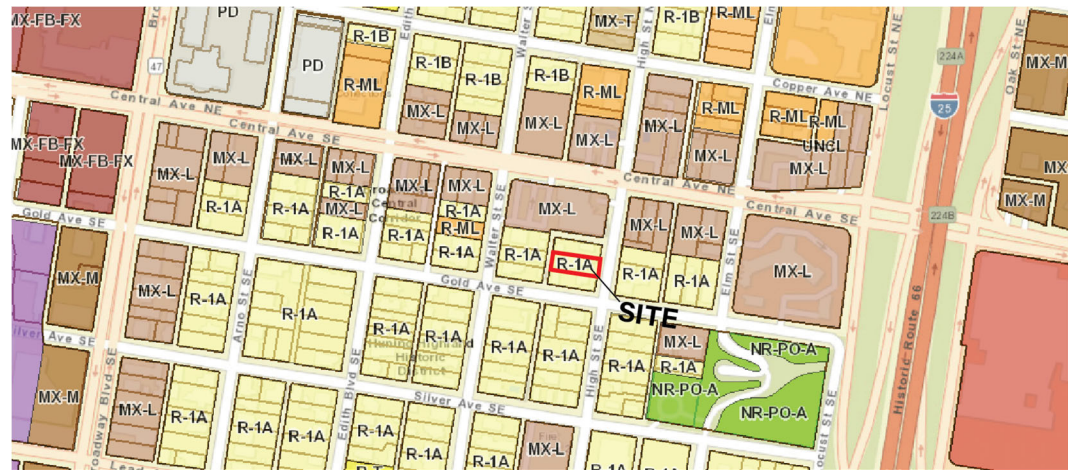
After the engineering survey, the property was purchased by Homewise in May of 2021 with the intention of restoring the building to its original historic character and continuing its use as multi-family housing.

### LAND USE AND ZONING

The site is located in a residential neighborhood that connects to the commercial corridor along Central Ave. This area is part of the Huning Highland Historic Protection Overlay Zone (HPO-4). While the area immediately surrounding the property is primarily zoned R-1A, the neighborhood to the north of Central Ave SE contains a mix of R-1B and R-ML zoning.

Prior to the IDO, this property was zoned SU-2, MR for Mixed Residential. When the IDO zoning conversion was put in place, the entire neighborhood was rezoned to R-1A as shown in Figure 2.

Figure 2. Zoning



It is important to note that this area includes a number of existing multi-family properties that are also zoned R-1A (as shown in Figure 3). The properties containing multi-family use as of June 2021 have been highlighted in Figure 3. Exhibit D provides further detail about the number of units for each multi-family dwelling. The Huning Highland Sector Plan from 1988 (Exhibit C) also shows many of the multi-family uses that are still present in the neighborhood today.

**TABLE 1. Surrounding Zoning & Land Use**

<b>NORTH</b>	R-1A, MX-L, R-ML, R-1B	Commercial and restaurants, single-family and multi-family residential
<b>EAST</b>	R-1A, MX-L, NR-PO-A	Single-family residential, Hotel Parq Central, Highland Park
<b>SOUTH</b>	R-1A	Single-family residential
<b>WEST</b>	R-1A, MX-L, R-ML	Single-family residential, commercial and restaurants, multi-family triplex property



Figure 3. Land Use



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

The subject site is within the Central Albuquerque Community Planning Area and is designated as an Area of Change in the 2017 Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan). Central Ave to the north of the subject site is designated as a Major Transit Corridor and Premium Transit Corridor, as well as a Main Street Corridor.

We believe the requested zone change is more advantageous to the community as articulated by, and clearly facilitates realization of, the ABC Comp Plan. The following is an analysis of the applicable ABC Comp Plan goals and policies.

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

*Applicant Response:* The return of the subject property to multi-family housing after remaining vacant for many years helps ensure appropriate scale and location by continuing a historic use in an area that has a high demand for housing. This application furthers this policy more specifically as articulated by the sub-policy below.

##### **a) Maintain and preserve the unique qualities of historic areas.**

*Applicant Response:* The subject site is within the Huning Highland Historic Protection Overlay Zone, HPO-4 and is home to an existing historic multi-family building. This request furthers this sub-policy because changing the zoning to R-ML will allow development of the appropriate type and scale of uses on this historic property. Because the building was used throughout the 20<sup>th</sup> century as a boarding house and apartment housing, rehabilitation to multi-family housing will take advantage of, and preserve, the unique character of the buildings on the

site. Any future changes to the building are required to be reviewed by the Landmarks Commission to obtain a Certificate of Appropriateness.

**Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.**

*Applicant Response:* This rezoning request will help contribute to the distinct identity and sense of place in the Huning Highland neighborhood by creating an opportunity to restore a historic property to its primary historic use. Conversion to R-ML zoning will help ensure that this property has the potential for rehabilitation that fits the identity and sense of place in this historic neighborhood in the heart of downtown Albuquerque. The zoning change helps protect the character of this neighborhood which has many multi-family properties interspersed with historic single-family homes by restoring multi-family housing on the property to a conforming use.

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

*Applicant Response:* This request fulfills this goal because it helps grow the downtown area, specifically the Huning Highland neighborhood which is only four blocks away from the East Downtown Activity Center. The subject property is also located adjacent to Central Avenue which is a primary target of the ABC Comp Plan's multi-modal network and Corridor designations (Major and Premium Transit Corridor, Main Street Corridor). This application furthers this goal more specifically as articulated by the policy and sub-policies below.

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

*Applicant Response:* This request furthers this policy because a rezoning will allow sustainable multi-family housing development on a property that has been vacant for 11 years. This rehabilitation will occur adjacent to the many multi-modal and ABC Comp Plan Corridor designations along Central Avenue (Major and Premium Transit Corridor, Main Street Corridor), capturing growth in the downtown center.

**a) Create walkable places that provide opportunities to live, work, learn, shop, and play.**

*Applicant Response:* This request furthers this sub-policy by allowing an opportunity for multi-family housing on a property that is currently vacant. Allowing the requested zone change for this property will create the opportunity to rehab multi-family housing in a walkable neighborhood close to many places to learn, work, shop, and play.

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

*Applicant Response:* This request furthers this sub-policy by allowing for the development of multi-family housing on a property that is in close proximity to employment opportunities and commercial activity in the downtown center. The subject property is in an Area of Change and adjacent to Central Avenue which is classified as a Major and Premium Transit Corridor as well as a Main Street Corridor. This fulfills this policy's intent of encouraging redevelopment in Centers and Corridors.

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

*Applicant Response:* The proposed zone change will bring the existing multi-unit buildings on the property out of nonconformance. This will also establish appropriate density for the historic character of the property in accordance with the direction of more intense growth to Centers, specifically the nearby East Downtown Activity Center (four blocks west), and adjacent Central Ave Main Street Corridor.

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

*Applicant Response:* The rezoning for this property and subsequent intended multi-family development helps bring new housing adjacent to a Major and a Premium Transit Corridor along Central Avenue. This rezoning also supports the creation of new housing that is walkable and helps grow the pedestrian-oriented east downtown area.

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

*Applicant Response:* This request supports this sub-policy by allowing for the redevelopment of new multi-family housing adjacent to the Central Ave Major and Premium Transit Corridors. These Corridors contain many transportation routes, and rezoning will encourage higher density within a ¼ mile of multiple transit stops on Central Ave.

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

*Applicant Response:* This request furthers this policy by adding additional housing close to the mix of uses on Central Avenue. This policy is specifically articulated by the sub-policies below.

**b) Encourage development that offers choice in transportation, work areas, and lifestyles.**

*Applicant Response:* This request furthers this sub-policy by allowing multi-family residential development in a well-connected neighborhood that offers myriad transportation options, and access to diverse work areas and different types of lifestyles. Changing the zoning will allow development on this property that is currently vacant, increasing choice in the neighborhood. This property is also located in east downtown and well connected via walking to many transportation, work, and lifestyle amenities.

**d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.**

*Applicant Response:* This request furthers this sub-policy by allowing multi-family residential development that broadens housing options in the Huning Highland neighborhood. Huning Highland has a range of both multi-family and single family residential housing, and the allowance of additional multi-family housing increases the availability of housing options at additional price points in the neighborhood.

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

*Applicant Response:* This request furthers this sub-policy by allowing for the development of multi-family housing on a property that is adjacent to the mix of uses on Central Avenue. Additionally, the creation of new housing that is in a walkable neighborhood and the development of a historic property that is currently vacant helps contribute to a healthy and sustainable community.

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

*Applicant Response:* This request furthers this sub-policy by allowing multi-family residential development via the zone change on a lot that currently contains buildings that have been vacant since 2010. The development of multi-family housing clearly supports this sub-policy by repurposing the existing multi-family buildings that are vacant.

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

*Applicant Response:* This request furthers this goal by maximizing the utility of the existing buildings on this site through a zone change that will allow multi-family development. This opportunity for rehabilitation is an efficient use of public land that clearly supports the public good by increasing the variety of housing options in the popular east downtown neighborhood.



**Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.**

*Applicant Response:* This request furthers this policy because the change will support the reuse of the existing building structures that are currently vacant and in disrepair. Additionally, the property is located in Central Albuquerque with excellent access to all necessary services, infrastructure, and public facilities.

**Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.**

*Applicant Response:* Leaving this property as a single-family parcel would be counterintuitive, and would not help accomplish this policy. In contrast, the opportunity to develop multi-family housing that is supported by this rezoning request increases the variety of housing for additional types of community residents and households in the neighborhood. This policy is more specifically articulated by the sub-policies below.

