Staff Report

<table>
<thead>
<tr>
<th>Agent</th>
<th>Shanna Schultz, City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Albuquerque City Council</td>
</tr>
<tr>
<td>Request</td>
<td>Zoning Map Amendment to create new CPO for North 4th Street</td>
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<tr>
<td>Legal Description</td>
<td>Portions of 2nd, 3rd, and 4th streets north of Mountain Rd to City Limits.</td>
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<tr>
<td>Location</td>
<td></td>
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<tr>
<td>Size</td>
<td></td>
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<tr>
<td>Existing Zoning</td>
<td>Various</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>Character Protection Overlay</td>
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</table>

Staff Recommendation

RECOMENDATION OF APPROVAL of Project # 2019-003030 RZ-2019-00067, an alternative to creating a new CPO in the form of text amendments to the IDO detailed in the Findings on Page 20, be forwarded to the City Council.

Staff Planner
Whitney Phelan

Summary of Analysis

The request is for a recommendation to City Council regarding a zoning map amendment for a Character Protection Overlay Zone (CPO) for portions of 2nd, 3rd, and 4th streets, north of Mountain Rd to the Albuquerque city limits.

The subject site contains both Areas of Change and Areas of Consistency, as designated in the ABC Comp Plan. The site contains Main Street Corridor along 4th Street as well as an Activity Center.

The applicant has shown that the request generally agrees with the ABC Comp Plan, as amended, but a new CPO for this area would not further the goals of the Comprehensive Plan. Staff has proposed a recommendation of approval with an alternative to a new CPO, by adopting the proposed regulations as text amendments to the IDO.

There was a facilitated public meeting held by City Council Staff. There was 1 letter of support and 2 letters of public comment for this request.
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I. Introduction

Request

The request is for a recommendation to City Council regarding a Zoning Map Amendment to establish a new CPO (Character Protection Overlay) Zone District to a determined area along North 4th St. The proposed Character Protection Overlay, North 4th Corridor CPO-9, would include regulations from City Council Resolution R-19-162 that were largely taken from the North 4th Corridor Plan.

The resolution also included required street cross-sections that new development would be required to comply with, however those regulations would need to be included into the Development Process Manual or DPM. Since the passage of R-19-162, the regulations in the proposed CPO-9, have been updated in response to public comment and to clarify the intent. Staff has performed a policy-based analysis of this request, but does not provide a recommendation to the Environmental Planning Commission.

EPC Role

The task of the Environmental Planning Commission (EPC) is to make a recommendation to the City Council regarding the proposed text amendments. The City Council is the City’s Zoning Authority and will make the final decision. The EPC is a recommending body with review authority.

Context

North 4th Street is an area of mixed-use development that has built up over time. It is classified as a Main Street Corridor from Central Avenue to the south and north to the city limit with Los Ranchos with the exception of a three-quarter mile heavy commercial strip running from I-40 north to Claremont Avenue.

South of I-40, the corridor is largely residential to the west and light manufacturing to the east. North of I-40, while 4th Street is mixed use and largely commercial, the surrounding area east of 3rd St. and west of 5th St. is largely single family residential.

The North 4th Corridor is envisioned as a pedestrian corridor; however, historic development has resulted in an extended area of narrow, undersized sidewalks. Fourth Street is a four-lane corridor with a center turn lane. With the exception of the Griegos and Montano intersections, the traffic pedestrian interface is generally manageable. Several large expanses of car lots and building front parking detract from the pedestrian Main Street character desired for the area.

Existing building/street-front interface varies along the corridor.

History

In 2005, the City of Albuquerque began work on development of a Rank III Corridor Plan for Fourth Street in the area located between Mountain Road NW and Solar Road NW to provide a planning and regulatory framework to support revitalization. This
segment of the historic road extends 4 1/3 miles from the north edge of Downtown to Albuquerque’s boundary with the Village of Los Ranchos at Solar Road and affects a wide area, including adjacent neighborhoods and portions of major streets such as Menaul Boulevard, Candelaria Road, Griegos Road, and Montano Road. This wider area is known by the community as the “North Fourth Street Corridor”.

The North 4th St. Rank III Corridor Plan produced three regulatory mechanisms to guide future development:

- A form-based overlay zone to regulate new development
- A mechanism to give property owners options as to whether and when to adopt the Overlay Zone for their individual properties if they chose to opt in.
- Incentives for property owners to utilize the Overlay Zone including an expedited review process, the ability to mix uses and activities within buildings, and allowing higher intensity land development.

Enactment of the IDO in May 2018 removed sector plans from City ordinance and replaced some with CPOs. With the construction of a new mixed-use building along 4th St., the local community became concerned about the loss of guidelines and protections caused by the removal of the Rank III plan. As a result, on August 5, 2019, City Council adopted Resolution R-19-162, Interim Regulations for the North 4th Corridor.

The interim regulations for the North 4th Corridor address:

1. Sidewalk design to meet sidewalk and sidewalk buffer standards
2. Building Mass and Scale to
   a. Limit building height to 55 ft.
   b. Remove height bonuses
   c. Require six ft. stepback for facades over 30 ft.
   d. Minimum front setback of 10 ft., maximum 15 ft.
3. Building articulation to require the incorporation of at least three listed features over at least 30% of a façade length so that every 30 ft. shall have at least one. These features include:
   a. Ground-floor clear, transparent display windows, with the lower edge of window sills no higher than 30 inches above the finished floor.
   b. Windows on upper floors.
   c. Primary pedestrian entrances.
   d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
   e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.
f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

4. Street facades over 50 linear feet should incorporate at least two of the following additional features:
   a. Wall plane projections or recesses of at least 1 foot in depth occurring at least every 100 linear feet and extending at least 25 percent of the length of the façade.
   b. A change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the façade.
   c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the façade by at least 6 inches and repeating at minimum intervals of 30 feet.
   d. Three-dimensional cornice or base treatments.
   e. A projecting gable, hip feature, or change in parapet height for every 100 linear feet of the façade.
   f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

5. Except in Urban Center areas, street-facing facades shall change a minimum of every 30 linear feet in height, setback, or material.

On October 2, 2019, a facilitated meeting (see attachment) was held with the affected neighbors, neighborhood associations and neighborhoods of the N. 4th St. Corridor and City Council representatives. The proposed Character Protection Overlay Zone is a direct outcome of this facilitated meeting and the concerns and desires of the affected community.

The following table shows the differences between standards in the current IDO MX-M, the previous Rank III NFTOD (Transit Oriented Dev.) & NFMXD (Mixed Use Dev.) zones, and the proposed CPO-9.

<table>
<thead>
<tr>
<th>Standard</th>
<th>IDO MX-M (Mixed Use Medium)</th>
<th>NFTOD (Transit Oriented Dev.) &amp; NFMXD (Mixed Use Dev.)</th>
<th>North 4th Corridor CPO-9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uses</td>
<td>Uses are more restrictive, except outdoor storage is allowed with a conditional use permit approval. Liquor retail prohibited except with grocery store.</td>
<td>Only limited by a list of eight prohibited uses in 3.3.A of the Corridor Plan [1] Liquor retail prohibited except with grocery store.</td>
<td>No Change</td>
</tr>
<tr>
<td>Feature</td>
<td>Requirement</td>
<td>Maximum Height Requirement</td>
<td>Notes</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>-----------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Front Setback</strong></td>
<td></td>
<td></td>
<td><strong>55 ft.</strong> 1/3 of street frontage over 165 linear feet is limited to 45 ft. No height bonuses for Workforce Housing or Structured Parking. Building over 30 ft. must have 6 ft. stepback from front façade facing public street.</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>45 ft. or 65 ft. in UC-MS-PT areas (most of the corridor is MS/Main Street). No maximum &gt; 100 ft. from lot lines. [2] Bonus for parking structure (12 additional feet of height). Bonus for workforce housing (12 additional feet of height).</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Neighborhood Edges</strong></td>
<td>30 ft. within 100 ft. of R-A, R-1, R-MC, R-T.</td>
<td>26 ft. within 75 ft. of R-A or R-1.</td>
<td>Windows on upper floors shall have minimum 2” recess. 50% ground floor</td>
</tr>
<tr>
<td><strong>Glazing</strong></td>
<td>60% ground floor 30% second story and above</td>
<td>75% ground floor (NFTOD) 40-90% ground floor (NFMX)</td>
<td></td>
</tr>
<tr>
<td><strong>Entryways</strong></td>
<td>N/A</td>
<td>At least every 40 ft.</td>
<td>Part of building articulation</td>
</tr>
<tr>
<td><strong>Articulation on streets</strong></td>
<td>At least every 50 ft. change in height, setback, or material Shade elements for 50% of façade</td>
<td>At least every 40 ft. “façades of buildings...must be articulated”</td>
<td>At least every 50 ft. change in height, setback, cornice, or material</td>
</tr>
<tr>
<td><strong>Building types and Frontages</strong></td>
<td>N/A [Apply only in the MX-FB zone]</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Parking prohibited in front of the building</strong></td>
<td>Carried over from North 4th SDP and applied citywide in UC-MS-PT</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Shared parking and transit parking reduction factors</strong></td>
<td>Carried over from North 4th SDP and applied citywide</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Parking lot trees</strong></td>
<td>1 tree / 10 parking spaces No space &gt; 100 ft. from tree</td>
<td>1 tree / 8 parking spaces No space &gt; 50 ft. from tree</td>
<td></td>
</tr>
<tr>
<td><strong>Landscape buffers, walls, and parking lot buffers</strong></td>
<td>Carried over from North 4th SDP and applied citywide</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Accessory Buildings</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>If visible from the street, must be similar in color, material, rooflines, finishing details and accent features to the primary building.</td>
</tr>
</tbody>
</table>
Sign Regulations:
Off-premises signs prohibited in the North 4th Street Area.

<table>
<thead>
<tr>
<th>Carried over from North 4th SDP</th>
<th>Yes</th>
<th>No Change</th>
</tr>
</thead>
</table>

Sign Regulations:
Electronic wall signs prohibited in the North 4th Street Area.

<table>
<thead>
<tr>
<th>Carried over from North 4th SDP</th>
<th>Yes</th>
<th>No Change</th>
</tr>
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</table>

[1] Any use is allowed except liquor sales, adult amusement, toxic waste disposal, cement plant, truck terminal, outside storage as a primary use, auto dismantling, and rendering plant.

[2] Only 2 sites large enough to use this provision: the shopping center south of Menaul and the shopping center at Grecian Ave.

**Sector Development Plan (SDP) Protections Made Citywide in the IDO**

- **Landscaped Building Setback Areas** – setback area not used for pedestrian activity shall have a minimum landscape area of 50% applies in all DT-UC-MS-PT areas.
- **Front Edge Parking Lot Landscaping** – required landscape area and screen wall from North 4th Street SDP made generally applicable city-wide.
- **Side/Rear Edge Buffer Landscaping** – landscape buffering required between parking areas and residential lots made applicable city-wide.
- **Sign Configurations** – standards from North 4th Street SDP made generally applicable city-wide. Note: Off-premise sign and Electronic Sign prohibitions in the North 4th Street Corridor were retained as a mapped area.

**Transportation System**

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

The LRRS designates I-40 (cross street to the proposed zone) as an Interstate.

The LRRS designates Montano (cross street to the proposed zone) as a Regional Principal Arterial.

The LRRS designates Candelaria and Menaul (cross streets to the proposed zone) as Community Principal Arterials.

The LRRS designates 4th Street as a Minor Arterial.

The LRRS designates I-40 Frontage Road, and Griegos Rd, as Major Collector streets.
Comprehensive Plan Corridor Designation

N. 4th St. is designated as a Main Street Corridor.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

The LRBS shows an Existing Multi-Use Trail, paved on Matthew Ave crossing 4th St.

The LRBS shows an Existing Bicycle Lane on Griegos Rd. and on Candelaria, east of 4th St.

The LRBS shows a Proposed Bicycle Lane on Candelaria west of 4th St and on Montano.

The LRBS shows a Proposed Route on Claremont Ave. crossing 4th St.

The LRBS shows a Pedestrian Longitudinal Project in 2040 MTP along 4th St.

Transit

Refer to Agency comments from the Transit Department.

Public Facilities/Community Services

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

Comprehensive Plan Corridor Designation

The proposed CPO-9 zone district includes Guadalupe Plaza (Activity Center) and the 4th St Main St Corridor.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.
II. Analysis of City Plans and Ordinances

Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1972. Applicable articles include:

Article 1, Incorporation and Powers
“The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.” (emphasis added)

Article IX, Environmental Protection
“The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.”

Integrated Development Ordinance (IDO)

Existing Post-IDO Zoning
Various

Proposed Zoning
CPO-9 Character Protection Overlay Zone District, North 4th Corridor.

Character Protection Overlay
This request would establish a new Character Protection Overlay zone.

IDO Subsection 14-16-3-4(A) Purpose
The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. These areas meet 1 or more of the following characteristics:

3-4(A)(1) Have recognized neighborhood identity and character.
3-4(A)(2) Have high architectural value.
3-4(A)(3) Have a relationship to HPO zones that make the area’s conservation critical.
3-4(A)(4) Have a relationship with cultural landscapes identified in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

Definitions

Activity Center (AC): The area designated as an Activity Center in the ABC Comp Plan, as amended.

Development Process Manual (DPM): A compilation of City requirements related to design criteria, technical and engineering standards, and procedures for the processing of development proposals within the City’s jurisdiction, particularly relating to public rights-of-way.

Main Street (MS): A Corridor designation from the Comprehensive Plan

Overlay Zone: Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO).

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

Applicable goals and policies include:

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.

Chapter 5: Land Use

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

(a) Create walkable places that provide opportunities to live, work, learn, 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.
POLICY 5.1.6- Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

POLICY 5.1.9- Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

(a) Prioritize street and walkway improvements, such as street trees, landscaping, lighting, wayfinding, and wide sidewalks, to create safe and comfortable pedestrian environments.

(b) Minimize negative impacts on nearby neighborhoods by providing transitions between Main Street development and abutting single-family residential areas.

GOAL 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

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

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

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

(e) Encourage higher density housing as an appropriate use in the following situations:

   i. Within designated Centers and Corridors;
   ii. In areas with good street connectivity and convenient access to transit;
   iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available.
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.

GOAL 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

POLICY 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

POLICY 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas, outside of Centers and Corridors, parks, and Major Public Open Space.

(b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

POLICY 5.6.4- Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

GOAL 5.7- Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

POLICY 5.7.2- Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

(a) Create pathways for economic growth and support the business ecosystem by providing clear development codes and processes.
POLICY 5.7.4 - Streamlined Development: Encourage efficiencies in the development review process.

Chapter 7 - Urban Design

POLICY 7.2.2 - Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

POLICY 7.3.2 - Community Character: Encourage design strategies that recognize and embrace character differences that give communities their distinct identities and make them safe and attractive places.

Chapter 8 - Economic Development

GOAL 8.1 - Placemaking: Create places where businesses and talent will stay and thrive.

POLICY 8.1.1 - Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

III. Zoning Map Amendment (Zone Change)

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

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 applicant states that the proposed zoning map amendment (zone change) meets the IDO’s zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. Citations are from the IDO.

Note: Applicant’s Justification is in indented italics, Staff’s Analysis indented regular text.

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.

*ABC Comp Plan policies support this criterion for a new Character Protection Overlay Zone and furthers the following applicable Goals and Policies in the ABC Comprehensive Plan.*
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.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Spaces.

b. Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Action 5.7.2.16 Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a. Design development to reflect the character of the surrounding area and protect and enhance views.

Staff: Consistency with the City’s health, safety, morals and general welfare is shown by demonstrating that a request further applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The Goals and policies listed here as applicable are relevant to the request; note that relevancy does not automatically mean that the Goal or policy is furthered.

The required policy-based response demonstrates that the request would generally be consistent with a preponderance of applicable Goals and policies and not be in significant conflict with them.

The subject site is located within both Areas of Change and Areas of Consistency and contains a Main Street Corridor, North 4th, and an Activity Center. Portions of the site also contain Premium Transit corridors. Main Street corridors, as designated by the ABC Comp Plan are intended to be lively, highly walkable streets lined with local-serving business. Main Streets are intended to have 1 – 4 story buildings, usually placed
right up to the sidewalk. Fourth street historically has inadequate sidewalk widths, the current allowance for zero foot minimum setbacks in the MX-M zone allows for some development that imposes on the pedestrian environment. Although 4th Street is designated as a corridor, the intent of the Comprehensive Plan is to treat it as a linear center. The proposed zone change is generally consistent with applicable Goals and policies cited above. However, the applicant’s justification does not expound on how applicable Comp Plan policies are furthered by this request.

B) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

*The CPO is primarily designated as an Area of Change, however, there are portions of the CPO that are designated as an Area of Consistency. This request would clearly reinforce the established character of the surrounding area and would result in development that is consistent with the character based on the ABC Comp Plan Goals and Policies cited above.*

Staff: The applicant’s response is sufficient. The changes in zoning regulations for the proposed CPO-9 boundary would add protections to serve appropriate transitions between the pedestrian environment and low-density residential zones to the more intense uses and zones along 4th St. The implementation of new development standards would be more advantageous to the community by moving closer to the policy intentions for Main Street Corridor areas as articulated in the ABC Comp Plan.

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

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

   The Goals and Policies cited above demonstrate that a different set of regulatory standards (i.e. the CPO) for the existing zone district is more advantageous to the Community as articulated by the ABC Comp Plan by implementing development patterns and densities desired by area residents and that better support could enhance the desired character for the area. Note that this CPO does not change any uses or zone districts within the boundary. Accordingly, subsections 1 and 2 above do not apply to the request.

Staff: The applicant’s response is sufficient.

D) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16.4.3 associated with that use will adequately mitigate those harmful impacts.

   This CPO does not propose to change any allowable uses. This CPO relates to building massing and design standards, rather than changes to allowable uses.

Staff: The applicant’s response 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.

   The City’s existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by the change of zone. This Zone Map Amendment does not change any allowable uses or cause new development to happen, rather it changes design standards for any new development within the Overlay zone boundary. If approved, the requirements of this CPO will reference back to the
Development Process Manual where there will be roadway cross-sections incorporated to increase the quality of the public realm, including widened sidewalks.

Staff: The applicant’s response is sufficient and shows that the City’s existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the subject site is already currently a developed area of the City. The updates to sidewalk infrastructure would also add infrastructure to the area that helps to fulfill ABC Comp Plan intentions for Main Street corridors.

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

    This criterion relates to purported justifications for increases in zoning intensities based on access to/location along a major public street. Although this CPO would primarily to the 4th Street corridor, this section is not applicable because the CPO relates to all properties within the corridor and only modifies building massing and design standards, rather than to change allowable uses.

Staff: The applicant’s response is sufficient. This request is to change or modify regulations for building massing, design standards, and right-of-way requirements and would apply to all properties in the CPO.

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

Staff: The request is not based primarily on economic considerations, it is based on fulfilling the policy intentions for designated Centers and Corridors in the ABC Comp Plan, as amended.

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.

Staff: Establishing a new CPO would establish a “strip zone” that cannot be evaluated per the above criteria that address land use because the proposed CPO is design-oriented.
IV. **Supplemental Analysis**

The request is for a zoning map amendment (zone change) for the establishment of a new CPO (Character Protection Overlay Zone District) to be called CPO-9 North 4th St Corridor along portions of 2nd, 3rd, and 4th St between Mountain Rd NW and the Albuquerque city limits. The proposed CPO would add new zoning regulations to all new development along the 4th St corridor in regards to building massing, heights, and setbacks.

The Integrated Development Ordinance (IDO) implements Goals and Policies of the ABC Comprehensive Plan in regards to Centers and Corridors. The IDO specifically gives Main Street corridors taller buildings by right, opportunities for height bonuses in exchange for development that provides a public benefit, i.e. parking structures and workforce housing. The IDO also allows zero foot minimum front yard setbacks and has separate building façade requirements. The proposed CPO-9 contains areas designated in the Comprehensive plan as Main Street, an Activity Center and the majority of the subject site is designated as Area of Change. The proposed CPO would alter the applicability of citywide standards for building mass and scale, setbacks and building design on 4th Street.

When creating a new CPO, an analysis is needed of whether the new standards are addressing a unique character that warrants an individual overlay zone or whether the same conditions exist in other parts of the city that would warrant a citywide change. Other designated Main Street corridors include Bridge Blvd, Broadway Blvd, San Pedro, and Central Ave. The regulations proposed in CPO-9 could be applied to and benefit all areas designated as Main Street and implement the Comprehensive Plan’s intent for Main Streets to scale development at 1 – 4 stories in height, eliminate density bonuses and preserve wide sidewalks by increasing the minimum front yard setback to 10 feet instead of zero where sidewalks are narrower than 10 feet.

**Efficient Development Process**

CPOs and other small area regulations add complexity to the administration of the plan review process. They modify the citywide rules in a one-off area-specific way that is sometimes confusing to determine how those rules supplement or replace other citywide rules. Regulations that are good for the entire City should be included in the IDO as citywide rules, and the use of Overlay Zone Districts and small area regulations should be limited unless they are specifically preserving or enhancing a distinct community character.

Citywide regulations, even ones that would apply only to Main Streets, are easier to enforce administratively than Overlay zones or small area regulations. If these changes would benefit all Main Street designated corridors, then the rules could be adopted to apply to and benefit all Main Streets citywide. Staff Analysis generally considers
Comprehensive Plan Intent, Goals and Policies surrounding efficient development process and streamlined development to ensure the City’s ability to properly enforce regulations during the development process.

One of the challenges identified in this area is that when a property is not required to subdivide or go to the DRB, for example, approval of a building permit or Site Plan – Admin, there is no opportunity to require dedication of right-of-way to achieve the desired street section from the North 4th Street Corridor Plan in the updated DPM. There are several Technical Edits proposed in the IDO 2019 annual update to address this concern.

The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet if the sidewalk is less than 10 feet wide in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2.

The 2019 IDO annual update proposes a recommended condition of approval that would require DRB review/decision for projects that would otherwise be eligible to be decided by staff as a Site Plan – Administrative if an Infrastructure Improvement Agreement is needed to comply with IDO or DPM standards. This change is intended to close a procedural gap in the process that would review and require sidewalks where they are needed in projects that would otherwise be reviewed/decided administratively.

Potential Unintended Consequences

If the building height bonuses were removed along Main Streets, then additional growth that may have been captured along Main Street corridors may be pushed into adjacent residential areas, thereby increasing overall density in the area, rather than in Centers and Corridors, as the Comp Plan intends. Major Transit Corridors, Urban Centers, and Premium Transit areas are the most appropriate locations to increase density to protect the lower-density of nearby neighborhoods.

The Comprehensive Plan sets up and the IDO requires a process for Community Planning Area Assessments, which are intended to be the vehicle to define unique character in more localized areas such as North 4th Street. The North 4th Street Corridor Plan was adopted after years of public engagement and negotiation around the appropriate character of 4th Street. With the adoption of the IDO, the development standards from the North 4th Street Corridor Plan were integrated into the citywide MX-M standards, which is the zone the majority of the North 4th Street was converted to under the IDO.

Area residents have indicated that these development forms that were approved according to the North 4th Street Corridor regulations are not consistent with their vision for the area and therefore neither are the regulations in the MX-M zone. This proposed CPO aims to establish regulations for a new desired character, but it does not include design elements that are specific to the North 4th Street Corridor or the desired future character of the area.
A proposal for a new CPO or adoption of small area regulations would benefit from a community discussion through a planning process. Adopting them may undercut the intent of the CPA process, which is slated to begin in June 2020. Staff believes that the CPA process would be the appropriate time to do more extensive public outreach to develop unique character and design standards for this area, if needed.

**Recommended Approach**

In general, the proposed regulations in CPO-9 could potentially further implement the intent of the Comprehensive Plan; however, staff recommends a different approach to implementing them that focuses on a citywide approach for Main Streets instead of creating a new CPO at this time. Staff is recommending that the proposed regulations for setbacks and removing building height bonuses be adopted in the IDO annual update for all Main Streets.

If the City wants to adopt massing requirements proposed in this CPO for 4th Street, those regulations could be adopted as a small area rule in IDO Section 5-11 Building Design. These small area rules would need to be adopted as a Zone Map Amendment through this same case.

**V. Agency & Neighborhood Concerns**

**Reviewing Agencies**

- **DMD-Engineering Division** – No Comment
- **CABQ Code Enforcement** – No Comment
- **Long Range Planning** - recommends that the proposed regulations be adopted citywide for Main Street areas except for the proposed massing regulations, which could be adopted as small area regulations in Section 5-11 Building Design. These proposed CPO regulations may hinder the ability of development to fulfill the policies related to desired growth and development areas.
- **ABQ RIDE** - ABQ RIDE has no objection to the basis of the North Fourth Street Character Preservation Overlay. However, we are concerned that the changes, if applied broadly as proposed in Condition of Approval #26, might chip away at the narrow edge of viability and affordability of mixed-use transit-oriented developments that we believe will help to revitalize or enhance the City’s transit corridors and centers.
- **Mid-Region Metropolitan Planning Organization (MRMPO)** - No adverse comments

**Neighborhood/Public**

The applicant conducted a facilitated meeting on October 2, 2019. The notes from this are included. This was attended by 51 people including representatives of the North Valley Coalition of Neighborhood Associations. Near North Valley NA and the Greater Albuquerque Housing Partnership.
Mailed notice was sent to all property owners with 100 feet of the proposed CPO boundary and email notice was sent to the required Neighborhood Association Representatives.

As of this writing, staff has received one letter of support and two letters with public comment. (see attached)

VI. Conclusion

The request is for a recommendation to City Council regarding a Zoning Map Amendment to establish a new CPO (Character Protection Overlay) Zone District to a determined area along North 4th St. The proposed Character Protection Overlay, North 4th Corridor CPO-9, would include regulations from City Council Resolution R-19-162 that were largely taken from the North 4th Corridor Plan.

The applicant conducted a facilitated meeting on October 2, 2019. The notes from this are included. This was attended by 51 people including representatives of the North Valley Coalition of Neighborhood Associations. Near North Valley NA and the Greater Albuquerque Housing Partnership.

Mailed notice was sent to all property owners with 100 feet of the proposed CPO boundary and email notice was sent to the required Neighborhood Association Representatives.

The resolution also included required street cross-sections that new development would be required to comply with, however those regulations would need to be included into the Development Process Manual or DPM. Since the passage of R-19-162, the regulations in the proposed CPO-9, have been updated in response to public comment and to clarify the intent.

Staff has performed a policy-based analysis of this request and has provided a recommendation the Environmental Planning Commission to recommend approval of an alternative to creating a new CPO in the form of text amendments to the IDO as detailed in the Findings.
Findings, Zoning Map Amendment (Zone Change)  
Project #: 2019-003030, RZ: 2019-00067

1. This is a request for a Zoning Map Amendment- Council to establish a new Character Protection Overlay Zone District, CPO-9, North 4th Street Corridor. The site contains properties on 2nd, 3rd, and 4th Streets north of Mountain Rd. NW and the Albuquerque City Limits.

2. The proposal is based on legislation authored by Council Services Staff and is known as City Council Resolution R-19-162 and was largely taken from the North 4th Corridor Plan. The EPC’s task is to make a recommendation to the City Council regarding the proposed Character Protection Overlay. The City Council is the City’s Zoning Authority and will make the final decision.

3. The Environmental Planning Commission (EPC) is hearing this case as a recommending body to the City Council. Pursuant to Subsection 14-16-6-7(D)(1)(a) of the Integrated Development because the request is to create or amend the text of a Character Protection Overlay zone, which are processed as part of a Zoning Map Amendment- Council pursuant to Subsection 14-16-6-7(G).

4. The proposed CPO-9 zone district includes Guadalupe Plaza (Activity Center) and the 4th St Main St Corridor as designated by the ABC Comp Plan, as amended.

5. The Albuquerque City Charter, 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.

6. The request furthers the following, applicable Comprehensive Plan Goals and policies in regards to 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.

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

   POLICY 5.1.6- Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

   POLICY 5.1.9- Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

   GOAL 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.
POLICY 5.2.1 - Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

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.

GOAL 5.6 - City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

POLICY 5.6.2 - Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

POLICY 5.6.3 - Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas, outside of Centers and Corridors, parks, and Major Public Open Space.

POLICY 5.6.4 - Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

GOAL 5.7 - Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

POLICY 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

POLICY 5.7.4 - Streamlined Development: Encourage efficiencies in the development review process.

POLICY 7.2.2 - Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

POLICY 7.3.2 - Community Character: Encourage design strategies that recognize and embrace character differences that give communities their distinct identities and make them safe and attractive places.

GOAL 8.1 - Placemaking: Create places where businesses and talent will stay and thrive.

POLICY 8.1.1 - Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.
7. The applicant has adequately responded pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

A. **Criterion A:** Consistency with the City’s health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The required policy-based response demonstrates that the request would generally be consistent with a preponderance of applicable Goals and policies and not be in significant conflict with them. The subject site is located within both Areas of Change and Areas of Consistency and contains a Main Street Corridor, North 4th, and an Activity Center. Portions of the site also contain Premium Transit corridors. Main Street corridors, as designated by the ABC Comp Plan are intended to be lively, highly walkable streets lined with local-serving business. Main Streets are intended to have 1 – 4 story buildings, usually placed right up to the sidewalk. Fourth street historically has inadequate sidewalk widths, the current allowance for zero foot minimum setbacks in the MX-M zone allows for some development that imposes on the pedestrian environment. Although 4th Street is designated as a corridor, the intent of the Comprehensive Plan is to treat it as a linear center. The proposed zone change is generally consistent with applicable Goals and policies cited above. However, the applicant’s justification does not expound on how applicable Comp Plan policies are furthered by this request.

B. **Criterion B:** The subject site is located wholly in an Area of Consistency. The changes in zoning regulations for the proposed CPO-9 boundary would add protections to serve appropriate transitions between the pedestrian environment and low-density residential zones to the more intense uses and zones along 4th St. The implementation of new development standards would be more advantageous to the community by moving closer to the policy intentions for Main Street Corridor areas as articulated in the ABC Comp Plan.

C. **Criterion C:** A different set of regulatory standards for the Main Street Corridor is more advantageous to the Community as articulated by the ABC Comp Plan by updating regulations could better implement the intention of the Comprehensive Plan.

D. **Criterion D:** The request does not propose regulation changes to any allowable uses and therefore would not create any additional harm to the community.

E. **Criterion E:** The City’s existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the subject site is already currently a developed area of the City. The updates to sidewalk infrastructure would also add infrastructure to the area that helps to fulfill ABC Comp Plan intentions for Main Street corridors.
F. **Criterion F:** This request is to change or modify regulations for building massing, design standards, and right-of-way requirements and would apply to all properties in the CPO.

G. **Criterion G:** The request is not based primarily on economic considerations, it is based on fulfilling the policy intentions for designated Centers and Corridors in the ABC Comp Plan, as amended.

H. **Criterion H:** Establishing a new CPO would establish a “strip zone” that cannot be evaluated per the above criteria that address land use because the proposed CPO is design-oriented.

8. The proposed CPO is inconsistent with the implementation of several Comp Plan policies. The IDO could be made more consistent with adopted policies and vision by adopting the following proposed regulations amending the IDO text through conditions of approval in the 2019 annual update.

   a. Revise Table 5-1-2 and 5-1-3 for building heights and height bonuses from “UC-MS-PT” to apply to “UC-PT and MT in Areas of Change.” [This would implement the regulations proposed as Subsection 3-9(E)(3)(a) & (c).]

   b. Revise Table 5-1-2 and 5-1-3 for setbacks from “UC-MS-PT” to apply to “UC-PT-MS and MT in Areas of Change” and add a new note that says, “If the sidewalk abutting the front lot line is less than 10 feet wide, the minimum front setback in UC-MS-PT-MT areas is 10 ft.” [This would implement the regulations proposed as Subsection 3-9(E)(4).]

   c. Revise Subsection 5-11(E)(2) for building design regulations proposed in this CPO so that they apply citywide to designated Main Street corridors. [This would implement the regulations proposed as Subsection 3-9(E)(5).]

9. The regulations proposed for massing along 4th Street seems related to desired character in this area. Those regulations could be adopted into the IDO as a zone map amendment for a small area without creating a CPO.

   a. Revise Subsection 5-11(E)(2)(b) for building massing regulations proposed in this CPO as a new small area regulation that applies within the North 4th Street area. Provide graphic illustrations of example façades and massing to communicate the regulations. [This would implement the regulations proposed as Subsection 3-9(E)(3)(b) & (d).]