**a) Increase the supply of housing that is affordable for all income levels.**

*Applicant Response:* This request allows the development of multi-family housing in a neighborhood with many single-family homes. Increasing the number of multi-family units in this neighborhood ensures that there is affordable housing for more income levels.

**h) Maintain an affordable housing supply in neighborhoods, in addition to creating market-rate housing, as part of revitalization efforts.**

*Applicant Response:* Homewise is a non-profit housing developer focused on providing affordable options and creating pathways to homeownership for residents of Albuquerque. Homewise's track record clearly supports the advancement of these ABC Comp Plan policies, and their plan to convert the building into for-sale condominium units varying in size from 600-1200 s.f. demonstrates their commitment to improving housing for a variety of household types in this neighborhood.

**Policy 9.1.2. Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.**

*Applicant Response:* This request supports this policy because it will encourage the development of multi-family housing in a neighborhood that has a mix of single-family and multi-family options. Allowing multi-family options on this property brings a historic use into conformance, and helps ensure more affordable and mixed-income housing options in the neighborhood. This policy is further articulated by the sub-policies below.

**b) Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.**

*Applicant Response:* The rezoning of this property to R-ML supports this sub-policy by creating the opportunity to add more housing diversity in this neighborhood. More specifically, Homewise intends to convert the building into for-sale condominium units, fulfilling one of the housing types cited by this sub-policy. This would not be possible if the zoning is kept as R-1A.

**c) Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options.**

*Applicant Response:* Because this property has been used since the 1940s as multi-family housing, it is an ideal candidate for conversion to multi-family housing. Additionally, this property is only zoned single-family because of the IDO conversion process. Restoring the multi-family use on this property therefore facilitates this sub-policy by creating the opportunity for more housing options while maintaining neighborhood scale.

**d) Encourage the development of higher density affordable and mixed income housing in Downtown, near job centers, and along transit corridors.**

*Applicant Response:* This policy is further facilitated by allowing the opportunity for higher density affordable and mixed income housing in Downtown that is located along the transit corridors on Central Ave adjacent to the site, and four blocks from the East Downtown Activity Center and employment in the greater Downtown area.

**Policy 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.**

*Applicant Response:* This request facilitates this policy because it will allow for the development of a historic building in substandard condition that is located within the Huning Highland Historic Protection Overlay Zone (HPO-4). This policy is more specifically accomplished by the sub-policies detailed below.

**a) Preserve and maintain historically significant buildings and spaces.**

*Applicant Response:* This request helps maintain a historically significant property by bringing its historic use (since the 1940s) as multi-family housing out of nonconformance. The ability to develop multi-family housing will allow the owner of the property the opportunity to restore this property and its site buildings to their former historic character.

**b) Recognize historic buildings and districts as vital elements of the community.**

*Applicant Response:* This rezoning request helps to recognize historic buildings and districts through the opportunity to create new development on a building that has been vacant since 2010. A rezone further facilitates this sub-policy by recognizing that this neighborhood has historically containing a mix of housing options (see Exhibit D for more details on multi-family properties in the surrounding neighborhood).

**c) Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.**

*Applicant Response:* This request helps facilitate the reuse of a historic structure to bring new multi-family housing to the area. This brings new investment to a property that has been vacant for over a decade.

**INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA**

The following explanation summarizes how the request for a Zoning Map Amendment meets the IDO criteria pursuant to IDO Section 14-16-6-7(G) Zoning Map Amendment – EPC.

**6-7(G)(1) Applicability**

*Applicant response:* This request for a Zoning Map Amendment meets the applicability criteria set in section 6-7(G)(1) because it is for a property 0.17 acres that is located entirely in the R-1A zone district. Additionally, there are no prior applications to rezone this property that would violate section 6-7(G)(1)(b).

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

*Applicant response:* 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 Comprehensive Plan, as amended, and other applicable plans adopted by the City. Please refer to the in-depth analysis of the applicable Goals and Policies in the previous section.

**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 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 response:* The subject site is located wholly in an Area of Change, so this criterion does not apply.

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

- 1. There was 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 response:* Criteria 3 is met for this application. The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The existing zoning for the subject site does not reflect the historic use of the property as multi-family residential and limits development on the property to single-family use. This property is not suited for single-family use as demonstrated by its long history as a boarding house. The boarding house and multi-family use are demonstrated by numerous historical materials including the 1940 Census and Sanborn Maps (Exhibits A and B, respectively), as well as the 1988 Huning Highland Sector Plan (Exhibit C) which shows the property with a multi-family land use. The IDO zoning conversion process zoned the entirety of the immediate area around the property R-1A based on with the former SU-2 zone. This zoning for the area does not take into account the many multi-family properties which are shown in Figure 3 of this letter and in Exhibit D, or that the previous SU-2 zone was classified as Mixed-Residential.

Changing the zoning from R-1A to R-ML furthers the applicable ABC Comp Plan policies described in this letter, including historic preservation, identity and design, centers and corridors, and placemaking. The site's proximity to Major Transit, Premium Transit, and Main Street Corridors, and the site's location in the Huning Highland Historic Protection Overlay Zone are critical considerations relative to these policies.

The proposed zoning will allow multi-family development that serves the surrounding and overall downtown community by increasing the availability of affordable housing and ensuring this vacant property does not fall into further disrepair. This zoning suits the property's designation in an Area of Change, and it is well served by existing infrastructure. Allowing this multi-family development in this historic multi-family building also supports historic preservation goals and policies by allowing a use that is more appropriate for, and that takes advantage of, the building design and function instead of forcing this property to be renovated as a large single-family home. There is a demonstrated need for additional housing in this area, and a single-family home on this property would both require unnecessary changes to this historic building, and would not serve the surrounding neighborhood or the Albuquerque community as whole.

**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 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.**

*Applicant response:* The requested zoning of R-ML, Residential – Multi-family, Low-Density does not allow any permissive uses that would be harmful to the adjacent property, neighborhood, or community as evidenced by its historic use. The table on the following page provides a comparison of the most-relevant uses from the R-1A and R-ML zones. Uses shown are limited to permissive uses that do not require a Conditional Use approval.

IDO Zoning Comparison: R-1A vs. R-ML		
Use	R-1B	R-ML
Dwelling, single-family detached	P	P
Dwelling, cluster/cottage development	P	P
Dwelling, townhouse	-	P
Dwelling, multi-family	-	P
Assisted living facility or nursing home	P	P
Community residential facility, small	-	P
Community residential facility, medium or large	-	P
Community center or library	P	P
Elementary or middle school	C	P
Parks and open space	P	P
Religious institution	P	P

From this list of uses, the intent of the applicant is to allow for dwelling, multi-family use that restores the property to its original purpose as multi-family residential. This use is currently nonconforming under the R-1A zone classification. The IDO also includes use-specific standards to further regulate certain uses such as size limitations, distance separations, or additional screening requirements. These use-specific standards along with the Historic Protection Overlay Zone requirements and review process involving the Landmarks Commission will ensure that any use from the R-ML zone proposed for the site will not be harmful to the adjacent property, neighborhood, or community.

**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.**

*Applicant Response:* The proposed zone change will be adequately served by the existing City infrastructure immediately adjacent to the property and in the surrounding area. This infrastructure includes roadways, alley ways, water, sewer, and storm drain facilities in the East Downtown neighborhood that can serve the project. Additionally, this property was used as multi-family housing prior to its current vacancy. While the creation of the IDO rezoned the property to R-1A, this does not reflect the property's use over many years as multi-family residential that was adequately served by the infrastructure in the area. Additionally, the proposed zone change will not require major unprogrammed capital expenditures by the City.

**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.**

*Applicant response:* The justification for this Zoning Map Amendment is not completely based on the property's location on a major street. The property is located near to Central Ave which has multiple Comprehensive Plan Corridor designations, but the justification for this rezone is not based entirely on proximity to these Corridors. While the property's location in the East Downtown area and its connectivity to major pedestrian and public transportation



infrastructure is a compelling reason on its own to allow multi-family development in this neighborhood, this justification is instead based primarily on the non-conforming status of the buildings on the property and the IDO zoning classification that does not reflect the many present multi-family uses in the neighborhood. A return to multi-family on this site is an advantageous change that is supported by the ABC Comp Plan policies previously referenced in this letter.

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

*Applicant response:* The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, taking advantage of investment in this currently vacant and dilapidated property supports the historic preservation goals for the Huning Highland Historic Preservation Overlay Zone and is a positive step for the neighborhood and overall community.

**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 one 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 response:* While this Zoning Map Amendment would create a "spot zone" for this property, it is a justifiable spot zone because it clearly facilitates the implementation of the ABC Comp Plan as shown in this justification letter, and the nature of the structures already on the subject property make it unsuitable for the uses allowed in any adjacent zone district (fulfilling Criteria 3).

The multitude of multi-family nonconforming uses in this neighborhood support a rezone of this property to better reflect the character of the neighborhood and its historic character with mixed density housing. The property is also not suited for single-family use and prohibiting multi-family development would not be appropriate given both historic preservation concerns, the land uses in the surrounding neighborhood, and the need for affordable multi-family housing in both the East Downtown neighborhood and Albuquerque more broadly. The change from R-1A to R-ML is therefore a justifiable spot zone that helps support

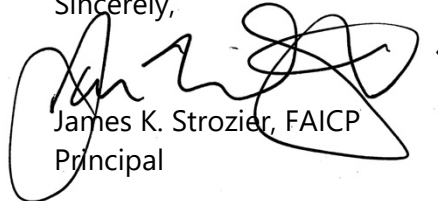


this historic neighborhood and further goals and policies as articulated in the ABC Comp Plan.

**CONCLUSION**

On behalf of Homewise, Inc., we respectfully request the Environmental Planning Commission's approval of this Zoning Map Amendment.

Sincerely,



James K. Strozier, FAICP  
Principal



## **APPENDICES**

- A. 1940 United States Census, Albuquerque
- B. Sanborn Maps
- C. Huning Highland 1988 Sector Plan
- D. Existing Land Use Survey

B. D. No. 2      B. D. No. 1-28  
 Enumerated by me on life and 8, 1900  
*by J. W. White*

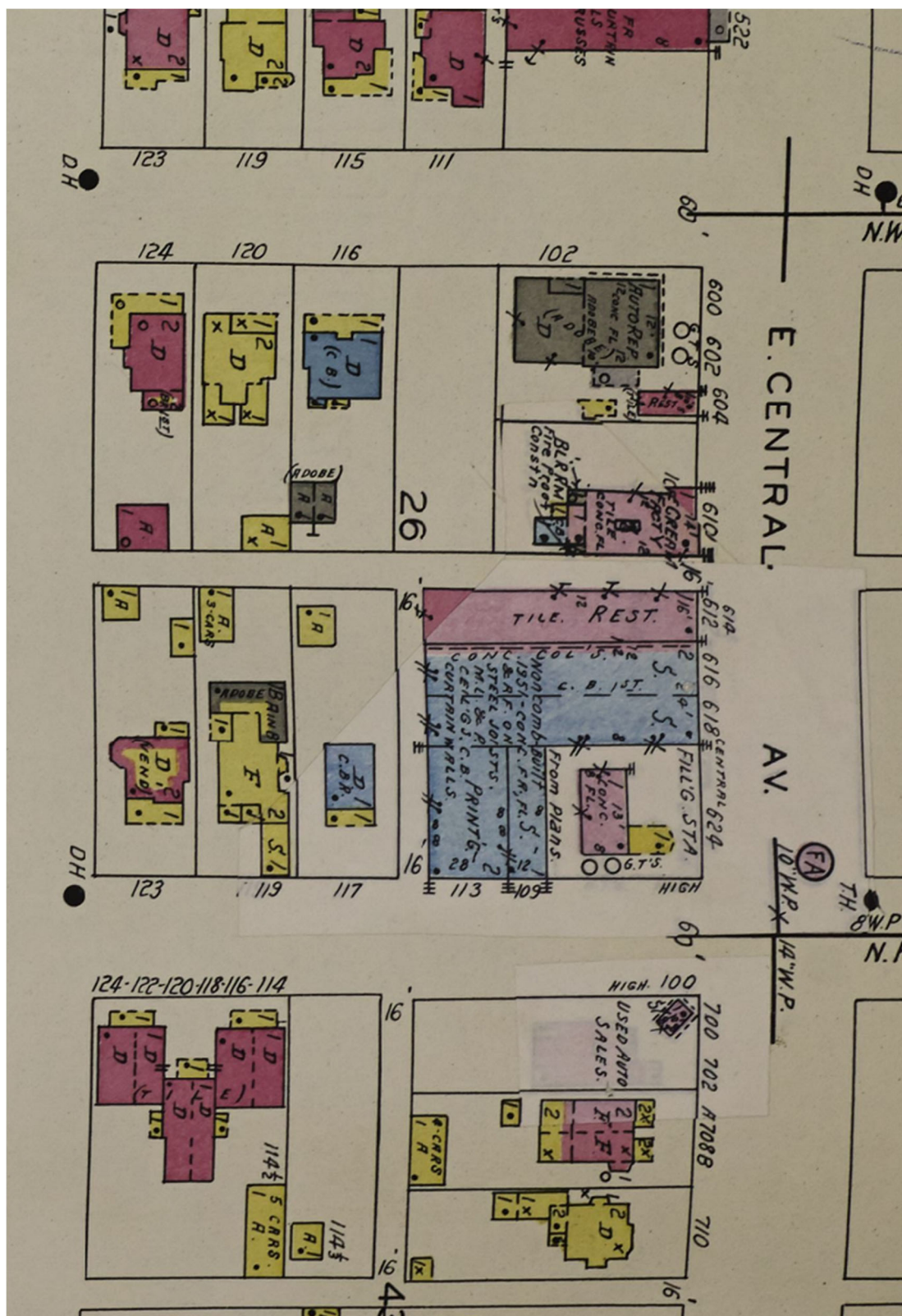
[illegible]

119 High Street Census Recording:  
5 heads of household, 4 lodgers

AGE	NAME	RELATION	SEX	DATE OF BIRTH	PLACE OF BIRTH	EDUCATION	RELIGION	REMARKS
24	JOHN	DOUGLAS	M	1870	MISSOURI	8	Methodist	
25	HENRY	ELLEN	F	1871	MISSOURI	7	Methodist	
26	MORTON	ELLEN	F	1872	MISSOURI	6	Methodist	
27	NEILSON	ROSE	F	1873	MISSOURI	5	Methodist	
28	BURBARGER	CHAS	M	1874	MISSOURI	4	Methodist	
29	ETHEL	WIFE	F	1875	MISSOURI	3	Methodist	
30	BOYD	ELLINOR	F	1876	MISSOURI	2	Methodist	
31	MARY AGNES	HEAD	F	1877	MISSOURI	1	Methodist	
32	HAYS	KATHERINE	F	1878	MISSOURI	0	Methodist	
33	FREDERICK	SHIRLEY	F	1879	MISSOURI	0	Methodist	
34	HARPER	JOSEPH B.	M	1880	MISSOURI	0	Methodist	
35	ROSE GEORGINA	WIFE	F	1881	MISSOURI	0	Methodist	
36	BUTLER	ELIZABETH	F	1882	MISSOURI	0	Methodist	
37	STEELE	ELLA	F	1883	MISSOURI	0	Methodist	



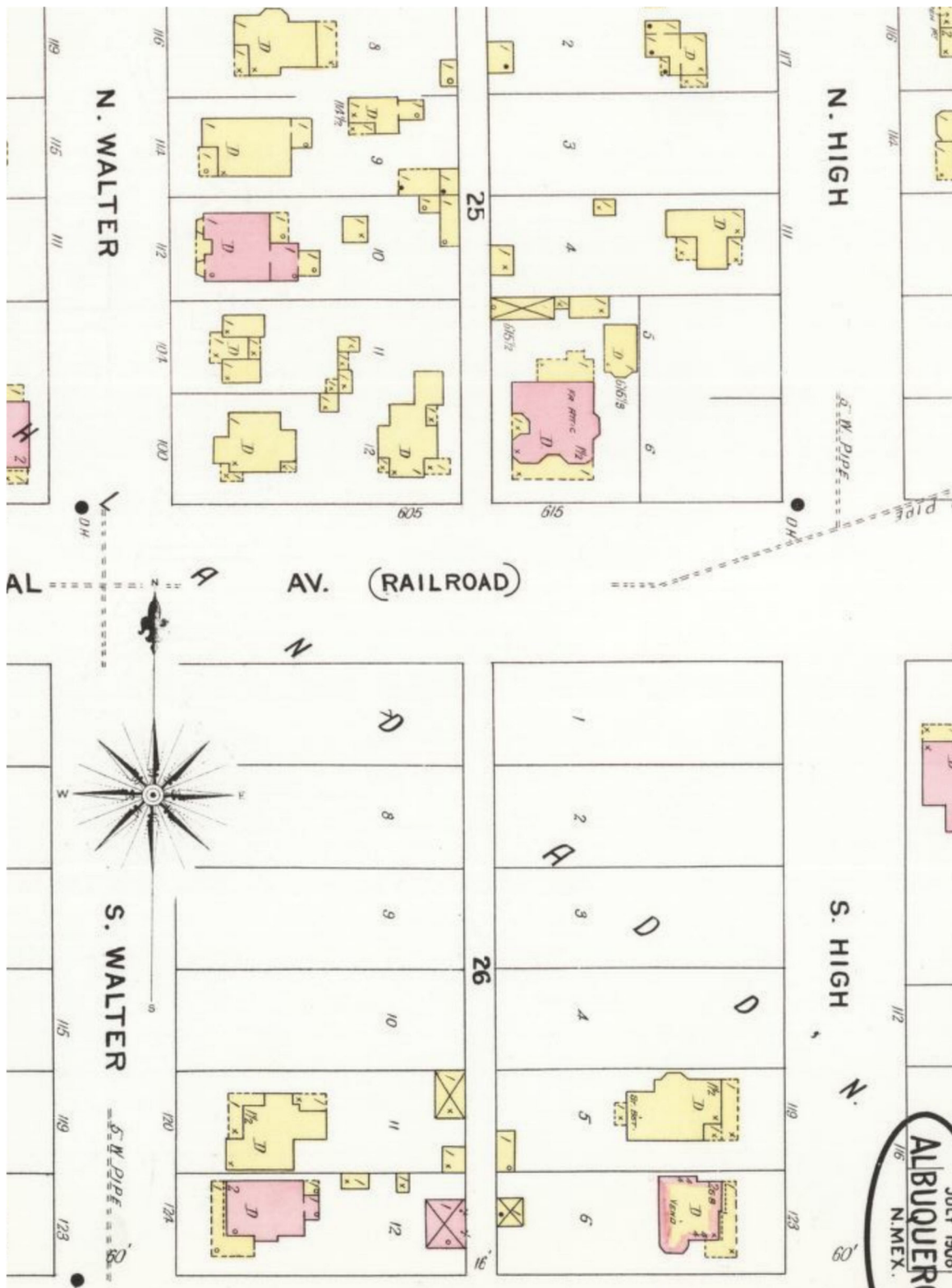
## EXHIBIT B: SANBORN MAPS



**1951 Sanborn Map:** 119 High Street is shown as flat-style apartments with the adobe addition on the back of the structure and addition on the front of the structure. The outbuilding in the back is shown on this map as a 3-car garage.