10. The 2019 IDO annual update proposes recommended conditions of approval to amend building design regulations in Subsection 5-11(E)(2) to achieve the intent of the proposed CPO articulation standards proposed as Subsection 3-9(E)(5).
11. The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2 if the sidewalk is less than 10 feet wide.

12. The 2019 IDO annual update proposes a recommended condition of approval that would require DRB review/decision for projects that would otherwise be eligible to be decided by staff as a Site Plan – Administrative if an Infrastructure Improvement Agreement is needed to comply with IDO or DPM standards. This change is intended to close a procedural gap in the process that would review and require sidewalks where they are needed in projects that would otherwise be reviewed/decided administratively.

13. The Development Process Manual Executive Committee revised the 2019 Draft Development Process Manual to incorporate recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancement. The EPC recommends that the administration adopt the revised Development Process Manual so that these street cross-sections and designs would guide future City projects. [This would implement the regulations proposed as Subsection 3-9(E)(2)].

14. City Council staff held a facilitated public meeting in regards to this request. As of Staff writing, there were 3 letters from the public. One in support, and two public comments. (See attached).

**Recommendation – RZ-2019-00067, December 12, 2019**

RECOMMEND APPROVAL of Project #: 2019-003030, RZ-2019-00067, a request for Zoning Map Amendment- Council for an alternative to creating a new CPO in the form of text amendments to the IDO detailed in the preceding Findings.
Whitney Phelan
Staff Planner

Notice of Decision cc list:
(List to be compiled after final decision)
CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

The Comprehensive Plan establishes and designates Main Street corridors that are more urban and walkable than other areas of Albuquerque. The Integrated Development Ordinance (IDO) implements this policy by allowing taller buildings by right, providing opportunities for building height bonuses in exchange for development that provides a public benefit, allowing zero-foot setbacks at the front property line, and requiring different building design standards for façades in these areas.

The proposed Character Protection Overlay (CPO) zone would modify citywide standards for building mass & scale, setbacks, and building design on 4th Street. Given that this area includes a Main Street, an Activity Center (Guadalupe Plaza), and Major Transit corridors, and that a majority of this area is an Area of Change, the proposed CPO seems to be out of alignment with the applicable goals and policies of the Comp Plan.

One of the considerations in creating a new CPO is whether the standards are addressing a unique character that warrants an individual overlay zone or whether the same conditions might exist elsewhere in the City and need the same regulatory intervention and benefit from the same regulatory approach to improve or protect the existing or desired condition. The other designated Main Street corridors include Broadway, San Pedro, Bridge, and Central. Citywide regulations, even those that apply only in certain areas such as Main Streets, are implemented and enforced more easily and consistently than overlay zones or regulations for small areas. In adopting new regulations, not only must the vision of the Comp Plan be furthered, the City’s ability to enforce them should be a primary consideration. If the regulations proposed for 4th Street would actually benefit other Main Street areas, City Council should first consider whether to adopt these rules to apply in all Main Street areas.

The IDO sets out criteria for the creation of new CPOs in Section 3-4(A); the most applicable is the first criteria “Have recognized neighborhood identity and character.” The proposed regulations are intended to create a different character than what currently exists and different from what was envisioned and allowed by the prior Corridor Plan. In light of this, Long Range recommends that the proposed regulations be adopted citywide for Main Street areas except for the proposed massing regulations, which could be adopted as small area regulations in Section 5-11 Building Design.
The proposed CPO reduces building heights and increases setbacks along the Corridor. The proposed changes are intended to provide a less jarring transition between the existing low-slung buildings on the corridor and the taller buildings that were first intended and allowed through the North 4th Street Corridor Plan. These proposed CPO regulations may hinder the ability of development to fulfill the policies related to desired growth and development areas. By imposing limitations on building height and removing any height bonuses, the Comp Plan’s strategy of directing growth where it is most appropriate would be undermined, but perhaps in service of a different conception of what a Main Street area should be. One consequence of this change in strategy may be to increase development pressures on nearby existing residential neighborhoods by limiting the amount of growth that can be accommodated in the designated Corridor area.

If the City wants Main Street areas to have lower building heights than allowed by the IDO, it might make more sense to replace Main Street corridors with Major Transit corridors as the appropriate areas for receiving taller building heights and optional height bonuses for workforce housing and structured parking. Major Transit corridors are aligned with locations that the City plans to improve transit service, and as such, may have an even stronger connection to allowing taller buildings and workforce housing incentives. Long Range recommends considering whether the reduced building heights in this Main Street area should be applied to all Main Street areas as a citywide approach.

The increased setbacks recognize that the existing sidewalks on 4th Street and the constrained right-of-way pose challenges to the intended pedestrian-oriented regulations associated with Main Streets in the IDO. The proposed 10-foot setback would allow for additional pedestrian amenities and the required street trees to be provided in front of the building. However, new development is typically required to dedicate any additional right-of-way needed for the future road cross sections, so these elements could and should be accommodated in the public right-of-way, making this proposed change unnecessary if it is only meant to rectify existing conditions. If the same conditions exist in other Main Street areas, and the City wants to address those conditions with a consistent approach, then the proposed regulations should be added to Section 5-1 to apply to all mixed-use zones in Center and Corridor areas that allow a zero-foot setback where the sidewalk is less than 10 feet wide.

Related to this proposal is the updated Development Process Manual (DPM) that incorporates recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancements in those areas.

In the IDO Annual Update Staff Report dated October 10, 2019, the Planning Department suggested applying the building design elements proposed for 4th Street citywide in appropriate Center and Corridor areas, thereby making some of the proposed standards unique to a new North 4th Street CPO unnecessary.
Similarly, Long Range recommends considering whether the proposed setbacks, limits on building height bonuses, or massing regulations should be applied all Main Street areas as a citywide approach.

If any of the proposed regulations only apply to 4th Street, and Council agrees that they are appropriate to enhance and protect 4th Street corridor, then it makes sense to adopt them either as small area regulations in the relevant IDO section or, if most or all of the proposed regulations are to be adopted, as a CPO zone.

Recommended Findings

1. The proposed CPO is inconsistent with the implementation of several Comp Plan policies. The IDO could be made more consistent with adopted policies and vision by adopting the following proposed regulations amending the IDO text through conditions of approval in the 2019 IDO annual update.
   a. Revise Table 5-1-2 and 5-1-3 for building heights and height bonuses from “UC-MS-PT” to apply to “UC-PT and MT in Areas of Change.” [This would implement the regulations proposed as Subsection 3-9(E)(3)(a) & (c).]
   b. Revise Table 5-1-2 and 5-1-3 for setbacks from “UC-MS-PT” to apply to “UC-PT-MS and MT in Areas of Change” and add a new note that says, “If the sidewalk abutting the front lot line is less than 10 feet wide, the minimum front setback in UC-MS-PT-MT areas is 10 ft.” [This would implement the regulations proposed as Subsection 3-9(E)(4).]
   c. Revise Subsection 5-11(E)(2) for building design regulations proposed in this CPO so that they apply citywide to designated Main Street corridors. [This would implement the regulations proposed as Subsection 3-9(E)(5).]

2. The regulations proposed for massing along 4th Street seems related to desired character in this area. Those regulations could be adopted into the IDO as a zone map amendment for a small area without creating a CPO.
   a. Revise Subsection 5-11(E)(2)(b) for building massing regulations proposed in this CPO as a new small area regulation that applies within the North 4th Street area. Provide graphic illustrations of example façades and massing to communicate the regulations. [This would implement the regulations proposed as Subsection 3-9(E)(3)(b) & (d).]

3. The 2019 IDO annual update proposes recommended conditions of approval to amend building design regulations in Subsection 5-11(E)(2) to achieve the intent of the proposed CPO articulation standards proposed as Subsection 3-9(E)(5).

4. The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2 if the sidewalk is less than 10 feet wide.
5. The 2019 IDO annual update proposes a recommended condition of approval that would require DRB review/decision for projects that would otherwise be eligible to be decided by staff as a Site Plan – Administrative if an Infrastructure Improvement Agreement is needed to comply with IDO or DPM standards. This change is intended to close a procedural gap in the process that would review and require sidewalks where they are needed in projects that would otherwise be reviewed/decided administratively.

6. The Development Process Manual Executive Committee revised the 2019 Draft Development Process Manual to incorporate recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancement. The EPC recommends that the administration adopt the revised Development Process Manual so that these street cross-sections and designs would guide future City projects. [This would implement the regulations proposed as Subsection 3-9(E)(2).]

Zoning/Code Enforcement

Metropolitan Redevelopment

CITY ENGINEER

Transportation Development

Hydrology

New Mexico Department of Transportation (NMDOT)

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Planning

Traffic Engineering Operations

Street Maintenance

WATER UTILITY AUTHORITY

ENVIRONMENTAL HEALTH DEPARTMENT
ABQ Ride has the following comment on the North Fourth Character Protection Overlay (Project # 2019-003030): “ABQ RIDE has no objection to the basis of the North Fourth Street Character Preservation Overlay. However, we are concerned that the changes, if applied broadly as proposed in Condition of Approval #26, might chip away at the narrow edge of viability and affordability of mixed-use transit-oriented developments that we believe will help to revitalize or enhance the City’s transit corridors and centers.”
HISTORY
CITY of ALBUQUERQUE
NINETEENTH COUNCIL

COUNCIL BILL NO. R-09-12 ENACTMENT NO. #2010-050

SPONSORED BY: Debbie O'Malley

RESOLUTION

ADOPTING THE NORTH 4TH STREET CORRIDOR PLAN AS A RANK 3 PLAN;
FOR THE AREA BORDERED GENERALLY BY THE CITY LIMIT ON THE NORTH,
THE RAILROAD TRACKS ON THE EAST, MOUNTAIN ROAD ON THE SOUTH
AND 5TH STREET ON THE WEST AND ESTABLISHING OVERLAY ZONE
DISTRICTS INCLUDING THE NORTH FOURTH MIXED USE DISTRICT, THE
NORTH FOURTH TRANSIT ORIENTED DEVELOPMENT DISTRICT AND THE
NORTH FOURTH INFILL DEVELOPMENT DISTRICT AND THE LOS ALAMOS
ADDITION HISTORIC DISTRICT.

WHEREAS, the City Council, the Governing body of the City of
Albuquerque, enacted R-05-242 which called for the creation of a plan for the
area encompassing what is now referred to as the North Fourth Street Rank III
Corridor Plan ("the Plan"); and

WHEREAS, the City Council enacted F/S R-07-338 that adopted interim
design regulations pending the completion of the Plan and prohibited certain
development approvals in the area if the interim design standards were not met
and the Council has subsequently extended the effective period by enacting R-
09-118; and

WHEREAS, there were numerous meetings prior to the Environmental
Planning Commission's recommendation of the Plan (Project # 1004928/06EPC-
00767) to the City Council; and

WHEREAS, the Plan was jointly developed by the North Fourth Street
Merchants Association and representatives of the North Valley neighborhood
associations; and
WHEREAS, the area represented by the Plan is a key element in the overall
economic and community revitalization efforts by the City of Albuquerque to
promote neighborhood stabilization; and

WHEREAS, the Environmental Planning Commission, in its advisory role
on all matters relating to Planning Zoning and Environmental Protection, held a
public hearing on February 12, 2009 with respect to adoption of the Plan and
voted (5-1) to recommend approval of the Plan to the City Council subject to
recommendations, Findings and Conditions of Approval; and

WHEREAS, the Plan uses a modified form-based approach and creates four
new overlay zone districts which regulate building form and articulation; and

WHEREAS, the new overlay zone districts are the following:

1. North Fourth Mixed Use (NFMXD) District: the NFMXD is designed
as a pedestrian scale, principally commercial development area that is integral
to a mixed use neighborhood. The NFMXD is located in two areas; parcels
generally on either side of 4th Street beginning at Phoenix Avenue NW to Natalie
Avenue NW consisting of primarily C-2 and C-3 zoned properties and the
second area north of Montano NW along Fourth Street to the City limits
consisting of a mix of C-2, C-1, O-1 and parcels categorized as Residential-
Agricultural.

2. North Fourth Transit Oriented Development (NFTOD) District: the
NFTOD is designed for the major transit areas of the corridor. The NFTOD is
located in two areas; generally parcels on either side of 4th Street from Mountain
Road to Phoenix Avenue NW. The East/West traffic intersections of I-40 and
Menaul NW are contained within the District. The second area is found
generally along 4th Street from Berry Road NW north past Montano Road and
east along Montano Road to the Railroad tracks consisting of a C-2, M-1, and M-

3. North Fourth Infill Development (NFID) District(s): the NFID is
designed as a buffer and provides a standard to encourage the context
sensitive development of empty lots or the redevelopment of sites in
substantially built up areas. The Districts are found in three areas; the first is
generally on either side of Candelaria Road NW from 4th Street to 7th Street NW.
The second area is generally east of the Harwood Lateral from Delamar Avenue
NW to Sanchez Road NW. The third area is west of the Gallegos Lateral generally from Hendrix NW to Sanchez Road NW.

4. Los Alamos Addition Historic Area LAAHD District: The LAAHD is designed to establish commercial and mixed-use land uses as well as building forms that are compatible with the area of 4th Street adjacent to the Los Alamos neighborhood. The uses allowed in this district are at a neighborhood scale and will serve the residents and commercial property owners on the east side of 4th Street between Gene and Alamosa Streets. The standards are intended to create a safe pedestrian scale environment along 4th Street, orient buildings toward the public right of way and maintain clear separation between commercial and mixed uses and residential areas.

WHEREAS, the City's Environmental Planning Commission (EPC) held a public hearing with respect to the adoption of the Plan. The EPC voted (5-1) to recommend approval of the Plan to the City Council and thus sent the Plan with recommendations, findings and conditions.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. The City Council makes the following findings:

1. The North Fourth Street Corridor Plan Overlay Zone supports the policies listed in the adopted Comprehensive Plan including policies listed herein. Specifically, the Plan is in compliance with applicable land use goals and policies for Established Urban Areas as follows:

   A. Policy II.B.5.a. of the Comprehensive Plan states: "The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre." The Corridor Plan implements the policy by providing a variety of zones that allow for residential, commercial or mixed use, and utilitarian building forms.

   B. Policy II.B.5.d. of the Comprehensive Plan states: "The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern."
The newly created zones in the Corridor Plan are tailored to promote economic vitality and stable land uses while respecting the existing development.

C. Policy II.B.5.e. of the Comprehensive Plan states: “New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.” The Corridor Plan area is fully served with urban infrastructure, and new developments will add to the efficiency of these services.

D. Policy II.B.5.h. of the Comprehensive Plan states: “Higher density housing is most appropriate in designated Activity Centers, in areas with excellent access to the major street network, in areas where a mixed density pattern is already established, and in areas where a transition is needed between single-family homes and much more intensive development.” The NFTOD, NFMXD, and NFID districts allow for higher density housing, which is appropriate to the corridor.

E. Policy II.B.7.a. of the Comprehensive Plan states: “Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.” Further, policy II.B.7.i. states: “Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.” The NFTOD, NFMXD, NFID and LAAHD districts allow for a mix of multi-family, residential and non-residential uses.

F. Policy II.B.5.k. of the Comprehensive Plan states: “Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.” In addition, policy II.B.5.l. states: “Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.” Design standards contained in the Corridor Plan will control uses and are intended to promote a quality environment by the incorporation of design
elements for buildings and sites and the encouragement of a pedestrian
environment.

SECTION 2. The City Council makes the following findings as to
compliance with R-270-1980 for zone changes with respect to each of the four
new overlay zones:

1. The North Fourth Street Corridor Plan proposes a new Overlay
Zone in four new zoning categories. The following Analysis of Resolution 270-
1980 (Policies for Zone Map Change Applications) shows that the proposed
zoning is justified.

A. A proposed zone change must be found to be
consistent with the health, safety morals and general welfare of the city. The
proposed Overlay Zone for the North Fourth Street Corridor is found to be
consistent with the health, safety and general welfare of the City: It gives
property owners flexibility in the types of uses and buildings they can place on
their properties. That flexibility creates a better chance that
development/renovation will occur in the near future and supports the
economic vitality of the area. Current economic conditions are likely to slow
investment in development and redevelopment of the North Fourth Street
Corridor. With the exception of projects currently underway, it is unlikely that
substantial new development will take place until credit markets are stable and
confidence returns to the commercial and residential real estate market.

B. Stability of land use and zoning is desirable; therefore,
the applicant must provide a sound justification for the change. The burden is
on the applicant to show why the change should be made, not on the City to
show why the change should not be made. While the economic and financial
health of the North Fourth Street Corridor varies along its 4 1/2 mile length,
there are several areas that are struggling to maintain viable commercial
activity. In this context, the Overlay Zone offers stability to the corridor by
expanding the range and mix of residential, mixed-use and transit-oriented uses
to support and take advantage of the expanding, multi-modal forms of
transportation along Fourth Street. Additionally, to respond specifically to the
timing and demands of the market, the development or redevelopment of
properties using the new Overlay Zone is at the discretion of property owners.
However, the Overlay Zone will regulate development through the building permit process when the following conditions are present:

2. Construction of new buildings on a vacant parcel.
3. Commencement of a new use that is permissible under the Overlay Zone but was not permissible on that parcel before the Plan's adoption.
4. Change to new Conditional Use under existing zoning that was not being employed on that parcel before the Plan's adoption. There is broad community support to adopt and implement the Plan. This resulted from strong representation on the merchants' and residents' negotiating teams as well as robust communication during the mediated negotiations held from September 11th, 2007 to December 10th, 2007. In addition leaders from both the merchants' and residents' negotiating teams guided the consultants in rewriting the June 2006 Corridor Plan over the subsequent six months. The Plan received supportive and positive feedback during an Open House held on August 19, 2008 at the Los Griegos Community Center. The plan received further support and positive feedback at a community meeting held on December 10, 2009.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans, which have been adopted by the City. The North Fourth Street Corridor Plan furthers applicable goals and policies of the Comprehensive Plan and promotes a better-served community: It allows building placement closer to North Fourth Street and promotes multi-modal transportation. The use of a form-based approach for building types and establishment of specific design standards ensures quality and innovation in design, ensures compatibility between residential and non-residential uses, and provides a balanced circulation system with safe and convenient pedestrian activity. The following citations show that corridor plan is not in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments. The Albuquerque/Bernalillo County Comprehensive Plan and the Planned Growth Strategy guide the future
development of the Albuquerque Urban Area. The envisioned development and
redevelopment of the Plan and Overlay Zone are in compliance with the policies
in these planning documents. Applicable policies from the Comprehensive Plan
include: The Comprehensive Plan sets goals and strategies to implement
Activity Centers: “[Activity Centers]... expand and strengthen concentrations of
moderate and high-density mixed land use and social/economic activities which
reduce urban sprawl, auto travel needs, and service costs, and which enhance
the identity of Albuquerque and its communities. A technique for implementing
Activity Centers is to “review Zoning and ordinances for revisions necessary to
facilitate private development and redevelopment of mixed-use concentrations
of housing and employment that supports transit and pedestrian activity.” The
use of the form based Overlay Zone results in implementing the Comprehensive
Plan’s policy on Activity Centers. As stated in the Supplemental Staff Report,
the NFMXD and NFTOD districts in the Overlay Zone support the creation of
multi-use Activity Centers and will promote ongoing public/private cooperation
necessary for private market conditions that support the development and
functioning of Activity Centers. Further, policy B7] states: “The City will
structure capital expenditures and land use regulations in support of creating
multi-use Activity Centers, and will promote ongoing public/private cooperation
necessary for private market conditions that support the development and
functioning of Activity Centers.” The Planned Growth Strategy intends to
achieve the following objective, which is stated in Volume 2, page 4, of the
Preferred Alternatives: “Planned neighborhoods [that] have close proximity to
activity centers that contain businesses that serve basic needs...; be
pedestrian, bicycle, and transit friendly; be located close to employment
opportunities; include a mix of housing types and densities; and incorporate a
satisfying mix of housing types and densities; and incorporate a satisfying built
environment brought about through visually pleasing structures, landscaping,
and physical identity.” In the NFMXD and NFTOD districts, the Plan encourages
a mix of moderate and high-density housing along with commercial, office and
related uses. In Section IV, the Plan promotes pedestrian, bicycle and transit
friendly conditions. By utilizing a form based code, the NFMXD and the NFTOD
districts, together with the NFID and LAAHD districts, incorporate building
forms that are visually pleasing and fit the context for redevelopment along the
corridor. The North Valley Area Plan (adopted by R-255, Enactment No. 80-1993)
guides planning and regulatory actions in the plan area, including corridor
plans. Two of the applicable policies from the area plan include the following:
Page 8-2f of the North Valley Area Plan states: “Undertake a planning process
for areas of Mid-North Valley East and Mid-North Valley West to address land
use conflicts, nonconforming uses, redevelopment of vacant land, affordable
housing, transportation, streetscape improvements, cultural sites and other
issues.” Page 9-3c of the North Valley Area Plan states: “Promote commercial
development and redevelopment of existing commercially zoned properties.”

D. The applicant must demonstrate that the existing zoning is
inappropriate because;

1. There was an error when the existing zone map pattern was
created, or

2. Changed neighborhood or community conditions justify the
change, or

3. A different use category is more advantageous to the
community, as articulated in the Comprehensive Plan or other City master plan,
even though (1) or (2) above do not apply. As per policy D (2): The proposed
Overlay Zone in the Plan is justified by “changed neighborhood or community
conditions” as described below for each of the new zones: Neighborhood and
community conditions along North Fourth Street are significantly different from
the conditions that existed when the City approved the existing zoning over fifty
years ago. The zoning that the City of Albuquerque put in place for North Fourth
Street during the 1960s reflected early development conditions and community
connections, particularly the patterns and conditions that existed in the late
1980s. Historically, North Fourth Street had served as a transportation route that
connected Albuquerque to Santa Fe and other towns. During the 1950s, the
agriculture and housing that bordered the street became interspersed with
commercial businesses, many of which catered to automobile traffic. The street
became an eclectic mix of businesses serving local, citywide, and regional
market demands. Later in the 1960s, market conditions changed significantly
when the freeway system drew much of the commercial development to malls
sited in the Northeast Heights. The freeways also displaced the out-of-state traffic from North Fourth. Many businesses, such as motels, gas stations, and restaurants that had depended on travelers for their primary customer base, lost a substantial share of their markets. With the rapid growth of the West Mesa since the 1980s, much of Albuquerque's new development has shifted west of the Rio Grande. As a result, development near and along North Fourth Street has slowed, although drivers commuting to and from the West Side discovered the corridor as a commuting route. Simultaneously, other commercial and retail development has provided fierce competition for many small businesses. These market changes over the past five decades have resulted in some businesses along the corridor surviving, some making a transition and others going out of business. This has resulted in underutilized property in many locations along the Corridor with a mixed pattern of old, new, vacant and redeveloped properties.

North Fourth Transit Oriented Development (NFTOD) District:
The NFTOD is designed for the major transit areas of the corridor. Two NFTOD areas are designated within the corridor boundary. Generally, the first District covers parcels on either side of Fourth Street beginning at Mountain Road NW to Phoenix Avenue NW. East/West traffic intersections of I-40 and Menaul NW are contained within the District. Community conditions in the first NFTOD area, especially south of the freeway, are conducive for revitalization and transit-oriented neighborhood scale commercial development. The streetscape includes buildings from the 1940s and 1950s that create a continuous façade of storefronts and provide community establishments. While the sidewalks are in need of repair and must be ADA compliant, the scale of the street and the buildings are appropriate for pedestrian amenities and activities. In the area north of the freeway to Phoenix Ave, near Menaul, the street widens into four lanes and accommodates large commercial activities, like the Menaul Marketplace and other strip commercial development set back from the road. Older buildings are interspersed and located close to the street. Conditions in the area have changed sufficiently to allow new development to include higher densities, including mixed uses and housing. Together with an enhanced streetscape and pedestrian amenities, it is possible to create a vital living and
working neighborhood. The NFTOD District encourages this type of
revitalization to occur. The second NFTOD area in the Montano and Fourth area
at Berry Road, extending along Montano Road to the Rail Road tracks, is
intended to support new development, especially related to development from a
planned transit station. Property in this area includes the intense commercial
activity at Montano and Fourth Street as well as auto related commercial uses
and fast food services south of Montano. These conditions set the stage for
increasing the intensity and mix of uses over time, as the area becomes more
transit oriented and accessible. The area around the railroad tracks is
dominated by large warehousing, repair and storage uses.

North Fourth Mixed Use Development (NFMXD) District:
The NFMXD is designed as a pedestrian scale, principally commercial
development area that is integral to a mixed-use neighborhood. Two NFMXD
areas are designated within the corridor boundary. Generally, the first area
covers parcels on either side of Fourth Street beginning at Phoenix Avenue NW
to Natalie Avenue NW. Conditions in the area from Phoenix to Natalie include
vacant lots, building set back from the street, auto-oriented repairs and
recycling businesses and large and small commercial activities. The area
contained vital economic activity but has transformed from small-scale historic
roadside auto uses of the 1950s and 1960s to large commercial and
construction related businesses. The properties were assembled over time,
from small lots to larger properties accommodating car sales and heavier
commercial uses. As some of the business died out, some of the land has
become underutilized and is prime for redevelopment. The second area begins
generally north of Montano NW along Fourth Street to the City Limits near
Camino Espanol NW. In the second NFMXD area the commercial property is
close to residential areas and the residents have expressed a desire to make the
area safer and more accessible for pedestrians as well as less congested with
traffic. Sidewalks are non-existent in some places and partially complete in
others, so vehicles cross the pedestrian way. In some places there is no curb or
landscaping to separate commercial from vehicular or residential uses.

North Fourth Infill Development (NFID) District.
The NFID serves as a buffer and provides a standard to encourage the context-sensitive development of empty lots or the redevelopment of sites in substantially built up areas. The NFID District is found in four areas with the corridor boundaries. The first is generally either side of Candelaria Road NW from Fourth Street to 7th Street NW. The second area is generally east of the Harwood Lateral from Delamar Avenue NW to Sanchez Road NW. The third area is west of the Gallegos Lateral generally from Hendrix NW to Sanchez Road NW, and the fourth area is generally along Pauline Street NW from Gene NW to Guadalupe Trail NW. Areas that have been designated as potential for the North Fourth Infill Development District have generally changed over time from commercial or vacant land to properties that contain higher density residential apartments or condominiums. Over time, the land has become more valuable and amenable to multi-family development and creates the opportunity for a transition from commercial or other mixed uses to neighborhood scale development. In some of the areas, there are under-utilized properties or segments of street frontage with lots that may accommodate future infill of residential uses. The key in these areas is to provide a transition in density and intensity of uses so that new infill development buffers the neighborhood from more intense commercial development. Design and development in the NFID areas is intended to be sensitive to the surrounding development and act as a buffer between residential uses and other commercial and mixed use development along the corridor. The places identified in the district either currently function in this way or could in the future. As per policy D (3): The proposed zoning in the North Fourth Street Corridor Plan is “more advantageous to the community” as described below for each of the Development Districts:

NFMXD

This district promotes a different approach to development. The prescribed building forms accommodate a greater range of mixed uses than those allowed under traditional commercial zoning. The mixed uses in the NFMXD Overlay District give greater flexibility to the property owner and increase the likelihood that redevelopment will occur. Further, the added flexibility will make it possible
for property owners to fit the scale of the development to the community and
the adjacent properties.

NFTOD

This district promotes development that is pedestrian oriented, accommodates
an expanded range of uses, and enhances an intensifying urban destination.
Inclusion of this transit-oriented development zone is integral to the
community's vision for North Fourth Street and furthers applicable goals and
policies of the Comprehensive Plan by leveraging transportation-related
services to promote and encourage redevelopment. The current use of transit
(and future increase) coupled with increased development of mix of uses
presents an opportunity to promote North Fourth Street as a commercial/transit
corridor. The district recognizes the transportation-oriented development near
the freeway and anticipates it in the vicinity of the future Railrunner Station. An
additional advantage to the community is that this district may attract new
businesses that depend on excellent transportation access.

NFID

The North Fourth Infill Development District provides a buffer between the
mixed-use development and the residential neighborhoods that border the
corridor and is important to realizing the community's vision for the corridor.
This district would allow only limited residential and certain commercial (flex
building) and utilitarian (civic or institutional building) building forms. Thus, this
district would increase the range of allowable land uses and is therefore
advantageous to the community.

LAAHD

Los Alamos Addition Historic Area District is designed to establish commercial
and mixed-use land uses as well as building forms that are compatible with the
area of 4th Street adjacent to the Los Alamos neighborhood. The uses allowed
in this district are at a neighborhood scale and will serve the residents and
commercial property owners on the east side of 4th Street between Gene and
Alamosa Streets. The standards are intended to create a safe pedestrian scale
environment along 4th Street, orient buildings toward the public right of way and
maintain clear separation between commercial and mixed uses and residential
areas.
E. A change of zone shall not be approved where some of the
permissive uses in the zone would be harmful to adjacent property, the
neighborhood or the community. The following paragraph is universally
applicable to areas covered by the Overlay Zone in the Plan. Thus, it is stated
once and applies to all new districts (NFTOD, NFMXD, NFID, and LAAHD): The
districts provide certainty regarding future development by regulating building
types and frontage types and excluding certain "noxious" uses. These
regulations will assure compatibility of adjacent uses and prevent harm to
adjacent properties. The districts have been carefully mapped and negotiated to
reasonably ensure that no harm to adjacent property will occur.

F. A proposed zone change which, to be utilized through land
development, requires major and un-programmed capital expenditures by the
City may be:

1. Denied due to lack of capital funds, or

2. Granted with the implicit understanding that the City is not
   bound to provide the capital improvements on any special schedule. The
   following paragraph is universally applicable to areas covered by the Overlay
   Zone in the North Fourth Street Corridor Plan. Thus, it is stated once and
   applies to all new districts (NFTOD, NFMXD, NFID and LAAHD): The corridor
   plan will focus the city by planning capital authorization through priorities
   including a capital improvements list for projects that are intended to enhance
   the area. Consistent with the qualification in 2 above, these projects are public
   investments to be made to increase the functionality of the area and to make
   private investment in the area more desirable by private property owners. City
   staff will request funding from the Capital Improvements Program, General
   Obligation bonds as well as other state and federal revitalization programs.

G. The cost of land or other economic considerations pertaining to the
applicant shall not be the determining factor for a change of zone. The
following paragraph is universally applicable to areas covered by the Overlay
Zone in the North Fourth Street Corridor Plan. Thus, it is stated once and
applies to all new districts (NFTOD, NFMXD, NFID and LAAHD): The City is
interested in guiding the area's development and keeping the area an
economically viable part of the community. The area's commercial development
serves the local community as well as acts as a regional market serving
downtown, the Northeast and Southeast Heights, and the developing West Side.
The proposed changes will help to stabilize the North Fourth Street corridor by
enabling a mix of both residential and commercial development.
H. Location on a collector or major street is not in itself sufficient
justification of apartment, office, or commercial zoning. The following
paragraph is universally applicable to areas covered by the Overlay Zone in the
North Fourth Street Corridor Plan. Thus, it is stated once and applies to all new
districts: NFTOD, NFMXD, NFID and LAAHD. The City has already designated
North Fourth Corridor a transit corridor. The current use of transit (and the
future increase of bus and rapid transit lines) coupled with increased
development of a mix of uses presents an opportunity to promote North Fourth
Street as a commercial/transit corridor. The modified form-based code
promotes construction of prescribed building forms and corresponding facades
accommodate an expanded range of mixed-uses than those allowed under
traditional commercial zoning.
I. A zone change request, which would give a zone different from
surrounding zoning to one small area, especially when only one premise is
involved, is generally called a “spot zone.” Such a change of zone may be
approved only when;
1. The change will clearly facilitate realization of the
Comprehensive Plan and any applicable adopted sector development plan or
area development plan, or
2. The area of the proposed zone change is different from
surrounding land because it could function as a transition between adjacent
zones; because the site is not suitable for the uses allowed in any adjacent zone
due to topography, traffic, or special adverse land uses nearby; or
3. Because the nature of structures already on the premises
make the site unsuitable for the uses allowed in any adjacent zone. The
following paragraph is universally applicable to areas covered by the Overlay
Zone in the North Fourth Street Corridor Plan. Thus, it is stated once and
applies to all new districts (NFTOD, NFMXD, NFID and LAAHD): The Overlay
Zone is comprehensive in covering the entire corridor, and it treats all property
owners equally in its application. The Overlay Zone precludes "spot zoning."
The Plan's Overlay Zone covers an area that is greater than 4 1/2 miles in length.
It provides a comprehensive approach for development and revitalization of the
area. The Plan expands categories of appropriate uses through new allowable
building forms as identified in each district, and the Overlay Zone implements
policies contained in the Comprehensive Plan, the North Valley Area Plan, and
the Planned Growth Strategy.