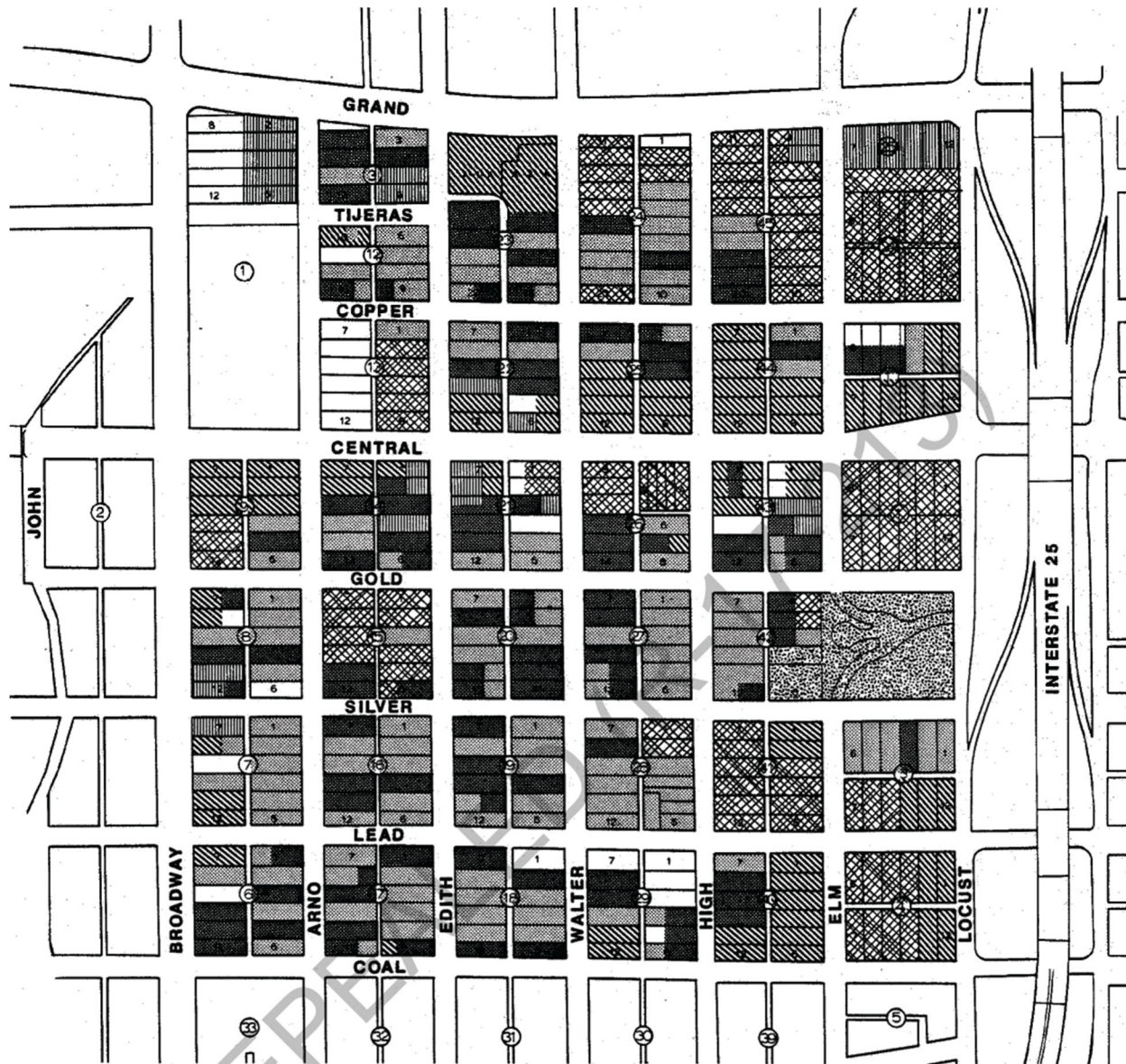


## EXHIBIT B: SANBORN MAPS










**1909 Sanborn Map:** 119 High Street is shown as a dwelling, pre-construction of the adobe additions on the back and front of the original building and the out-building on the back of the property.

# EXHIBIT C: HUNING HIGHLAND 1988 SECTOR PLAN



**NORTH**  **HUNING HIGHLAND /Land Use**

Map 5

-  Single Family
-  Multi-Family
-  Commercial
-  Office
-  Institutional
-  Park
-  Vacant



# EXHIBIT C: HUNING HIGHLAND 1988 SECTOR PLAN



NORTH

**HUNING HIGHLAND/Zoning** 1/5/88

Map 9

MR Mixed Residential

RO Residential/Office

NCR Neighborhood Commercial/Residential

SU-1 Special Use

P Park

Boundary SU-2 Zoning



EXHIBIT D: EXISTING LAND USE SURVEY



## STAFF INFORMATION

July 14, 2021

TO: James Strozier, FAICP  
Principal  
Consensus Planning

FROM: Silvia Bolivar, PLA, ASLA/ *SB*  
Current Planner  
City of Albuquerque Planning Department

RE: PROJECT #2021-005685/RZ-2021-00025  
Zone map Amendment from R-1A and R-ML

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I have completed the initial review of the application, including the justification letter for the proposed Zone Map Amendment (zone change). Further explanation needs to be made to some of the Policies and Goals. Please provide the following:

A revised zoning change justification letter pursuant to the zone change criteria (one copy) by the end of the day on Friday, July 23, 2021. If you have difficulty with this deadline, please let me know.

1. Introduction

- A. Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: Lot 5, Block 26, Huning Highland Addition, located at 119 High Street SE, between Gold Avenue SE and Central Avenue SE, approximately 0.17 acre.

2. Topics & Questions

- A. It seems that some of the neighborhood concerns are related to parking and the Huning Highland HPO criteria, specifically for parking.
  - The amount and location of parking for the project's residents (i.e. whether adequate on-site parking will ensure that the new residents will not park on the street; how the parking will be designed and integrated into the development) seems to be a key issue.
  - The proposed project's density and surrounding land uses in the immediate area.
  - The project's design – including its architecture, massing, scale, and compatibility with the neighborhood context.



#### **5-5(F)(4)(d) Huning Highland – HPO-4**

1. All parking areas with 6 or more parking spaces shall be divided with landscaped areas planted in accordance with Section 14-16-5-6 (Landscaping, Buffering, and Screening).
2. Parking areas shall be accessed primarily by alleys where physical conditions permit.
3. Tandem parking is allowed in driveways provided that the tandem space is behind the front yard setback. The tandem space may be counted in the calculation of required on-site parking.
4. Automobile headlights shall be screened from adjacent lots and from the street in accordance with Section 14-16-5-6 (Landscaping, Buffering, and Screening).

#### **3. 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: EPC Public Hearing is scheduled for Thursday, August 19, 2021. Final Staff Reports will be available on Thursday, August 12, 2021.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

#### **4. Notification & Neighborhood Issues**

*Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: 1) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.*

- A. The pre-submittal neighborhood meeting notification required pursuant to 14-16-6-4(C) appears to be correct and complete.
- B. A facilitated meeting was held on June 30, 2021 from 5 pm to 7 pm. I have received a copy of the minutes that you forwarded to me. I note that some of the members in attendance did not have an objection to changing the zoning – only the number of units (perhaps 3-5 units) and that parking is of great concern to the members of the community (see Topics & Questions).

- C. We received notification that a post-submittal facilitated meeting has been requested. Has this meeting been scheduled? If so, when?
- D. Have any other neighborhood representatives/members of the public contacted you with comments since the submittal of the zone map amendment application?

5. Site History Background

I have access to the Landmarks Commission files and note that the property was actually built in 1904. The architectural style was a Simplified Queen Anne with Vernacular additions. Multiple additions to the front and back were built throughout the years and a “store” at the street was built in 1952. The property was a single family residence until 1947, then had 14 apartments including a back building. The front “store” section was listed as Nook News Dealer later becoming Betty’s Bookkeeping Service c. 1979.

The property is located within the Huning Highland Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (I) identifies standards and guidelines for HPO 4: Huning Highland.

6. Zone Map Amendment (Zone Change) – Justification and Policy Analysis

Please see the notes listed below for your consideration in revising the justification letter. Most of the policies listed are generally appropriate to the request. When revising the justification letter, please keep the response to the Goals separate from the Policy, and Subpolicy responses.

Criterion A - Please see comments listed under each Goal or policy as the arguments/responses need to be strengthened in order to justify the request.

Goals and Policies in Chapter 4 – Community Identity

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

Subpolicy 4.1.2(a) Maintain and preserve the unique qualities of historic areas.

The response to Policy 4.1.2 Identity and Design needs to be separated from Subpolicy 4.1.2(a). The scale and location of the proposed zone map amendment could be appropriate depending on the character of the building design. However, at this time, the request is only for a Zone Map Amendment, not a Site Plan review. If the request is approved, the site plan will be reviewed that must adhere to the Huning Highland HPO to ensure that a contextually appropriate design fits in with the established low-density character of the neighborhood.