J. A zone change request which would give a zone different from
surrounding zoning to a strip of land along a street is generally called "strip
zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the
Comprehensive Plan and any adopted sector development plan or area
development plan, and

2. The area of the proposed zone change is different from
surrounding land because it could function as a transition between adjacent
zones or because the site is not suitable for the uses allowed in any adjacent
zone due to traffic or special adverse land uses nearby. The following
paragraph is universally applicable to areas covered by the Overlay Zone in the
North Fourth Street Corridor Plan. Thus, it is stated once and applies to all new
districts (NFTOD, NFMXD, NFID and LAAHD): The Overlay Zone is part of a
comprehensive planning effort for the entire corridor area, and as such treats all
property owners equally with respect to requirements of the Plan. As mentioned
in I. above, the implementation of the Overlay Zone and corresponding Districts
creates a contiguous area of appropriate uses through allowable building forms
as identified by the Development District. The Development Districts identified
in the Plan are appropriate due to their adjacent transportation facilities and
surrounding land uses - there will be no strip zoning.

SECTION 3. All development and redevelopment activities within the area
shall be guided and regulated by the provisions of the North Fourth Street
Corridor Plan, including the recommendation that an engineering study be
conducted prior to any major reconstruction of the street or streets affected by
the Plan.
SECTION 4. The Zone Map, adopted by Article 14-16-4-9 ROA 1994 is
hereby amended to reflect the overlay zone districts in the map shown in
Attachment A hereto, and the North Fourth Street Rank III Corridor Plans (first
volume from Mountain Road to Douglas MacArthur NW and second volume from
Douglas MacArthur to Vineyard NW) attached hereto are approved and
incorporated herein.

SECTION 5. EFFECTIVE DATE AND PUBLICATION. This legislation shall
take effect five days after publication by title and general summary.

SECTION 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
clause, word or phrase of this resolution is for any reason held to be invalid or
unenforceable by any court of competent jurisdiction, such decision shall not
affect the validity of the remaining provisions of this resolution. The Council
hereby declares that it would have passed this resolution and each section,
paragraph, sentence, clause, word or phrase thereof irrespective of any
provisions being declared unconstitutional or otherwise invalid.
PASSED AND ADOPTED THIS 15th DAY OF March 2010

BY A VOTE OF: 7 FOR 1 AGAINST.

Against: Jones
Excused: Harris

Ken Sanchez, President
City Council

APPROVED THIS 9th DAY OF April 2010

Bill No. R-09-12

Richard J. Berry, Mayor
City of Albuquerque

ATTEST:

City Clerk
APPLICATION INFORMATION
## APPLICATION INFORMATION

**Applicant:** Albuquerque City Council  
**Address:** 1 Civic Plaza NW  
**City:** Albuquerque  
**State:** New Mexico  
**Zip:** 87103  
**Phone:** 505-768-3302  
**Email:** Syara@cabq.gov  
**Professional/Agent (if any):** Shanna Schultz  
**Address:** 1 Civic Plaza NW  
**City:** Albuquerque  
**State:** New Mexico  
**Zip:** 87102  
**Phone:** 505-768-3185  
**Email:** Smschultz@cabq.gov

## BRIEF DESCRIPTION OF REQUEST

**Zone Map Amendment to create a new Character Protection Overlay for portions of 2nd, 3rd, and 4th street, north of Mountain Rd. to the City limits.**

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

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

## LOCATION OF PROPERTY BY STREETS

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

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

**Signature:**  
**Printed Name:** Stephanie Yara  
**Date:** 10/29/19

## FOR OFFICIAL USE ONLY

**Case Numbers:**  
**Action:** ZMA-C  
**Fees:**

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**Meeting/Hearing Date:** January 9, 2019  
**Staff Signature:**  
**Date:** 10-30-19  
**Project #:** PR-2019-003088
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@ cabo.gov prior to making a submittal. Zippered files or those over 9 MB cannot be delivered via e-mail, in which case the PDF must be provided on a CD.

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

- **01** Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- **02** Letter of authorization from the property owner if application is submitted by an agent
- **03** Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- **04** 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) R-18-29
- 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 – Adoption of a new View Protection Overlay for North Fourth Street

- **05** Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- **06** 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
- **07** Required notices with content per IDO Section 14-16-6-4(K)(6)
  - **07a** Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first-class mailing (to NAs)
  - **07b** Proof of emailed notice to affected Neighborhood Association representatives
  - **07c** Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing (to property owners)
- **08** 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:**

<table>
<thead>
<tr>
<th>Date: October 31, 2019</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Printed Name: Shanna Schultz</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Applicant or Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Applicant or ☑ Agent</td>
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<table>
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<tr>
<th>Project Number:</th>
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<tr>
<td><strong>PR-2019-003030</strong></td>
<td><strong>RZ-2019-000567</strong></td>
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<table>
<thead>
<tr>
<th>Staff Signature:</th>
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<tbody>
<tr>
<td>[Signature]</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Date: 10-31-19</th>
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</thead>
</table>

Effective 5/17/18
October 29th, 2019

Dan Serrano, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chair Serrano,

Please let this letter serve as notice that Shanna Schultz, Council Senior Planner, is authorized to act as my agent with respect to an application for a Zone Map Amendment – Council for the creation of a new Character Protection Overlay Zone for the North 4th area.

Sincerely,

Stephanie M. Yara
Director of Council Services
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: City of Albuquerque DATE OF REQUEST: 9/25/19 ZONE ATLAS PAGE(S): multiple

CURRENT:
- ZONING: multiple
- PARCEL SIZE (AC/SQ. FT.):

REQUESTED CITY ACTION(S):
- ANNEXATION [ ]
- ZONE CHANGE [ ]: From ________ To ________
- SECTOR, AREA, FAC, COMP PLAN [ ]
- AMENDMENT [ ]
- Small Area/Overlay Zone

LEGAL DESCRIPTION:
- LOT OR TRACT #: BLOCK #: SUBDIVISION NAME:

SITE DEVELOPMENT PLAN:
- SUBDIVISION* [ ] AMENDMENT [ ]
- BUILDING PERMIT [ ] ACCESS PERMIT [ ]
- BUILDING PURPOSES [ ] OTHER [ ]
*includes plating actions

GENERAL DESCRIPTION OF ACTION:
- # OF UNITS: N/A
- BUILDING SIZE: N/A (sq. ft.)
- Map + Text Amendment to I-10-Overlay Zone

Small Area/Overlay Zone

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

APPLICANT OR REPRESENTATIVE: [Signature] DATE: 9/25/19

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2nd Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] DATE: 09-25-2019

TRAFFIC ENGINEER

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED / / FINALIZED / / TRAFFIC ENGINEER DATE

Revised January 20, 2011
October 29th, 2019

Dan Serrano, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chair Serrano,

Council Services is pleased to submit an application for a Zone Map Amendment – Council to be reviewed and recommended by the Environmental Planning Commission. The application is for the creation of a new Character Protection Overlay (CPO) titled the "North 4th Corridor CPO". The boundaries of this proposed CPO follow those of the previous North 4th Rank III Corridor Plan. Generally, the goal of the CPO is to establish regulations for the North 4th Corridor through a new Character Protection Overlay. This CPO takes regulations from Resolution R-19-162 and puts them into a permanent overlay for the area. These regulations are intended to be more aligned with the surrounding community's desire for development along the corridor, mapped below:
The North 4th Corridor CPO intends to maintain the scale of development along the corridor. A comparison of the existing regulations and the proposed regulations is as follows. Please note that most of the corridor is within a Main Street designation, so UC-MS-PT bonuses are often granted:

<table>
<thead>
<tr>
<th>Topic</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Height</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MX-M</td>
<td>• 45 feet or</td>
<td>• 55 feet maximum</td>
</tr>
<tr>
<td></td>
<td>• 65 feet if within UC-MS-PT</td>
<td>• No height bonuses permitted</td>
</tr>
<tr>
<td></td>
<td>• 12-feet bonus for workforce housing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 12-feet bonus for podium parking</td>
<td></td>
</tr>
<tr>
<td>MX-H</td>
<td>• 65 feet or</td>
<td>• 55 feet maximum</td>
</tr>
<tr>
<td></td>
<td>• 75 feet if within UC-MS-PT</td>
<td>• No height bonuses permitted</td>
</tr>
<tr>
<td></td>
<td>• 24-feet bonus for structured parking</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 12-feet bonus for workforce housing</td>
<td></td>
</tr>
<tr>
<td>NR-C</td>
<td>• 35 feet or</td>
<td>• 55 feet maximum</td>
</tr>
<tr>
<td></td>
<td>• 55 feet if within UC-MS-PT</td>
<td></td>
</tr>
<tr>
<td>NR-BP</td>
<td>• 65 feet maximum</td>
<td>• 55 feet maximum</td>
</tr>
<tr>
<td>NR-LM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NR-GM</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Height Variety</strong></td>
<td>No variety required today</td>
<td>For any development</td>
</tr>
<tr>
<td></td>
<td></td>
<td>encompassing more than 50% of any block, one</td>
</tr>
<tr>
<td></td>
<td></td>
<td>third of the development will be limited to</td>
</tr>
<tr>
<td></td>
<td></td>
<td>45 feet</td>
</tr>
<tr>
<td><strong>Stepback</strong></td>
<td>• No stepback required</td>
<td>6-foot stepback required after 30 feet of</td>
</tr>
<tr>
<td></td>
<td></td>
<td>building height</td>
</tr>
<tr>
<td><strong>Front Setbacks</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MX-T, MX-L,</td>
<td>• Minimum: None</td>
<td>• Minimum: 10 feet</td>
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<tr>
<td>MX-M, MX-H</td>
<td>• Maximum: 15 feet</td>
<td>• Maximum: 15 feet</td>
</tr>
<tr>
<td>NR-C</td>
<td>• Minimum: None</td>
<td>• Minimum: 10 feet</td>
</tr>
<tr>
<td></td>
<td>• Maximum: 15 feet</td>
<td>• Maximum: 15 feet</td>
</tr>
<tr>
<td>NR-BP, NR-</td>
<td>• Minimum: N/A</td>
<td>• Minimum: 10 feet</td>
</tr>
<tr>
<td>LM, NR-GM</td>
<td>• Maximum: N/A</td>
<td>• Maximum: 15 feet</td>
</tr>
<tr>
<td><strong>Building Design</strong></td>
<td>Building design is regulated per section 5-11 of the IDO. Generally, it requires a number of articulation elements every set number of feet of the building façade. See section in IDO for specific details.</td>
<td>Proposed regulations will increase the number of elements required and increase the rate at which they are required. See amendment for details.</td>
</tr>
</tbody>
</table>
Additionally, this CPO will have a reference to the Development Process Manual (DPM). It is expected that the roadway cross-sections from the North 4th Rank III Corridor Plan (now rescinded) will be amended into the DPM to become permanent standards for the corridor. The addition of this cross-reference will help ensure that applicants, interested parties, and plan reviewers are aware that there are special requirements for the public realm applicable to this area.

**Justification for a Character Protection Overlay Zone under the Criteria in 6-7(G)(3)(a)**

The review and decision criteria for a Zoning Map Amendment – Council include the approval criteria in Subsection 14-16-6-7(F)(3). This request meets those criteria as follows.

6-7(F)(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.

**Response:** ABC Comp Plan policies support this criterion for a new Character Protection Overlay Zone and furthers the following applicable Goals and Policies in the ABC Comprehensive Plan.

**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.

**Goal 5.6 City Development Areas**
Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

**Policy 5.6.2 Areas of Change:** Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

**Policy 5.6.3 Areas of Consistency:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

**Policy 5.7.2 Regulatory Alignment:** Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.
Action 5.7.2.16 Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

6-7(F)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria: 1. There was typographical or clerical error when the existing zone district was applied to the property. 2. There has been a significant change in neighborhood or community conditions affecting the site. 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response: The CPO is primarily designated as an Area of Change, however, there are portions of the CPO that are designated as an Area of Consistency. This request would clearly reinforce the established character of the surrounding area and would result in development that is consistent with the character based on the ABC Comp Plan Goals and Policies cited above.

6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria: 1. There was typographical or clerical error when the existing zone district was applied to the property. 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request. 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response: The Goals and Policies cited above demonstrate that a different set of regulatory standards (i.e. the CPO) for the existing zone district is more advantageous to the Community as articulated by the ABC Comp Plan by implementing development patterns and densities desired by area residents and that better support could enhance the desired character for the area. Note that this CPO does not change any uses or zone districts within the boundary. Accordingly, subsections 1 and 2 above do not apply to the request.
6-7(F)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

**Response:** This CPO does not propose to change any allowable uses. This CPO relates to building massing and design standards, rather than changes to allowable uses.

6-7(F)(3)(e) The City’s existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 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.

**Response:** The City’s existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by the change of zone. This Zone Map Amendment does not change any allowable uses or cause new development to happen, rather, it changes design standards for any new development within the Overlay zone boundary. If approved, the requirements of this CPO will reference back to the Development Process Manual where there will be roadway cross-sections incorporated to increase the quality of the public realm, including widened sidewalks.

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

**Response:** This criteria relates to purported justifications for increases in zoning intensities based on access to/along a major public street. Although this CPO would apply primarily to the 4th Street corridor, this section is not applicable because the CPO relates to all properties within the corridor and only modifies building massing and design standards, rather than to change allowable uses.

**Public Outreach**

City Council staff held a facilitated public meeting on October 2, 2019 to present the request. 51 people were in attendance and provided input throughout the meeting. Council Staff described the purpose and intent of the proposed CPO and then took public comment and questions. The public was generally supportive of making changes to the development requirements along the
Page 6

4th street corridor. They expressed concern over some development that has occurred in the last 5 years under the previous Sector Plan and are interested in higher standards for the area. Please see the Facilitated Meeting Report for the complete list of questions, concerns, and areas of agreement.

Conclusion

This CPO is intended to increase the quality of development through new design standards for the North 4th Street area. The requirements found within the CPO are not overly burdensome to a developer and may have a long-term positive impact on the aesthetics and economic development of the area. This CPO intends to build upon the years of work the community has put into trying to ensure desirable development occurs in the area. This request is in accordance with many Comprehensive Plan policies, particularly in the sections related to Community Identity and is adequately justified under review and decision criteria 14-16-6-7(F)(3) for a Zone Map Amendment – Council.

Sincerely,

Stephanie M. Yara
Director of Council Services
CITY of ALBUQUERQUE
TWENTY THIRD COUNCIL

COUNCIL BILL NO. _______ R-19-162 _______ ENACTMENT NO. _________________

SPONSORED BY: Isaac Benton

RESOLUTION

ADOPTING INTERIM REGULATIONS FOR THE NORTH 4TH CORRIDOR TO
IMPLEMENT DEVELOPMENT REGULATIONS UNTIL THE INTEGRATED
DEVELOPMENT ORDINANCE IS UPDATED WITH PERMANENT REGULATIONS
FOR THE AREA.

WHEREAS, in 2017 all of the City's sector plans were rescinded with the
adoption of the Integrated Development Ordinance; and

WHEREAS, the North Fourth Rank III Corridor Plan contained certain
 protections for the North Fourth Corridor, an area defined in Exhibit A to this
 resolution; and

WHEREAS, the implementation of the Integrated Development Ordinance
has allowed development that differs from the character that the North Fourth
Rank III Corridor Plan intended; and

WHEREAS, adopting a set of interim regulations until permanent
regulations for the area can be incorporated into the Integrated Development
Ordinance will help protect the character of the corridor; and

WHEREAS, the interim regulations proposed in Exhibit B are intended to
supplement those found in the Integrated Development Ordinance.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:

SECTION 1. Development within the area specified by Exhibit A to this
resolution shall comply with the interim standards set forth in Exhibit B to this
resolution, except for as outlined in Section 3. These interim regulations shall
be in place for a period of one year, or until the Integrated Development
Ordinance has been updated to include amended regulations for the area,
whichever occurs first.
SECTION 2. The City Planning Department is hereby directed to consider amended regulations for the area bounded in Exhibit A, with particular attention towards massing, scale, and articulation that is consistent with the character of the area.

SECTION 3. This Resolution shall not apply to building permits that have been applied for prior to adoption of this Resolution by the Council.
Exhibit B to R-19-162

The following street and sidewalk design requirements are applicable to all properties within Exhibit A (North 4th Rank III Corridor Plan Area).

Street & Sidewalk Design

1. New development shall ensure sufficient right-of-way is provided from the midpoint of the roadway to the property line of the subject site per the cross-sections in Appendix 1 to this exhibit.
2. New development shall comply with all sidewalk and sidewalk buffer requirements within the appendix.

Regulations provided below are applicable to all properties zoned MX-L or higher within Exhibit A (North 4th Rank III Corridor Plan Area). The following requirements supplement those that exist in the Integrated Development Ordinance. In the event of a conflict, these interim design requirements shall prevail.

Building Mass & Scale

1. The maximum building height for properties zoned MX-M is 55 feet. No height bonuses allowed by the IDO shall be granted.
2. Any portion of a building over 30 feet shall incorporate a minimum stepback of 6 feet from the front façade facing a public street.
3. Front setbacks shall be a minimum of 10 feet and a maximum of 15 feet.

Building Articulation

1. Building design for any parcels zoned MX-M shall comply with section 5-11(E)(2) of the IDO with the following revisions:
   a. 5-11(E)(2)(a)(2) Each façade facing a public street shall incorporate at least 3 of the following features along at least 30 percent of the horizontal length of the façade. The features listed below shall be distributed along the façade so that each horizontal façade length of 30 linear feet contains at least 1 of the following features:
      a. Ground-floor clear, transparent display windows, with the lower edge of window sills no higher than 30 inches above the finished floor.
      b. Windows on upper floors.
      c. Primary pedestrian entrances.
      d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
      e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.
f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

b. 5-11(E)(2)(a)(3) Each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features:
   a. Wall plane projections or recesses of at least 1 foot in depth, occurring at least every 100 linear feet and extending at least 25 percent of the length of the façade.
   b. A change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the façade.
   c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the façade by at least 6 inches and repeating at minimum intervals of 30 feet.
   d. Three-dimensional cornice or base treatments.
   e. A projecting gable, hip feature, or change in parapet height for every 100 linear feet of the façade.
   f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

c. 5-11(E)(2)(b)(3) Except in Urban Center areas, street-facing façades shall change a minimum of every 30 linear feet in height, setback, or material.
CITY OF ALBUQUERQUE
15% CONSTRUCTION PLANS

NORTH FOURTH STREET
REDEVELOPMENT STUDY
MOUNTAIN RD. TO CAMINO ESPANOL
COA Project 5878.91

Appendix 1

PRELIMINARY
NOT FOR CONSTRUCTION
SUBMITTED NOVEMBER 26, 2014

PARSONS
BRINCKERHOFF
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-250  Date: 09.28.2019  Time: 2:30 pm

Address: N. 4th Corridor

AGENCY REPRESENTATIVES AT MEETING:
Planning: David
Code Enforcement: Carl
Fire Marshall: Megan
Transportation:
Other:

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: N 4th Street - CPO

SITE INFORMATION:
Zone:  Size:
Use:  Overlay Zone:
Comp Plan Area Of:  Comp Plan Corridor:
Comp Plan Center:  MPOS or Sensitive Lands:
Parking:  MR Area:
Landscaping:  Street Trees:
Use Specific Standards:
Dimensional Standards:

*Neighborhood Organization/s:  
*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.

PROCESS:
Type of Action: Zone Map Amendment Process - EPD - Council
Review and Approval Body:  Is this PRT a requirement? yes
4.7.0.1.a > 6.7.G

(Not part Amendment to DOI text) for new CPO
must be Zone Map Amendment Council 6.7.G

Notification Requirements apply per Table 6.1.1
1000 sq ft property
STAFF INFORMATION
Long Range Comments for December 12, 2019 EPC Hearing

Address: Portions of 2nd, 3rd, and 4th Street, North of Mountain Rd. to city limits (formerly North 4th Street Corridor Plan boundary)
IDO Zoning: Various
Request: Amendment to IDO Text/Zone Map
Request: Create a new Character Protection Overlay

The Comprehensive Plan establishes and designates Main Street corridors that are more urban and walkable than other areas of Albuquerque. The Integrated Development Ordinance (IDO) implements this policy by allowing taller buildings by right, providing opportunities for building height bonuses in exchange for development that provides a public benefit, allowing zero-foot setbacks at the front property line, and requiring different building design standards for façades in these areas.

The proposed Character Protection Overlay (CPO) zone would modify citywide standards for building mass & scale, setbacks, and building design on 4th Street. Given that this area includes a Main Street, an Activity Center (Guadalupe Plaza), and Major Transit corridors, and that a majority of this area is an Area of Change, the proposed CPO seems to be out of alignment with the applicable goals and policies of the Comp Plan.

One of the considerations in creating a new CPO is whether the standards are addressing a unique character that warrants an individual overlay zone or whether the same conditions might exist elsewhere in the City and need the same regulatory intervention and benefit from the same regulatory approach to improve or protect the existing or desired condition. The other designated Main Street corridors include Broadway, San Pedro, Bridge, and Central. Citywide regulations, even those that apply only in certain areas such as Main Streets, are implemented and enforced more easily and consistently than overlay zones or regulations for small areas. In adopting new regulations, not only must the vision of the Comp Plan be furthered, the City’s ability to enforce them should be a primary consideration. If the regulations proposed for 4th Street would actually benefit other Main Street areas, City Council should first consider whether to adopt these rules to apply in all Main Street areas.

The IDO sets out criteria for the creation of new CPOs in Section 3-4(A); the most applicable is the first criteria “Have recognized neighborhood identity and character.” The proposed regulations are intended to create a different character than what currently exists and different from what was envisioned and allowed by the prior Corridor Plan. In light of this, Long Range recommends that the proposed regulations be adopted citywide for Main Street areas except for the proposed massing regulations, which could be adopted as small area regulations in Section 5-11 Building Design.

The proposed CPO reduces building heights and increases setbacks along the Corridor. The proposed changes are intended to provide a less jarring transition between the existing low-slung buildings on the
corridor and the taller buildings that were first intended and allowed through the North 4th Street Corridor Plan. These proposed CPO regulations may hinder the ability of development to fulfill the policies related to desired growth and development areas. By imposing limitations on building height and removing any height bonuses, the Comp Plan's strategy of directing growth where it is most appropriate would be undermined, but perhaps in service of a different conception of what a Main Street area should be. One consequence of this change in strategy may be to increase development pressures on nearby existing residential neighborhoods by limiting the amount of growth that can be accommodated in the designated Corridor area.

If the City wants Main Street areas to have lower building heights than allowed by the IDO, it might make more sense to replace Main Street corridors with Major Transit corridors as the appropriate areas for receiving taller building heights and optional height bonuses for workforce housing and structured parking. Major Transit corridors are aligned with locations that the City plans to improve transit service, and as such, may have an even stronger connection to allowing taller buildings and workforce housing incentives. Long Range recommends considering whether the reduced building heights in this Main Street area should be applied to all Main Street areas as a citywide approach.

The increased setbacks recognize that the existing sidewalks on 4th Street and the constrained right-of-way pose challenges to the intended pedestrian-oriented regulations associated with Main Streets in the IDO. The proposed 10-foot setback would allow for additional pedestrian amenities and the required street trees to be provided in front of the building. However, new development is typically required to dedicate any additional right-of-way needed for the future road cross sections, so these elements could and should be accommodated in the public right-of-way, making this proposed change unnecessary if it is only meant to rectify existing conditions. If the same conditions exist in other Main Street areas, and the City wants to address those conditions with a consistent approach, then the proposed regulations should be added to Section 5-1 to apply to all mixed-use zones in Center and Corridor areas that allow a zero-foot setback where the sidewalk is less than 10 feet wide.

Related to this proposal is the updated Development Process Manual (DPM) that incorporates recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancements in those areas.

In the IDO Annual Update Staff Report dated October 10, 2019, the Planning Department suggested applying the building design elements proposed for 4th Street citywide in appropriate Center and Corridor areas, thereby making some of the proposed standards unique to a new North 4th Street CPO unnecessary.

Similarly, Long Range recommends considering whether the proposed setbacks, limits on building height bonuses, or massing regulations should be applied all Main Street areas as a citywide approach.

If any of the proposed regulations only apply to 4th Street, and Council agrees that they are appropriate to enhance and protect 4th Street corridor, then it makes sense to adopt them either as small area regulations in the relevant IDO section or, if most or all of the proposed regulations are to be adopted, as a CPO zone.
Recommended Findings

1. The proposed CPO is inconsistent with the implementation of several Comp Plan policies. The IDO could be made more consistent with adopted policies and vision by adopting the following proposed regulations amending the IDO text through conditions of approval in the 2019 IDO annual update.
   a. Revise Table 5-1-2 and 5-1-3 for building heights and height bonuses from “UC-MS-PT” to apply to “UC-PT and MT in Areas of Change.” [This would implement the regulations proposed as Subsection 3-9(E)(3)(a) & (c).]
   b. Revise Table 5-1-2 and 5-1-3 for setbacks from “UC-MS-PT” to apply to “UC-PT-MS and MT in Areas of Change” and add a new note that says, “If the sidewalk abutting the front lot line is less than 10 feet wide, the minimum front setback in UC-MS-PT-MT areas is 10 ft.” [This would implement the regulations proposed as Subsection 3-9(E)(4).]
   c. Revise Subsection 5-11(E)(2) for building design regulations proposed in this CPO so that they apply citywide to designated Main Street corridors. [This would implement the regulations proposed as Subsection 3-9(E)(5).]

2. The regulations proposed for massing along 4th Street seem related to desired character in this area. Those regulations could be adopted into the IDO as a zone map amendment for a small area without creating a CPO.
   a. Revise Subsection 5-11(E)(2)(b) for building massing regulations proposed in this CPO as a new small area regulation that applies within the North 4th Street area. Provide graphic illustrations of example façades and massing to communicate the regulations. [This would implement the regulations proposed as Subsection 3-9(E)(3)(b) & (d).]

3. The 2019 IDO annual update proposes recommended conditions of approval to amend building design regulations in Subsection 5-11(E)(2) to achieve the intent of the proposed CPO articulation standards proposed as Subsection 3-9(E)(5).

4. The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2 if the sidewalk is less than 10 feet wide.

5. The 2019 IDO annual update proposes a recommended condition of approval that would require DRB review/decision for projects that would otherwise be eligible to be decided by staff as a Site Plan – Administrative if an Infrastructure Improvement Agreement is needed to comply with IDO or DPM standards. This change is intended to close a procedural gap in the process that would review and require sidewalks where they are needed in projects that would otherwise be reviewed/decided administratively.

6. The Development Process Manual Executive Committee revised the 2019 Draft Development Process Manual to incorporate recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancement. The EPC recommends that the administration adopt the revised Development Process Manual so that these street cross-sections and designs would guide future City projects. [This would implement the regulations proposed as Subsection 3-9(E)(2).]
NOTIFICATION &
NEIGHBORHOOD INFORMATION
Good morning Neighborhood Association Representative,

This message is to notify you that the Environmental Planning Commission (EPC) will be holding a hearing on December 12th, 2019 at 8:30 a.m. in the Basement Hearing Room at Plaza del Sol (600 2nd Street NW) to consider a new Character Protection Overlay for portions of 2nd, 3rd, and 4th street.

Generally, the goal of the CPO is to enhance articulation and design standards for development along and near 4th street while maintaining a sense of character for the area. This CPO is proposed to limit building heights in certain zones, implement a building setback requirement, add minimum setbacks, and increase building design standards. I have attached to this e-mail:

1. A map of the proposed boundary of the new CPO.
2. The proposed regulations for the CPO.

The hearing begins at 8:30 a.m., and the EPC will likely be considering a number of items on their agenda in addition to this proposed CPO. Public comment will be taken on this item. The EPC is only a recommending body to the City Council on this action - after the EPC has made their recommendation, the request will be considered by the Council's Land Use, Planning, and Zoning Committee before being heard by the full City Council for final action.

Like many zoning actions, this process requires special procedures that limit the City Councilors abilities to speak directly to constituents about this proposal. Please direct any questions, comments, or inquiries to Council staff so that it can be made part of the official record and made available to the Councilors and the general public.

Send written comments for the record to the Environmental Planning Commission via:

Email: Chair Dan Serrano
c/o Planning Department
rbrito@cabq.gov

Regular mail: Chair Dan Serrano
c/o Planning Department
600 Second Street NW, Third Floor
Albuquerque NM 87102

For full consideration by Planning staff please send comments by 9 a.m. on Friday, December 2nd. To be included in the packet for EPC consideration, send comments by 9
a.m. on Tuesday, December 10th.

Thank you,
Shann

Shanna Schultz, MPA, MCRP
Council Senior Planner
Albuquerque City Council
505.768.3185
smschultz@cabq.gov
Dear [Recipient],

I am pleased to share the following information regarding your [Project Name].

[Insert Project Description and Details]

Best regards,

[Your Name]
Dear Property Owner,

This letter is to notify you that the Environmental Planning Commission (EPC) will be holding a hearing on December 12th, 2019 at 8:30 a.m. in the basement hearing room at Plaza del Sol (600 2nd Street NW) to consider a new Character Protection Overlay for portions of 2nd, 3rd, and 4th street. 

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1. A map of the proposed boundary of the new CPO (on reverse side of this letter).
2. The proposed regulations for the CPO.

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c/o Planning Department
rbrilo@cabq.gov

Regular mail: Chair Dan Serrano
c/o Planning Department
600 Second Street NW, Third Floor
Albuquerque NM 87102

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Thank you,

Shanna Schultz, MPA, MCRP | Council Senior Planner
Albuquerque City Council
505.768.3185
smeschultz@cabq.gov
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P100602
CITY OF ALBUQUERQUE
CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Russell Brito, Urban Design & Development, Division Manager
FROM: Shanna Schultz, Council Senior Planner
SUBJECT: Required Mailed Notice for EPC Application to Create a New Character Protection Overlay Zone
DATE: October 30th, 2019

Russell Brito
Urban Design & Development, Division Manager
Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Brito,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Shanna Schultz, do hereby certify and attest that I personally delivered 1,305 letters to the City of Albuquerque’s mail room for first class stamping and delivery to the U.S. Post Office on October 30th, 2019. The letters were address to applicable Neighborhood Association representatives and property owners for a Zone Map Amendment – Council per the procedures in the Integrated Development Ordinance as provided by the Office of Neighborhood Coordination and the AGIS Department.