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to the distinct identity and sense of place.

The response to this policy needs to be expanded in order to strengthen your argument. The historic character of the building could be preserved as a single-family residence (please see Site Background) therefore a stronger argument is needed in order to justify the request.

#### Goals and Policies in Chapter 5 – Land Use

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

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

Subpolicy 5.1. 1(a): Create walkable places that provide opportunities to live, work, learn, shop, and play.

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

Please separate the Goal/Policy/Subpolicy responses. For policy 5.1.1. – Desired Growth - how is the request for a zone map amendment to R-ML going to capture regional growth when possibly 8-10 units are being proposed? Policy 5.1.1(c) has not been addressed.

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

Response is adequate.

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

Subpolicy 5.1.10(a) – Encourage higher-density residential developments within ¼ mile of transit stops or stations.

Separate the policy/subpolicy response.

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

Subpolicy 5.2.1 (b) - Encourage development that offers choice in transportation, work areas, and lifestyles.

Subpolicy 5.2.1(d) - Encourage development that broadens housing options to meet a range of incomes and lifestyles.

Subpolicy 5.2.1(e) – Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

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

Separate the Policy/Subpolicy response.

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

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Please separate the Goal/Policy response.

#### Goals and Policies in Chapter 9: Housing

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Subpolicy 9.1.1(a) – Increase the supply of housing that is affordable for all income levels.

Subpolicy 9.1.1(c) – Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.

Subpolicy 9.1.1(h) – Maintain an affordable housing supply in neighborhoods, in addition to creating market-rate housing, as part of revitalization efforts.

Again, please separate the response to each policy and subpolicy.

Policy 9.1.2 Affordability: Provide for mixed income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

This request partially fulfills the request because how do we know that there will be high quality housing? The request is for a zone map amendment not a site plan review.

Subpolicy 9.1.2(b) Encourage diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.

Subpolicy 9.1.2(c) Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options.

Subpolicy 9.1.2(d) Encourage the development of higher density affordable and mixed income housing in Downtown, near job centers, and along transit corridors.

Please separate your response for each Policy and subpolicies.

Goals and Policies in Chapter 11 – Heritage Conservation

Policy 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historic interest.

Subpolicy 11.2.2(a) – Preserve and maintain historically significant buildings and spaces.

Subpolicy 11.2.2(b) Recognize historic buildings and districts as vital elements of the community.

Subpolicy 11.2.2(c ) – Encourage the adaptive reuse of historic structures as a strategy to preserve the character and encourage reinvestment.

Please separate the response to the Policy from the subpolicy responses.

Criterion B. The response is appropriate to the request.

Criterion C. The response is appropriate to the request.

Criterion D. The response is appropriate to the request.

Criterion E. The response is appropriate. Please list which criteria you are referring to in your response.

Criterion F. The response is appropriate to the request.

Criterion G. The response is appropriate to the request.

Criterion H. The response is appropriate. Please list which criteria you are referring to in your response.

Thank you.

## NOTIFICATION



## Markie Anderle

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**From:** webmaster=cabq.gov@mailgun.org on behalf of webmaster@cabq.gov  
**Sent:** Thursday, July 1, 2021 9:13 AM  
**To:** Markie Anderle  
**Cc:** ONC@cabq.gov  
**Subject:** Public Notice Inquiry Sheet Submission  
**Attachments:** Zone Atlas Site Marked.pdf

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Jim Strozier

Telephone Number

2167125037

Email Address

anderle@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th st NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lot 5 Block 26 huning highland addition

Physical address of subject site:

119 High Street SE

Subject site cross streets:

High Street SE and Central Ave SE

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14-Z

## Markie Anderle

---

**From:** Jim Strozier  
**Sent:** Thursday, July 1, 2021 10:03 AM  
**To:** john@innovateabq.com; David Tanner; Ann Carson; Bonnie Anderson; Ann Carson  
**Cc:** Markie Anderle  
**Subject:** IDO EPC Zoning Map Amendment Application Notification for 119 High Street SE  
**Attachments:** COMPILED EMAIL NOTICE - FINAL.pdf

Dear Mr. Freisinger, Mr. Tanner, Ms. Anderson, Ms. Carson, and members of the East Downtown Neighborhood Association and Huning Highland Historic District Association,

The email is notification that Consensus Planning submitted an application for a Zoning Map Amendment – EPC for the property at 119 High Street SE. The property is legally described as Lot 5 Block 26 Huning Highland Addition.

The Applicant is requesting a change from R-1, Residential – Single-Family to R-ML, Residential – Multi-Family Low Density. This zone change will help restore the property, which is currently in substandard condition, to its original historic character and allow for much needed redevelopment. The multi-family use is consistent with other multi-family properties in the neighborhood. Any future redevelopment on the property will be subject to review by the Landmark’s Commission, and will include additional notification and neighborhood participation separate from this application.

The EPC Hearing will be held on August 19, 2021 at 8:30 a.m. Please see Zoom information below.

Join Zoom Meeting  
<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859  
One tap mobile  
+12532158782,,2269592859# US (Tacoma)  
+13462487799,,2269592859# US (Houston)

Dial by your location  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859  
Find your local number: <https://cabq.zoom.us/u/abeuj1Ao7>

Please do not hesitate to contact us with any questions. Please contact me at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or by phone at (505) 764-9801.

Thank you.

Jim Strozier, FAICP

Consensus Planning, Inc.  
302 8<sup>th</sup> Street NW  
(505) 764-9801

**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: Zoning Map Amendment

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 119 High Street SE

Name of property owner: Homewise Inc.

Name of applicant: Homewise Inc.

Date, time, and place of public meeting or hearing, if applicable:

August 19, 2021 at 8:30 AM via Zoom; see attached for Zoom meeting information

Address, phone number, or website for additional information:

Contact Jim Strozier for more information, cp@consensusplanning.com or 505-764-9801

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request. **Not required**

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

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

\_\_\_\_\_ (Applicant signature) July 1, 2021 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

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



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

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

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

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: July 1, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: 1- East Downtown Neighborhood Association;  
2- Huning Highland Historic District Association

Name of NA Representative\*: 1- John Freisinger, David Tanner;  
2- Bonnie Anderson, Ann Carson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 1- john@innovateabq.com, david@contextabq.com,  
2- andersonbonnie505@gmail.com, a.louisa.carson@gmail.com

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

1. Subject Property Address\* 119 High Street SE  
Location Description \_\_\_\_\_
2. Property Owner\* Homewise Inc.
3. Agent/Applicant\* [if applicable] Homewise Inc. and Consensus Planning
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☒ Other: Zoning Map Amendment

Summary of project/request<sup>2</sup>\*:

This request is for a Zoning Map Amendment to rezone the property at  
119 High Street from R-1A to R-ML to return the property to its original multi-family use.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



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

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

☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)  
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

Date/Time\*: August 19, 2021 at 8:30 AM via Zoom; see attached for Zoom meeting information

Location\*<sup>3</sup>: Online Meeting

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

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

6. Where more information about the project can be found\*<sup>4</sup>:

Contact Jim Strozier for more information, [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or 505-764-9801

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

1. Zone Atlas Page(s)\*<sup>5</sup> K-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

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

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

A neighborhood meeting took place from 5-6 PM on June 30, 2021. Four community  
members were present including the leadership of the Huning Highland Historic  
District Association. Please see attached notes for additional information.

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.1671
  2. IDO Zone District R-1A
  3. Overlay Zone(s) [if applicable] Historic Protection Overlay Zone - HPO 4
  4. Center or Corridor Area [if applicable] adjacent Main Street Corridor on Central Ave
- Current Land Use(s) [vacant, if none] vacant building in substandard condition

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

**119 HIGH STREET SE  
ZONING MAP AMENDMENT APPLICATION  
EPC HEARING, ZOOM INFORMATION**

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AUGUST 19, 2021 at 8:30 AM

Meeting Link:

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

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/j/2269592859>



**119 Hight Street**

**Buffer Map**





UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Property Class	Acres
101505700133720911	ISAACSON JODY	3479 PINE SWAMP RD	SIDNEY CENTER NY 13839	710 CENTRAL AVE SE	ALBUQUERQUE NM 87102 3604	* 009 043HUNING HIGHLAND S8 FT W942/3 FT L9	V	0.0654
101405750634011802	GALLEGOS JOHN G	123 HIGH ST SE	ALBUQUERQUE NM 87102-3626	123 HIGH ST SE	ALBUQUERQUE NM 87102	LT 6 BLK 26 HUNINGS HIGHLAND ADDN	R	0.1664
101405750835011804	202 CORPORATION INC	600 CENTRAL AVE SE SUITE M	ALBUQUERQUE NM 87102	117 HIGH ST SE	ALBUQUERQUE NM 87102	LT 4 BLK 26 HUNINGS HIGHLAND ADDN	R	0.163
101405750533011307	LUI JUDY	201 HIGH ST SE	ALBUQUERQUE NM 87102-3628	201 HIGH ST SE	ALBUQUERQUE NM 87102	* 001 027HUNINGS HIGHLAND ADD E 92 FT	R	0.0992
101505700032620901	B-SQUARED ENTERPRISES LLC	305 ALAMOSA RD NW	ALBUQUERQUE NM 87107-5312	114 HIGH ST SE	ALBUQUERQUE NM 87102 3627	43LOTS 11 & 12 HUNING HIGHLAND ADD	R	0.3214
101505700534620909	ESSERE LIMITED LIABILITY CO	PO BOX 10444	ALBUQUERQUE NM 87184-0444	708 CENTRAL AVE SE	ALBUQUERQUE NM 87102 3649	THE E 47 1/3 FT OF THE W 94 2/3 FT OF LTS 7 & 8 & THE E47 1/3 FT OF THE W 94 2/3 FT OF THE N 42 FT OF LT 9 BLK43 HUNING HIGHLAND ADDN	R	0.0803
101405750634511803	MAXEY BRUCE ANDREW	PO BOX 20844	ALBUQUERQUE NM 87154	119 HIGH ST SE	ALBUQUERQUE NM 87102 3654	LT 5 BLK 26 HUNINGS HIGHLAND ADDN	R	0.1671
101405749134211801	WANEK RICHARD W	PO BOX 159	ANAHOLA HI 96703-0159	124 WALTER ST SE	ALBUQUERQUE NM 87102	* 012 026HUNINGS HIGHLAND ADD	R	0.1543
101505700131320707	LOPEZ DAVID L & KYRIA	202 HIGH ST SE	ALBUQUERQUE NM 87102-3629	202 HIGH ST SE	ALBUQUERQUE NM 87102	* 007 042HUNING HIGHLAND ADD	R	0.1607
101405750036511805	BAPTIST CONVENTION BLDG LLC COMPASS MANAGEMENT WEST COURTYARD	600 CENTRAL AVE SE SUITE M	ALBUQUERQUE NM 87102-3656	600 CENTRAL AVE SE	ALBUQUERQUE NM 87102 3656	TRA A PLAT OF TR A BLOCK 26 HUNINGS HIGHLAND ADD A REPL OF LTS A THRU E 7 THRU 9 & THE VACPOR OF ALLEY CONT 42204 SQUARE FT	C	0.9689
101405749932811308	GALLEGOS JOHN G	123 HIGH ST SE	ALBUQUERQUE NM 87102	614 GOLD AVE SE	ALBUQUERQUE NM 87102	* 001 027HUNINGS HIGHLAND ADD W50FT L 1& L 2	R	0.1033
101405749134811811	SEIDEL STACEY	120 WALTER ST SE	ALBUQUERQUE NM 87102-3662	120 WALTER ST SE	ALBUQUERQUE NM 87102	LT 11 BLK 26 HUNINGS HIGHLAND ADDN	R	0.1671
101505700433420912	710-712 PARTNERSHIP LLC	608 NAVARRA WAY SE	ALBUQUERQUE NM 87123	114 HIGH ST SE	ALBUQUERQUE NM 87102 3627	* 010 043HUNING HIGHLAND	V	0.1286
101505700034620910	700 PARTNERSHIP LLC	608 NAVARRA WAY SE	ALBUQUERQUE NM 87123-4519	700 CENTRAL AVE SE	ALBUQUERQUE NM 87102 3604	* 007 043HUNING HIGHLAND W1/3L7 8 W1/3N42FT OF LOT9	C	0.1607
101405749135411810	MCG PROPERTIES LLC	201 BROADWAY BLVD SE	ALBUQUERQUE NM 87102-3424	116 WALTER ST SE	ALBUQUERQUE NM 87102	* 010 026HUNINGS HIGHLAND ADD	R	0.1671
101405748832911309	TIMMCO LLC	7424 4TH ST NW	ALBUQUERQUE NM 87107	200 WALTER ST SE	ALBUQUERQUE NM 87102 3685	027LOT 7X8 HUNINGS HIGHLAND ADD	R	0.3214



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

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

Date of Notice\*: July 1, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: \_\_\_\_\_

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

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

1. Subject Property Address\* 119 High Street SE  
Location Description \_\_\_\_\_
2. Property Owner\* Homewise Inc.
3. Agent/Applicant\* [if applicable] Consensus Planning / Homewise Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☒ Other: Zoning Map Amendment

Summary of project/request<sup>1</sup>\*:

This request is for a Zoning Map Amendment to rezone the property at  
119 High Street from R-1A to R-ML to return the property to its original multi-family use.

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☐ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☒ Environmental Planning Commission (EPC)

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

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

Date/Time\*: August 19, 2021 at 8:30 AM via Zoom; see attached for Zoom meeting information

Location\*<sup>2</sup>: EPC via Zoom, see attached details

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

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

6. Where more information about the project can be found\*<sup>3</sup>:  
Email Jim Strozier at cp@consensusplanning.com and 505-764-9801

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

1. Zone Atlas Page(s)\*<sup>4</sup> K-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

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

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

A neighborhood meeting took place from 5-6 PM on June 30, 2021. Four community  
members were present including the leadership of the Huning Highland Historic  
District Association. Please see attached notes for additional information.

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

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

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

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

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

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

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

**Additional Information:**

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

1. Area of Property [typically in acres] 0.1671
  2. IDO Zone District R-1A
  3. Overlay Zone(s) [if applicable] Historic Protection Overlay Zone HPO-4
  4. Center or Corridor Area [if applicable] adjacent to Main Street Corridor on Central Ave
- Current Land Use(s) [vacant, if none] vacant substandard building
- 

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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

7018 0360 0000 1718 8705

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque NM 87102

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To

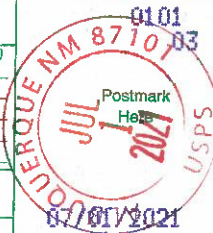
Street or

City, State

David & Kyria Lopez  
202 HIGH ST SE  
ALBUQUERQUE NM 87102-3629

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7018 0360 0000 1718 8675

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque NM 87102

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To

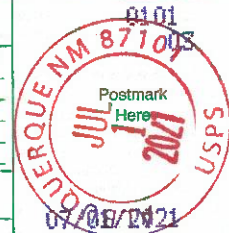
Street or

City, State

202 Corporation Inc  
600 CENTRAL AVE SE SUITE M  
ALBUQUERQUE NM 87102

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7018 0360 0000 1718 8743

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque NM 87102

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To

Street or

City, State

Stacey Seidel  
120 WALTER ST SE  
ALBUQUERQUE NM 87102-3662

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7018 0360 0000 1718 8750

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Anahola HI 96703

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To

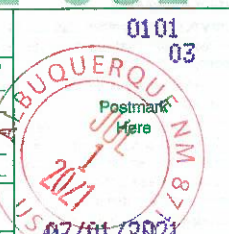
Street or

City, State

Richard W Wanek  
PO BOX 159  
ANAHOLA HI 96703-0159

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7018 0360 0000 1718 8774

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Sidney Center NY 13839

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To

Street or

City, State

Jody Isaacson  
3479 PINE SWAMP RD  
SIDNEY CENTER NY 13839

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7018 0360 0000 1718 8736

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque NM 87102

Certified Mail Fee	\$3.60
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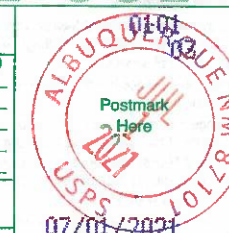
Street or

City, State

MCG PROPERTIES LLC  
201 BROADWAY BLVD SE  
ALBUQUERQUE NM 87102-3424

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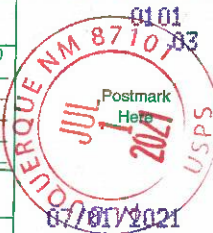
Street or

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David & Kyria Lopez  
202 HIGH ST SE  
ALBUQUERQUE NM 87102-3629

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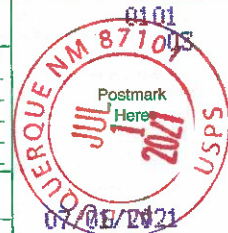
Street or

City, State

202 Corporation Inc  
600 CENTRAL AVE SE SUITE M  
ALBUQUERQUE NM 87102

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Postage \$0.75

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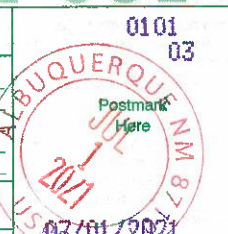
Street or

City, State

Richard W Wanek  
PO BOX 159  
ANAHOLA HI 96703-0159

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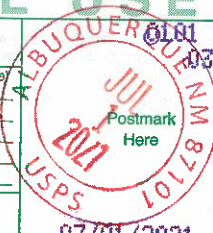
Street or

City, State

Jody Isaacson  
3479 PINE SWAMP RD  
SIDNEY CENTER NY 13839

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Judy Lui  
201 HIGH ST SE  
ALBUQUERQUE NM 87102-3628

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Postage \$0.75

Total Postage and Fees \$7.20

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PO BOX 10444  
ALBUQUERQUE NM 87184-0444

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700 PARTNERSHIP LLC  
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John Gallegos  
123 HIGH ST SE  
ALBUQUERQUE NM 87102-3626

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Postage \$0.75

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B-SQUARED ENTERPRISES LLC  
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ALBUQUERQUE NM 87107-5312

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Postage \$0.75

Total Postage and Fees \$7.20

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MANAGEMENT WEST COURTYARD  
600 CENTRAL AVE SE SUITE M  
ALBUQUERQUE NM 87102-3656

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Postage \$0.75

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710-712 PARTNERSHIP LLC  
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 ALBUQUERQUE NM 87123

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Postage \$0.75

Total Postage and Fees \$7.20

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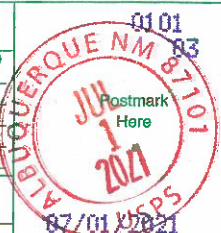
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City, Sta