Kind regards,

Shanna Schultz, MPA, MCRP
Council Senior Planner
Albuquerque City Council
P: 505.768.3161 E: smschultz@cabq.gov

Received by Larry D. Engle Date 10-30-19
DFAS/Purchasing/Office Services (mail room)
1121 4TH STREET LLC
1121 4TH ST NW SUITE 1-A
ALBUQUERQUE NM 87102

MOODY DOUGLAS D TR & MOODY JACQUELINE L TR MOODY RVT & MOODY DOUGLAS D
11213 COUNTRY CLUB DR NE
SANCHEZ TIMOTHY J & LINDA A
113 110TH ST SW
ALBUQUERQUE NM 87112-7754

HEARN DONALD R & DENISE G
1131 LANES END NW
ALBUQUERQUE NM 87114-1979

HELTMAN HARRIET
1150 DON GASPAR AVE
SANTA FE NM 87505

SANchez RICHARD L & IDA
116 AZTEC RD NW
ALBUQUERQUE NM 87105

G L A D INVESTMENT COMPANY
117 VERANDA NW
ALBUQUERQUE NM 87107

BLAIR THERESA & ROGER C
120 SANDIA RD NW
ALBUQUERQUE NM 87107

SOTO HELEN L & LUIS I SOTO & NANCY L HOGAN
1206 3RD ST NW
ALBUQUERQUE NM 87102-1404

JACS LLC
1208 LEXINGTON RD
CLOVIS NM 88101-4412

NM LEGAL RESOURCE CENTER INC
1121 4TH ST NW SUITE 1D
ALBUQUERQUE NM 87102-1466

GABALDON ORLANDO A
11224 CANYONLANDS RD SE
ALBUQUERQUE NM 87123-5775

ARCHULETA CLARA
113 LA POBLANA RD NW
ALBUQUERQUE NM 87107-1431

AC&R INC HEATING COOLING & PLUMBING INC
11408 KIELICH AVE NE
ALBUQUERQUE NM 87111-5964

GUADALUPE STATION LLC C/O MARVIN F POER & COMPANY
11501 NORTHLAKE DR
CINCINNATI OH 45249-1669

LIN SHAO FEN SUN
11624 GRAND AVE NE
ALBUQUERQUE NM 87123-1321

COZZONE LISA K BALONIS
11900 PALM SPRINGS AVE NE
ALBUQUERQUE NM 87111-5329

KB PHOTO NM LLC
1200 LOBO CANYON RD
GRANTS NM 87020-2176

DI GIULIO ROBERT
1208 3RD ST NW
ALBUQUERQUE NM 87102

YOUNG PHILLIP ALLEN
1209 SUNSET RD SW
ALBUQUERQUE NM 87105-3725

POWELL KENNETH J & LORI
11212 SANTA MONICA DR NE
ALBUQUERQUE NM 87122

PERRY GEORGE M III & LEEANNE F
1124 E 19TH ST
TULSA OK 74120-7417

ASSOC RETARDED CITIZENS ALBUQ
11300 LOMAS BLVD NE
ALBUQUERQUE NM 87112-5512

GUEST COURTNEY E
115 CACY AVE NW
ALBUQUERQUE NM 87107

LANGDON LAWRENCE L & HELEN JEAN U CO-TRUSTEES LANGDON RVT
11513 BAR HARBOR PL NE
ALBUQUERQUE NM 87111

MR TRIM INC
117 CACY AVE NW
ALBUQUERQUE NM 87107-1424

CIRCLE K STORES INC C/O ATTN LOU VALDES
1199 S BELTLINE RD SUITE 160
COPPELL TX 75019-4666

ROMERO SAMUEL T & ANGIE Q TRUSTEES ROMERO TRUST
1205 STOVER AVE SW
ALBUQUERQUE NM 87102-3768

HSU SAMUEL BUU & LING YEN FAMILY TRUST
1208 HIDEAWAY LN SE
ALBUQUERQUE NM 87123-4339

WEBB BRIAN D
121 ROEHL NW
ALBUQUERQUE NM 87107
CENTRAL PAINT & BODY LLC
1400 4TH ST NW
ALBUQUERQUE NM 87102-1419

RIO GRANDE CREDIT UNION
1401 SAN PEDRO NE
ALBUQUERQUE NM 87110

JOSEPH DOLORES I & KAHLIL K
14126 STRAWFLOWERS DR
FRISCO TX 75035

VERTACNIK ROBIN J
1415 ROMA AVE NW
ALBUQUERQUE NM 87104

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PKWY SUITE 1000
DALLAS TX 75254-2946

ANDRADE KATHLEEN R
146 SYCAMORE DR
SAN GABRIEL CA 91775-2846

J&M PROPERTIES LP DBA JMFP PROPERTIES LIMITED PARTNERSHIP
15001 S FIGUEROA ST
GARDENA CA 90248-1721

VAZQUEZ JOSE C/O MAGALLANES ROGELIO
1511 1/2 TIO CARLOS ST SW
ALBUQUERQUE NM 87105-4026

NEW MEXICO BEEF JERKY PROPERTY LLC
1527 4TH ST NW
ALBUQUERQUE NM 87102-1420

419 MOUNTAIN LLC
16 NOZHONI CT
SANDIA PARK NM 87047

ALAMAR LLC
1401 3RD ST NW
ALBUQUERQUE NM 87102

5804 PAULINE RD NW LLC
1403 CAMINO HERMOSA CORRALES NM 87048-8624

DOMINGUEZ ERNEST
1413 YOSEMITE DR
LOS ANGELES CA 90041-2808

NARVAIZ ROBERT JOSEPH
1417 E STEAMBOAT BEND DR
TEMPE AZ 85283-2177

GONZALEZ MICHAEL A
1426 4TH ST SW
ALBUQUERQUE NM 87102-4317

MUSKET CORPORATION C/O RYAN LLC
BANK OF AMERICA CENTER
15 W 6TH ST SUITE 2400
TULSA OK 74119-5417

ANAYA FRED S & SANDRA L
1501 3RD ST NW
ALBUQUERQUE NM 87102

ST JOSEPH COMMUNITY HEALTH
1516 5TH ST NW
ALBUQUERQUE NM 87102

SMITHS FOOD & DRUG CENTERS INC
ATTN: DIR REAL ESTATE LEGAL SERVICES
1550 S REDWOOD RD
BANK OF AMERICA C/O CARRINGTON MORTGAGE SERVICES LLC
1600 S DOUGLASS RD SUITE 200-A
ANAHEIM CA 92806-5951

SANCHEZ MARIO A
1401 GRIEGOS RD NW
ALBUQUERQUE NM 87107

CATHOLIC CHARISMATIC CENTER INC
1412 5TH ST NW
ALBUQUERQUE NM 87102-1334

KKMM LLC
1415 CAMINO AMPARO NW
ALBUQUERQUE NM 87107-2607

ARAGON LOUIE J
1417 TOBACCO RD SW
ALBUQUERQUE NM 87105

MCMAHON DONNA
146 SANDIA RD NW
ALBUQUERQUE NM 87107-5037

MCELROY PROPERTIES NEW MEXICO LLC
1500 HAMILTON RD
BOSSIER CITY LA 71111

SANDOVAL DANIEL D
1505 GSCHWIND PL SW
ALBUQUERQUE NM 87121-8238

BARBERO DAVID A & JOANN
152 SANDIA RD NW
ALBUQUERQUE NM 87107

MUNOZ JOSE RAMON CORDOVA & ARMENTA MIRTA ELDA CARAVEO
157 PUEBLO SOLANO RD NW
ALBUQUERQUE NM 87107-6729

GUADALUPE VILLAGE HOMEOWNERS
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282-1136
FRANK BARBARA BLOCK
209 NATALIE AVE NW
ALBUQUERQUE NM 87107-5236

RIMBERT PETER L & THERESA
210 SANCHEZ RD NW
ALBUQUERQUE NM 87105

BODO MACHKENZIE J & BOWLES JUSTIN E
211 HENDRIX RD NW
ALBUQUERQUE NM 87107-5215

G & G DEVELOPMENT LLC & GARCIA JOSHUA R & KRISHNA R GORADIA
212 SAN CLEMENTE AVE NW
ALBUQUERQUE NM 87107-2344

MARCHAL GILLES ROBERT
2128 MANCHESTER PL NW
ALBUQUERQUE NM 87107

GARCIA JUAN C
2135 RAVEN LN SW
ALBUQUERQUE NM 87105

PEREZ JUAN
215 HEADINGLY AVE NW
ALBUQUERQUE NM 87107

ABRAMS JOE GREG & ABRAMS CRISTYA MARIE & ABRAMS NICHOLAS GREGORY & ABRAMS MIKAYLA
215 PHOENIX NW

PADILLA FLORENTINO & GERTRUDE
216 HENDRIO RD NW
ALBUQUERQUE NM 87107

GARCIA MICHELLE M
217 SANCHEZ RD NW
ALBUQUERQUE NM 87107

MAESE BENJAMIN & MELBA MAESE
209 SANchez RD NW
ALBUQUERQUE NM 87107-5258

LOVATO KAILA M
210 VERANDA RD NW
ALBUQUERQUE NM 87107-2334

RAEL JOSE R
211 SANCHEZ RD NW
ALBUQUERQUE NM 87107-5258

NORRIS ANGELA
2120 WOODHAVEN LN
SPARKS NV 89434-0746

HERRERA PETER & SHAUNA P
213 NATALIE AVE NW
ALBUQUERQUE NM 87107-5236

ANDRADE JOSE J & ANITA H
214 CANDELARIA RD NW
ALBUQUERQUE NM 87107-2302

MORRIS JIMMY C
215 HENDRIX RD NW
ALBUQUERQUE NM 87109-5215

NAJERA ISIDRO
215 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107

GARCIA GILBERT O & BERTHA MARIE
217 HENDRIX RD NW
ALBUQUERQUE NM 87107-5215

GOMEZ NATIVIDAD M & JUANITA B
218 CANDELARIA RD NW
ALBUQUERQUE NM 87107

488 SOUTHWEST LLC
210 MONTANO RD NW
ALBUQUERQUE NM 87107-5220

AB TRAILERS LLC
2100 2ND ST NW
ALBUQUERQUE NM 87102-1045

VALDEZ GREGORY R & JEANNIE A
2112 68TH ST NW
ALBUQUERQUE NM 87120-6052

BLAIR DARRELL JAMES
2126 MATTHEW AVE NW
ALBUQUERQUE NM 87104

BARRERAS RAYMOND J & TRUDIE S
213 SANCHEZ RD NW
ALBUQUERQUE NM 87107-5258

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214 HENDRIX RD NW
ALBUQUERQUE NM 87107-5203

BURRIS JAMES R
215 HWY 165
PLACITAS NM 87043

ALVARADO LUIS A
215 SANCHEZ RD NW
ALBUQUERQUE NM 87107

SERRANO MADONNA
217 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107-2329

MONTOYA GILBERT A & ANGIE C
218 HENDRIX RD NW
ALBUQUERQUE NM 87107-5127
BACA JUANITA
218 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107-2330

HATTON RICHARD E & CARLA E
2200 DIETZ FARM RD NW
ALBUQUERQUE NM 87107-3116

ALTERNATIVE HOUSE INC
2206 4TH ST NW
ALBUQUERQUE NM 87102

GONZALES PATRICIO ANTONIO
222 SANCHEZ RD NW
ALBUQUERQUE NM 87107

ARANDA AUGUSTINE & ISABEL
223 AZTEC RD NW
ALBUQUERQUE NM 87107-2337

GALLARDO MARIA R & GALLARDO VICKY
223 VERANDA RD NW
ALBUQUERQUE NM 87107

BACA JUANNA L
225 NATALIE AVE NW
ALBUQUERQUE NM 87107-5236

PEREZ JUAN & MARIA S
225 Candelaria RD NW
ALBUQUERQUE NM 87107

WILSON PAM
226 SHROPSHIRE PL NW
ALBUQUERQUE NM 87107-2309

ZAMARRON LUIS & FIDELINA
227 VERANDA RD NW
ALBUQUERQUE NM 87107

CARAVEO ENRIQUE
219 SANCHEZ RD NW
ALBUQUERQUE NM 87107-5258

THIRD STREET EQUITIES LLC
2200 DIETZ PL NW
ALBUQUERQUE NM 87107

FRIS CHKN A DELAWARE LLC C/O RYAN LLC
221 N KANSAS ST SUITE 2101
EL PASO TX 79901-1440

BENEFIELD JAMIE A & ANNETTE M RODDEN
2225 4TH ST NW
ALBUQUERQUE NM 87102

ATENCIO YOLANDA K
223 HEADINGLY AVE NW
ALBUQUERQUE NM 87107-2321

PESHLAKAI CONSUELO J
225 AZTEC RD NW
ALBUQUERQUE NM 87107-2337

BAROS LARRY DAVID & DIANA
225 SANCHEZ RD NW
ALBUQUERQUE NM 87107-5258

TRUJILLO DONALD & TRUJILLO JANE
226 HENDRIX RD NW
ALBUQUERQUE NM 87107

LOVATO PHILLIP N JR & AMBER N
227 MESCALERO RD NW
ALBUQUERQUE NM 87107-2325

MONTOYA FRANK & BERNADETTE
229 CAMINO CUATRO SW
ALBUQUERQUE NM 87105-7581

HERRERA ERNEST JR
220 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107

LEVINE INVESTMENTS LIMITED PARTNERSHIP
2201 E CAMELBACK RD SUITE 650
PHOENIX AZ 85016-3457

ANTILLON ERLINDA Z
221 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107-2329

SAN LORENZO NORTH LLC
223 1/2 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107-2329

SANCHEZ MILDRED
223 HENDRIX RD NW
ALBUQUERQUE NM 87107-5215

MORALES ANTHONY R & ANTONETTE M
225 MILDRED AVE NW
ALBUQUERQUE NM 87107-2305

MEDINA EDUARDO & PERLA G RAMIREZ
225 VERANDA RD NW
ALBUQUERQUE NM 87107

DEVARGAS TOBY V JR
226 SANCHEZ RD NW
ALBUQUERQUE NM 87107

BAROS LAWRENCE D & DIANA Y
227 SANCHEZ RD NW
ALBUQUERQUE NM 87107

CRAWFORD-REMALY MATTEA
229 MESCALERO RD NW
ALBUQUERQUE NM 87107-2325
MARTINEZ RAMON C
2714 2ND ST NW
ALBUQUERQUE NM 87107-1412

RODRIGUEZ MARIA GRACIELA & EDMUNDO FEDERICO
2724 5TH ST NW
ALBUQUERQUE NM 87107

FISHER MARTIN DALE
2800 HUNTERS CT SW
ALBUQUERQUE NM 87105

WIEGERS JOHN
2817 MORNING SIDE DR NE
ALBUQUERQUE NM 87110-2941

ORTIZ DAVID
2900 2ND ST NW
ALBUQUERQUE NM 87107

VALDEZ RICHARD & REYES MARTHA
2905 4TH ST NW
ALBUQUERQUE NM 87107-1315

JUARROS RITA A
2916 3RD ST NW
ALBUQUERQUE NM 87107

TABET LINDA & TABET NITA & LORI T BREIDENBACH
2926 2ND ST NW
ALBUQUERQUE NM 87107-1416

UHER DARRELL LEE JR TRUSTEE RVT
3 DANCING HORSE LN
CORRALES NM 87048

PERMACS PROPERTIES LLC
300 ARVADA AVE NW
ALBUQUERQUE NM 87102

DE VARGAS TANYA
2715 3RD ST NW
ALBUQUERQUE NM 87107-1304

ESTRADA OSCAR J & DUARTE OLAYA MUNOZ
2733 FOOTHILL DR SW
ALBUQUERQUE NM 87105-4963

CHAVEZ RALPH P & CHAVEZ IDA E
2813 CARDENAS DR NE
ALBUQUERQUE NM 87110-3205

MAESTAS BENNIE A & REINA MARIA A TRUSTEES TRUST AGREEMENT
2825 MOYA RD NW
ALBUQUERQUE NM 87104-2816

LUCERO AVENANCIO (BEN) & ELEANOR C
2902 LA CAMILA RD NE
ALBUQUERQUE NM 87111-4510

CERVANTES ROSA ISELIA
2909 3RD ST NW
ALBUQUERQUE NM 87107

HATTON RICHARD E
2919 4TH ST NW
ALBUQUERQUE NM 87107

LEHMAN WILLIAM C & BRIANNA E
296 ALAMOSA RD NW
ALBUQUERQUE NM 87107

HOLZRICHTER MICHAEL & WEI CHENG
3 SANDIA HEIGHTS DR NE
ALBUQUERQUE NM 87122-2009

GRANILLO MANUEL & BERTHA
300 CANDELARIA RD NW
ALBUQUERQUE NM 87107-2304

LOPEZ JOSE & AMANDA
2721 5TH ST NW
ALBUQUERQUE NM 87107-1327

RIOS BARBARA G TRUSTEE OF ESTEBAN M R TRUST
2737 CARDENAS DR NE
ALBUQUERQUE NM 87112

RASCON ARIEL CANO & CANO EDUARDO
2816 SOCORRO ST NW
ALBUQUERQUE NM 87104-2646

ESLIN PHILIP GREY & REBECCA BARNES
290 SANDIA RD NW
ALBUQUERQUE NM 87107-5335

PACHECO JOEY & AMALIA
2904 ALAMOGORDO DR NW
ALBUQUERQUE NM 87120

JUARROS BENJAMIN & ALICE M
2910 3RD ST NW
ALBUQUERQUE NM 87107

JARD LTD LIABILITY CO
2921 2ND ST NW
ALBUQUERQUE NM 87107

PROPERTY 2339 LLC
296 LA PLATA RD NW
ALBUQUERQUE NM 87107-5323

ROMERO ALBERT A & NANCY
3 WOODLAND AVE NW
ALBUQUERQUE NM 87107-1437

MAGENNIS ERIN & OR RAY KYLE
300 GENE AVE NW
ALBUQUERQUE NM 87107-5319
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BISHOP DIANNE L W
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APODACA MARK
317 DELAMAR AVE NW
ALBUQUERQUE NM 87107