Bruce Maxey  
 PO BOX 20844  
 ALBUQUERQUE NM 87154

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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage \$0.75

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Street an

City, Sta

TIMMCO LLC  
 7424 4TH ST NW  
 ALBUQUERQUE NM 87107

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PRE-SUBMITTAL FACILITATED MEETING

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**119 High Street SE Pre-Application**

**Project:** 119 High Street SE Pre-Application (EPC for Zone Map Amendment)

**Property Description/Address:** 119 High Street SE

**Date Submitted:** 1 July 2021

**Submitted By:** Jocelyn M. Torres and Philip Crump

**Meeting Date/Time:** 30 June 2021 5 pm -7 pm

**Meeting Location:** Via Zoom

**Facilitator:** Jocelyn M. Torres

**Co-facilitator:** Philip Crump

**Applicant:** Homewise, Inc.

**Agent:** Consensus Planning

**Neighborhood Associations/Interested Parties:** East Downtown NA, Huning Highlands Historic District NA

**Background Summary:**

This was a pre-application meeting for a Zone Map Amendment application to be submitted 1 July 2021 to the EPC to change the current R-1A to R-ML (Residential Multi-family Low Density). Dating from 1908, the building has been a single-family dwelling, a boarding house, and an apartment building. It was damaged by fire and water a decade ago. Though damaged, vacant, and substandard, the site was deemed to be restorable in April 2021. The nonprofit Homewise purchased the property in May 2021 and intends to construct eight to ten separate condominium units in the building and the accessory building. [Hereafter, “building” refers generally to both structures.]

While the neighbors expressed support for the rehabilitation of a long-distressed property and the anticipated sale, rather than rental of units, they noted that parking is extremely limited in the area and that the anticipated number of units should be limited to five or six, in part to reduce parking demand by unit owners.

**Outcomes:**

- *Areas of Agreement:*

The character of the rehabilitated buildings should be consistent with the appearance of existing dwellings in the neighborhood and meet the Landmarks Commission requirements.

The agents will “be a very an open book in terms of communicating with the neighbors and the neighborhood association,” will involve neighbors in design discussions and keep them informed as the application and planning process move forward.

**Meeting Specifics:**

**1. Homewise Overview**

- a. Homewise was founded in Santa Fe 35 years ago and came to Albuquerque eight years ago.
- b. The mission is to help people get financially stable and build wealth through home ownership.
  - i. Works with low- and moderate-income families across a spectrum.
    1. Families are approximately 80% of median income; about \$40-50,000.
    2. Homewise does not have a homeless program.
  - ii. Takes people through the entire process, starting with financial education.
  - iii. Includes integrated home buyer counselors and a lending department.
    1. Counsels people until they are ready to purchase a home or wish to downsize to smaller spaces.

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**119 High Street SE Pre-Application**

- c. All staff are on salary, not commission, it is not a real estate company.
- d. The Santa Fe effort includes building new units of approximately 60 a year.
- e. In Albuquerque, the focus is on renovation of existing structures.
  - i. This makes a positive difference for neighbors.
  - ii. The focus is on Barelás, South Broadway and Downtown areas.
- f. Homewise saw the opportunity to build and sell 8-10 condo units at 119 High Street.
  - i. These will be at various prices, including affordable and market.
  - ii. They will range in size from 600 to 1200 sq ft.
  - iii. Homewise expects these owners to put down roots in the neighborhood.

**2. Presentation of Application and Details**

- a. The building occupies a .167-acre lot and is in the Huning Highlands Historic Protection Overlay Zone.
- b. Homewise requests a Zone Map Amendment to change from R-1A (Residential single family) to R-ML (Residential Multi-family, Low Density).
- c. History of the buildings—
  - i. The main building was constructed in 1908 as a single-family dwelling.
  - ii. In 1931, the building was expanded.
  - iii. By the 1940s, it was used as a boarding house, as shown on maps and the US Census.
  - iv. In 1951, it was shown as an apartment building.
  - v. The 1988 Huning Highlands Sector Plan identified it as multi-family.
  - vi. In 2018, the IDO classified the property as single-family R-1A, for procedural reasons.
  - vii. It was vacant and suffered fire damage to the interior and the roof about a decade ago.
    - 1. The recent April 2021 survey found damage from the fire and water but deemed the property salvageable.
  - viii. Homewise purchased the property in May 2021.
- d. The agent suggested that IDO zoning does not accurately reflect existing land use in the area.
  - i. There is a real mix of multifamily/multiple units.
  - ii. In the 1988 Sector Plan, this property was designated SU-2 (Special Use-Mixed residential).
  - iii. The current application is to “restore the property to its historic character, while ensuring continuity with the historic neighborhood design.”
    - 1. All exterior building changes will be submitted to the Landmarks Commission for review and approval.
    - 2. The contemplated plans and design will be shown to the neighbors prior to the Landmarks Commission application.

**3. Questions and Comments** [Note: Citizen questions and comments are in *Italics*]

- a. Density of units in the neighborhood—
  - i. *“I really don't think that that it's fair to include apartment buildings that were built as apartment buildings.”*
    - 1. There are fewer single-family dwellings that were converted to multifamily use.
  - ii. 8 to 10 units is too many for a single-family house.
    - 1. *We do not have objection to changing the zoning—only the number of units.*
    - 2. Some single-family houses were converted to multi-family during the post-WWII housing crisis.

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**119 High Street SE Pre-Application**

- a. Many have reverted to single-family since then.
  - 3. *Reversion to a single-family dwelling is not realistic, “unless somebody can buy it for a dollar like they do in Detroit, it just would never financially work.”*
    - a. The buildings cover about 7,500 sq ft.
    - b. *We would like to see maybe 3 units in the main house and 2 units in the accessory house.*
  - iii. The number of units will be determined only after an architect and contractor look at the property and come up with a design.
- b. Parking—
- i. *Since the City requires one parking space per unit, and the house covers so much of the lot, how will you address parking?*
    - 1. The IDO requires one space per unit, but the proximity to Central and ART allows a reduction of 50%.
    - 2. Pre-1965 buildings are “grandfathered;” they can provide at least the parking that has been available onsite, cannot reduce the parking and are not required to add parking spaces.
      - a. The actual number needed will be determined by the design and proposed site improvements.
      - b. Based on the size of the property, 8 units seems likely.
  - ii. Parking spaces in this area are really tight, based on experience.
    - 1. *“I’d be surprised if you just squeeze two or three spots into the backyard of that space.”*
    - 2. *“You might need to look at maybe securing some permanent parking in a parking lot.”*
- c. Neighborhood impacts and suggestions—
- i. I’m impressed with Homewise ideas...this is really fabulous that they’re going to be condos. That means we have more stable people.
  - ii. A Field Guide to American Houses calls this “Eclectic Colonial.”
    - 1. The original house had a full porch across the front—this would make a huge difference—would make it lovely.
    - 2. An upper porch in the back house would be interesting.
  - iii. A neighbor suggested reincorporating its historic elements (radiators, light fixtures) in the rehabilitation of the house.
    - 1. Neighbors have some of these items.
    - 2. There is a Federal program for doing restoration.
    - 3. Federal and State tax relief is available.
      - a. The agent asked for information pertaining to those programs.
  - iv. Given the importance of the street view, neighbors wish to be in communication with the architecture team and designers.
    - 1. *And we do not want to see parking spaces in front.*
  - v. Agent: we really appreciate and understand that you are a neighborhood of resources and people with real world experience working on those properties.
    - 1. I think you have one of the most spectacular neighborhoods in the city.

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**119 High Street SE Pre-Application**

**Action Items:**

1. The contemplated plans and design will be shown to the neighbors prior to the Landmarks Commission application.
2. Information about Federal preservation grants will be sent to Elena/Agents.
3. Ann will send the name of a contact in Santa Fe who can help with state tax credits.
4. Consensus Planning will attend the neighborhood association meeting of September 1<sup>st</sup> at 6:30 pm.

**Anticipated Application and Hearing timetable:**

The EPC application is being submitted on **Thursday 1 July 2021**. At the time of this report, the public hearing date is **Thursday 19 August 2021**. Members of the public may attend via the web at **<https://cabq.zoom.us/j/2269592859>** or call 1 301 715 8592 and enter Meeting ID: 226 959 2859

1. Hearing Time:
  - a. The Commission will begin hearing applications at 8:30 a.m.
  - b. 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:

Submittal of materials for consideration by the EPC is through the Planning Department. Materials submitted 10 days or more before the hearing are included in the staff report packets. The EPC Rules of Conduct state that written or other types of materials should be submitted at least 48 hours in advance of any public hearing. The EPC may choose to not consider written materials that are submitted at the public hearing.

For EPC questions or submittals from citizens, contact

Staff Planner [as yet unknown] or

Tim MacEachen, Chair, EPC, c/o Planning Department, 600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> floor

**Names & Affiliations of Attendees:**

Elena Gonzales	Homewise
Jim Strozier	Consensus Planning
Markie Anderle	Consensus Planning
Michael Vos	Consensus Planning
Bonnie Anderson	Huning Highlands Historic District NA
Ann Carson	Huning Highlands Historic District NA
Ben Sturge	Huning Highlands Historic District NA
Desi Brown	Neighbor



POST-SUBMITTAL FACILITATED MEETING

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**119 High Street SE 2<sup>nd</sup> Meeting**

**Project:** EPC PROJECT #2021-005685/RZ-2021-00025 (for Zone Map Amendment)

**Property Description/Address:** 119 High Street SE

**Date Submitted:** 30 July 2021

**Submitted By:** Jocelyn M. Torres and Philip Crump

**Meeting Date/Time:** 28 July 2021 5:30-7:30 pm

**Meeting Location:** Via Zoom

**Facilitator:** Jocelyn M. Torres

**Co-facilitator:** Philip Crump

**Applicant:** Homewise, Inc.

**Agent:** Consensus Planning

**Neighborhood Associations/Interested Parties:** East Downtown NA, Huning Highlands Historic District NA

**Background Summary:**

This was the second meeting for a Zone Map Amendment application submitted 1 July 2021 to the EPC to change the current R-1A to RML (Residential Multi-family Low Density). Dating from 1908, the building has been a single family dwelling, a boarding house, and apartments. In 2010, it was damaged by fire and water and-though damaged, vacant, and substandard- is considered restorable. Nonprofit Homewise intends to provide and sell separate condominium units in the building and the accessory building. [Hereafter, “building” refers generally to both structures.]

While the neighbors have expressed support for the rehabilitation of a long-distressed property and the anticipated sale rather than rental of units, they continued to express the concern that parking is extremely limited in the area and that the anticipated number of units should be limited to 5 or 6 (rather than 8-10), in part to reduce the demand for parking by unit owners. Several expressed appreciation for the commitment of Homewise to keep the neighbors in communication, such as by attending the monthly Neighborhood Association meetings.

Neighbors said that knowing Homewise’s overall vision of the project would be helpful in considering its impact. A number of questions were raised for which the answers, according to the agent, were as yet undetermined and unanswerable. Those questions will be responded to as the project moves along (EPC, Landmarks Commission, Building permit), with the neighbors being kept in the loop. Prior neighbor questions/comments were included in the Meeting Agenda.

**Outcomes:**

- *Areas of Agreement:*

- Rehabilitation of the building is important to the neighbors.
- Homewise and the neighbors should remain in communication throughout the process.
- Neighborhood congestion is an important issue, primarily due to concerns regarding parking and open space.

**Meeting Specifics:**

**1. Homewise Overview**

- a. Homewise was founded in Santa Fe 37 years ago and came to Albuquerque 8 years ago.
  - i. It is a nonprofit housing developer and Community Development Financial Institution.
  - ii. The main mission is to help create successful homeowners, strengthen neighborhoods and help people.
    1. Home ownership is the best way to build independent wealth.

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- iii. Based on community concerns heard in Barelás and South Broadway, the focus turned to acquiring and rehabilitating vacant, distressed and abandoned homes.
  - 1. These homes attract crime and bring down property values.
  - 2. The process is to acquire a property, rehabilitate it and sell it to a neighborhood resident.
  - 3. It is one of the best anti-displacement strategies.
- iv. Now Homewise is looking at multi-family or shared wall projects.
- b. Homewise saw the opportunity in 119 High Street to create units for sale.
  - i. The vision is for these owners to put down roots in the neighborhood.

**2. Presentation of Application and Regulatory Framework.**

- a. Homewise requests a Zone Map Amendment to change from R-1A (Residential Single Family) to RML (Residential Multi-family, Low Density).
  - i. This would allow rehabilitation of the property as a multi-family project.
  - ii. This reflects the history of the building.
    - 1. Since the 1940s, this property has had some general multi-family, boarding house or apartment uses.
    - 2. It was vacant and suffered fire damage to the interior and the roof in 2010.
  - iii. Homewise purchased the property in May 2021.
    - 1. All exterior building changes will be submitted to the Landmarks Commission for review and approval.
    - 2. The anticipated plans and design will be shown to the neighbors prior to the Landmarks Commission application.
- b. The Comprehensive Plan prior to 2018 placed more emphasis on infill and development within the core of the city.
  - i. It looked at historic preservation and community character.
  - ii. One of the key elements in the plan, that hadn't been there before, was the idea of areas of consistency versus areas of change.
    - 1. This lot is identified as an area of change, while the lots on either side are identified as areas of consistency; it is a unique situation.
  - iii. The IDO put in place development standards but did not deal with density.
    - 1. Homewise is not proposing to increase the building area.
    - 2. The Integrated Development Ordinance (IDO) provides incentives for projects such as this, near a premium transit stop, to have less parking and open space than would be the case for a suburban development.
  - iv. The two buildings take up much of the lot.
    - 1. Availability of parking and open space are two mechanisms that ultimately control density for the property.
      - a. For the building permit, Homewise will be required to show that they comply with those requirements.
- c. A three-step process is required for the project.
  - i. First step is EPC approval of the Zone Map Amendment.
  - ii. Second step is for Landmarks Commission approval of exterior architectural changes to the building.
    - 1. If the zoning is approved, then Homewise would engage an architect to develop drawings on improvements to the exterior of the structure.
    - 2. The intent is avoid radical changes to the exterior.
  - iii. Third step is application for the Building Permit.

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1. For this, Homewise looks at interior structural improvements and the number of condominiums to be built.
  - a. That is where some of the questions with regard to specific development standards related to parking and usable open space will come into play.
2. Questions regarding the interior floor plan, size and number of units cannot be answered at this development stage.

**3. Questions and Comments** *Note: Citizen questions and comments are in Italics.*

- a. The overall vision for the property is not clear to the neighborhood.
  - i. While the application resolves some issues for the property, the complexity of the property presents unknowns.
  - ii. Some understanding of the initial planning would be helpful.
- b. Potential precedence of this project.
  - i. This project could set a precedent for too much multi-family redevelopment that would be a problem for residents and businesses.
- c. Ownership versus rental.
  - i. There is great demand for both rental and ownership housing.
  - ii. The values associated with rental versus condominiums are the same.
    1. *"If there's parking associated with a nice development, and it's not in any way imposing on the neighbors or the businesses, there's great value."*
  - iii. The agent said that while there may be no difference in land use or values between ownership and rental, neighbors in the first meeting were appreciative of the Homewise mission to help facilitate home ownership and how that would positively impact the neighborhood.
    1. The Homewise Representative said that it matters to the neighborhood because property owners have that investment. Rentals often involve month-to-month disruptions and tenants moving in and out.
- d. Number of units.
  - i. The agent said that Homewise seeks to maximize the number of condominiums while meeting the regulations for parking and open space and renovating of the building in a way that is acceptable to the Landmarks Commission.
    1. The neighbors were more supportive of 5 to 6 units, rather than 8 to 10 units.
    2. One neighbor said that he would like to see this go back to single-family, but that is not possible.
      - a. The fewer units the better; more units find resistance.
- e. Restoration.
  - i. *"The neighborhood has been eager for this property to be restored. It's been almost 10 years, maybe more...that we have tried to get the previous owner to commit to remodeling."*
    1. Vagrancy has been a real problem.
    2. Fires have been set at the buildings, threatening neighboring property.
    3. This morning, there was crack smoking on the porch.
      - a. APD would not come because of ownership and not having "No Trespassing" signs.
      - b. Homewise promised to fix the fences and put up signs. It has already placed on "No Trespassing" sign on the property.

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- f. Neighborhood involvement.
  - i. Homewise and the agent will continue their strong working relationship with the neighborhood for each step moving forward.
    - 1. Though there may not be agreement on every point, they are “going to make sure that there's an open dialogue and a constructive conversation.”
    - 2. While the focus has been on responding to City Planners, there is commitment to working with the neighborhood.
    - 3. A Homewise Representative said: “We're hearing loud and clear that especially parking and congestion in the area is a major concern and we'll take that into the design process and be as open with the with the neighborhood as possible during that.”

**Action Items:**

- 1. The anticipated plans and design will be shown to neighbors prior to the Landmarks application (and thereafter).
- 2. Homewise and Consensus Planning will remain engaged with the neighborhood throughout the planning and permitting processes.

**Application and Hearing timetable:**

The EPC application was submitted on **Thursday 1 July 2020**.

The public hearing date is **Thursday 19 August 2021**. Members of the public may attend via the web at **<https://cabq.zoom.us/j/2269592859>** or call 1 301 715 8592 and entering Meeting ID: 226 959 2859

- 1. Hearing Time:
  - a. The Commission will begin hearing applications at 8:30 a.m.
  - b. 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:

Submittal of materials for consideration by the EPC is through the Planning Department. Materials submitted 10 days or more before the hearing are included in the staff report packets. The EPC Rules of Conduct state that written or other types of materials should be submitted at least 48 hours in advance of any public hearing. The EPC may choose to not consider written materials that are submitted at the public hearing.

For EPC questions or submittals from citizens, contact:

Silvia A. Bolivar, COA Case Planner [sabolivar@cabq.gov](mailto:sabolivar@cabq.gov)

Tim MacEachen, Chair, EPC, c/o Planning Department, 600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> floor

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**Names & Affiliations of Attendees and Interested Parties:**

Elena Gonzales	Homewise
Carl Davis	Homewise
Jim Strozier	Consensus Planning
Markie Anderle	Consensus Planning
Michael Vos	Consensus Planning
John Freisinger	EDNA
David Tanner	EDNA
Bonnie Anderson	HHHDNA
Ann Carson	HHHDNA
Ben Sturge	HHHDNA
Robert Ellwood	HHHDNA
Philp Crump	Land Use Facilitator
Jocelyn M. Torres	Land Use Facilitator
David Blanc	Neighbor
Desi Brown	Neighbor
John Gallegos	Neighbor
Silvia A. Bolivar	COA Planner