CASADOS ALFRED L
32 CRIPPLE CREEK RD SE
ALBUQUERQUE NM 87123-9651

LOVELESS RICHARD & JUDITH
320 MESCALERO RD NW
ALBUQUERQUE NM 87107

LEGER ERNEST H & GLORIA I CO-TRUSTEES
3207 MANCHESTER CT NW
ALBUQUERQUE NM 87107-3016

KEEFE MICHAEL JOSEPH
321 SANDIA RD NW
ALBUQUERQUE NM 87107-5336

HASKEW JAMES W
3223 MOORHEAD DR
JOPLIN MO 64804-8359

FOURTH STREET & MENAUL INC C/O CLEAN MACHINE CAR WASH LLC
3260 N HAYDEN RD SUITE 204
SCOTTSDALE AZ 85251-6651

GRIEGO FRED I & CHRISTINE MILLIGAN
328 SHANNON PL NW
ALBUQUERQUE NM 87107-3924

GARCIA ALBERT JR & BERNADETTE
315 SAN ANDRES AVE NW
ALBUQUERQUE NM 87107

MARTINEZ ANTHONY E & ANDREA K
316 NATALIE AVE NW
ALBUQUERQUE NM 87107-5239

VACUERA ERNESTINE
319 MESCALERO RD NW
ALBUQUERQUE NM 87107-2327

DURKIN PATRICK D & LISA
32 PORSCHE PL
LOS LUNAS NM 87031

REDITUS ALBI LLC
3204 LOMA VISTA PL NE
ALBUQUERQUE NM 87106-1924

HERNANDEZ SERGIO & RAMIREZ LUIS F
321 AZTEC RD NW
ALBUQUERQUE NM 87107-2338

PIETRZAK JEAN M
321 SHANNON PL NW
ALBUQUERQUE NM 87107-3923

MAURINO HENRY L & LAURA B
3239 CALLE DE DEBORAH NW
ALBUQUERQUE NM 87104-3001

LOPEZ ALEX PAUL & LOPEZ MARIE & TALBOT ROBERT C III
3265 W ARROWLEAF CT
CASTLE ROCK CO 80109-9499

HERNDON MARIA B TRUSTEE
HERNDON TRUST
329 SHANNON PL NW
ALBUQUERQUE NM 87107-3923

FUENTES NOEL JEAN
315 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107-2331

IAN & IRENE LLC
3167 SAN MATEO BLVD NE #187
ALBUQUERQUE NM 87110-1921

ESTRADA KENNETH & RACHEL P
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CUATRO APARTMENTS LIMITED PARTNERSHIP LLLP
320 GOLD AVE SW SUITE 918
ALBUQUERQUE NM 87102

BLAKES LOTABURGER LLC
3205 RICHMOND DR NE
ALBUQUERQUE NM 87107-1922

JARAMILLO TONY ETUX
321 MESCALERO RD NW
ALBUQUERQUE NM 87107-2327

MCELYEA GEORGIA P
3212 JUNE ST NE
ALBUQUERQUE NM 87111-5027

WHITE L ANDRA
325 SHANNON PL NW
ALBUQUERQUE NM 87107

ANAYA RAUL J
3277 DURANES RD NW
ALBUQUERQUE NM 87104-2757

HARTLOT HOLDINGS LLC
330 LOUISIANA BLVD NE
ALBUQUERQUE NM 87108-2062
TRUJILLO ADRIENNE N
3307 CONDOR LN NW
ALBUQUERQUE NM 87107-1330

SEDILLO JEFFRIES ERIC
3312 CALLE DE DANIEL NW
ALBUQUERQUE NM 87104-3023

VAN DEVENTER CHELSEA NICOLE
332 FONTANA PL NE
ALBUQUERQUE NM 87108-1167

DAVIGNON JODI L & TORREZ AMY LL
335 VINEYARD RD NW
LOS RANCHOS NM 87107-5805

KLEIN DEENA
3404 NORTHSFIELD CT NW
ALBUQUERQUE NM 87107-2442

GUTIERREZ JOHN
34328 N 5TH AVE
PHOENIX AZ 85085-7099

ELLA REZA G
3500 4TH ST NW
ALBUQUERQUE NM 87107-2426

BACA AMADO G & MARY L
3506 NORTHSFIELD CT NW
ALBUQUERQUE NM 87107-2443

COLEMAN JAMES E JR
3512 11TH ST NW
ALBUQUERQUE NM 87107

BACA SALVADOR A
3514 NORTHSFIELD CT NW
ALBUQUERQUE NM 87107-2443

SILVERADO STUCCO SYSTEMS
3308 CALLE VIGO NW
ALBUQUERQUE NM 87104-1823

CASADOS GILBERT R
3315 CONDOR LN NW
ALBUQUERQUE NM 87107-1330

MCALLISTER SUSAN A & WILLIAMS
DAVID T
3333 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

PADILLA BARBARA S & JOE FRANK
339 TYLER RD NW
ALBUQUERQUE NM 87107

HERNANDEZ DANIEL J & SOUTHARD
KATE M
3405 AVENIDA CHARADA NW
ALBUQUERQUE NM 87107-2601

ROMERO BILLY & PATSY
346 APPLEWOOD RD
CORRALES NM 87048

ORTIZ MARCOS & CELSA M
3502 NORTHSFIELD CT NW
ALBUQUERQUE NM 87107-2443

PARKER MARNIE ANNE
3510 6TH ST NW
ALBUQUERQUE NM 87107

LOIACONO MELISSA
3513 NORTHSFIELD CT NW
ALBUQUERQUE NM 87107

STRUCTURAL SERVICES
3520 4TH ST NW
ALBUQUERQUE NM 87107

SMITH ANNETTE G
3311 CONDOR LN NW
ALBUQUERQUE NM 87107-1330

GUADAGNOLI MARK D
3316 TERRY POINT DR
FORT COLLINS CO 80524

OLAGUE ROBERTO & MARCELA
3348 DEL RIO RD SW
ALBUQUERQUE NM 87105-6038

ARMENTA PAULINE
3402 NORTHSFIELD CT NW
ALBUQUERQUE NM 87107-2442

LITTLETON ANGELA W
3408 NORTHSFIELD CT NW
ALBUQUERQUE NM 87107

GALLEGS RAY L & MARCELLA J
348 VINEYARD RD NW
LOS RANCHOS NM 87107

YURCIC TRUST FRANCES Y DUNCAN
TRUSTEE
3505 CAMINO APLAUSO NW
ALBUQUERQUE NM 87107-2611

CORONA MARGARET
3510 NORTHSFIELD CT NW
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SABATINI JOSEPH D & MARY B
TRUSTEES SABATINI RVT
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ALBUQUERQUE NM 87107-2419

LUBRICAR PROPERTIES III LLC
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ALBUQUERQUE NM 87114-9220
BACA GENE & MONA V  
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SWAYDEN CHARLES A & CHRISTINE  
36 CEDAR HILL PL NE  
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MALATKER AGASTYA & ULIBARRI SONIA  
3615 7TH ST NW  
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WINTERSTEEN GEORGIA LOUISE  
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ALBUQUERQUE NM 87107

JARAMILLO JOSEPH I & CINDY M  
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LOPEZ BENJAMIN & PRISCILLA T  
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VARGAS UBALDO & ELENA & VARGAS MANUEL  
3732 4TH ST NW  
ALBUQUERQUE NM 87107-2507

SANCHEZ SEFERINA  
3800 ALTA MONTE PL NW  
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CAMPBELL ELIZABETH A  
3805 5TH ST NW  
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CHAVEZ SALVADOR  
3808 3RD ST NW  
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REGIS ALAN F & FRANCINE A  
3535 GIRARD BLVD NE  
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ATENCIO JOHN A & SONYA M  
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FARADAY 100 LLC  
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SAN DIEGO CA 92103-4294

ALBERT ARTHUR L & TILLIE M  
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GARCIA JOSE G & ANGELICA  
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CORDOVA CARLOS S  
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CHAN LILY BIK TRUSTEE CHAN TRUST  
376 IMPERIAL WAY APT 108  
Daly City CA 94015-2531

COMMERCIAL PRODUCTS INC  
3800 RIO GRANDE BLVD NW  
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NOLAND MARY C  
3805 TRES PINOS LN NW  
ALBUQUERQUE NM 87107

MORA LARRY  
3808 ALTA MONTE PL NW  
ALBUQUERQUE NM 87107

PACHECO ARTHUR & LORRAINE  
3559 LUKE CIR NW  
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SAMHO LLC
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CURTIS KENNETH III & SHELLEY
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CROSS-VEGA SIGIFREDO
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LOS PUIENITES EDUCATION FOUNDATION
4012 4TH ST NW
ALBUQUERQUE NM 87107

TEXICO CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS
402 SAN CLEMENTE AVE NW
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BLAIR F CELESTINA
407 PHOENIX AVE NW
ALBUQUERQUE NM 87107-1247

PONCE JOSE A & MARGARET A
408 PHOENIX AVE NW
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PENA GANDARA VIRGINIA
3814 ANDERSON AVE SE
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BUNGAY PROPERTIES LLC C/O TROUBLED MINDS HOLDINGS LLC
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RAMOS RAFAEL & RAMONA L
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FLORES FELICIANO
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ARCHDIOCES OF SANTA FE REAL ESTATE CORPORATION TRUSTEE ETAL
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VALDEZ FRANK E & BERTHA L
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RODARTE DOROTHY
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ALBUQUERQUE NM 87102-1020

TEETER JAMES DAVID
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ALBUQUERQUE NM 87102

FRUIT BASKET OF ALBUQUERQUE INC
3821 12TH ST NW
ALBUQUERQUE NM 87107

WELSH JEFFRI
3907 3RD ST NW
ALBUQUERQUE NM 87107-2316

CORDOVA DEBORAH
3923 3RD ST NW
ALBUQUERQUE NM 87107-2316

GARCIA MARCOS
4 TUKI CT
LOS LUNAS NM 87031-8269

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NIETO ERNEST E
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ALBUQUERQUE NM 87107

ROPEL MARK L
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ALBUQUERQUE NM 87107

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ALBUQUERQUE NM 87107

PLY GROUP ABQ LLC
4080 GLENCOE AVE UNIT 309
MARINA DEL REY CA 90292-7507
MCDONALD BARBARA A
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BECERRA NICOLAS & GUILLERMINA
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HEALEY JOHN
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ALBUQUERQUE NM 87102

SELVAGE TERRY & MARSHA
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JACKSON PATRICK L & BONNIE L
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ALBUQUERQUE NM 87107

SCHOUMAN JENNIFER L
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LOERA PORFIRIO H & LETICIA
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PHILLIPS BRITTANIE E
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SCOTT PAMELA R & ERNEST L
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SMITHPETER TRACY A
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ALBUQUERQUE NM 87107

STEWART FRANCINE R
416 BERRY RD NW
ALBUQUERQUE NM 87107

WILEY CATHERINE ANN
416 PALO DURO AVE NW
ALBUQUERQUE NM 87107-3829

CONWELL JAMES O JR & ALICE C
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ALBUQUERQUE NM 87107

SANCHEZ PHILLIP M
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HAFNER JESSICA MARIE
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ARAGON ROBERT L
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DIXON ERIC E & MICHELLE R
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ALBUQUERQUE NM 87107

LUCERO DAVID A & HILDA F
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ALBUQUERQUE NM 87123

JARAMILLO CARLOS
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LUCERO CARL L
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MONTYOA STEVEN M
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ROMERO GINA
418 CORDOVA AVE NW
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ROYBAL TILLY SEDILLO
419 LOS ARBOLES AVE NW
ALBUQUERQUE NM 87107

DOUVILLE KEVIN J
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DEATON KAREN J
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PICARDO JAMES D & MARIA C ORTEGA
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JAYNES RYAN
504 SAN CLEMENTE AVE NW
ALBUQUERQUE NM 87107-3631

CHAVEZ FRANK A & DULEMIA
505 CANDELARIA RD NW
ALBUQUERQUE NM 87107-2403

LUCERO RAYMOND & DIANE H
505 LA POBLANA RD NW
ALBUQUERQUE NM 87107-1335

LUGO SATURNINA
506 APACHE AVE NW
ALBUQUERQUE NM 87102

BACA PRISCILLA
506 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107-3643

PAPROCKI DEBRA A
508 BERRY RD NW
ALBUQUERQUE NM 87107-5214

MARTINEZ DON J & JOAN S
508 CLAREMONT AVE NW
ALBUQUERQUE NM 87107

DELEON ROBERT
508 FITZGERALD ST NW
ALBUQUERQUE NM 87107

MENDOZA JOSE R
5031 EL PASEO DR NW
ALBUQUERQUE NM 87107-3813

BROOKS SHERRY L & RICHARD V
504 GORRY CT NW
ALBUQUERQUE NM 87107

BEYOND ELECTRIC LLC
504 SANCHEZ RD NW
ALBUQUERQUE NM 87107-5263

DORR JEREMY M
505 CIRCULO FLORETTA NW
ALBUQUERQUE NM 87107-5714

PATTISON KENNETH E
505 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107

MARTINEZ GERALDINE & MENDOZA CATHY & MENDOZA FRANCES
506 DELAMAR AVE NW
ALBUQUERQUE NM 87107-5116

SERNA REBECCA D
507 HEADINGLY AVE NW
ALBUQUERQUE NM 87107-3520

HAYES MARLENE J
508 CIRCULO FLORETTA NW
ALBUQUERQUE NM 87107-5714

MARTINEZ PHILLIP J & CONNIE
508 DELAMAR AVE NW
ALBUQUERQUE NM 87107-5116

ARMIJO ANGIE & ARMIIJJO JOE A & ARMIIJO ROBERT L & ARMIIJO LORAINE
508 LA POBLANA RD NW
ALBUQUERQUE NM 87107-1336

GUTIERREZ ANTHONY P
504 DOUGLAS MACARTHUR RD NW
ALBUQUERQUE NM 87107-5137

SALAZAR LOUIE & RITA
504 LA POBLANA RD NW
ALBUQUERQUE NM 87107-1336

RAEL FRANCIS D & DIANA E S
505 AZTEC RD NW
ALBUQUERQUE NM 87107

VALLEJOS EARLINO A ETUX
505 DOUGLAS MACARTHUR RD NW
ALBUQUERQUE NM 87107

BOWEN BECKY
505 VERANDA RD NW
ALBUQUERQUE NM 87107-2540

GUTIERREZ FRANK JR & VIOLA
506 PALO DURO AVE NW
ALBUQUERQUE NM 87107-3831

DERR WILLIAM M
507 MONTANO RD NW
ALBUQUERQUE NM 87107

LINThICUM BARBARA A
508 CIRCULO GALLEGOS NW
ALBUQUERQUE NM 87107-5715

SPENCER GARY R & ROSE A
508 DOUGLAS MACARTHUR RD NW
ALBUQUERQUE NM 87107

JARAMILLO CORCINIO C
508 PALO DURO AVE NW
ALBUQUERQUE NM 87107-3831
SANchez Benito & Rita
509 Camino De La Sierra NE
Albuquerque NM 87123-2404

Howard Theresa A
509 Los Arboles Ave NW
Albuquerque NM 87107

Brennan Lisa
509 San Lorenzo Ave NW
Albuquerque NM 87107-3642

Allison Bruce
510 Delamar Ave NW
Albuquerque NM 87107-5116

Miller Michael J
510 San Lorenzo Ave NW
Albuquerque NM 87107

Newman Rosalva P & Lascano-Perez Maria Isabel
5108 5th St NW
Albuquerque NM 87105

Gallegos Maria C
5116 5th St NW
Albuquerque NM 87107-3806

Montoya Esther J
512 Circulo Gallegos NW
Albuquerque NM 87107-5715

Gallegos Jolene
512 Fitzgerald Rd NW
Albuquerque NM 87107

Mcfarlane Joan M & Mcfarlane David J
512 Los Arboles Ave NW
Albuquerque NM 87107

Casias Consuelo
509 Circulo Floretta NW
Albuquerque NM 87107-5714

Whiting Henry Jr
509 Palo Duero Ave NW
Albuquerque NM 87107-3830

Gallegos Mary & Timothy
509 Veranda St NW
Albuquerque NM 87107

Vasquez Paulino & L S Rivera
510 Gregos Rd NW
Albuquerque NM 87107

Montoya Ambros D & Erica N
510 Solar Rd NW
Albuquerque NM 87107-5742

Fennema Roberta Williams & Donald Robert Fennema
511 San Andres Ave NW
Albuquerque NM 87107-3854

Luick Martha
512 Berry Rd NW
Albuquerque NM 87107

Trujillo Tommy M
512 Delamar Ave NW
Albuquerque NM 87107-5116

Martinez Patricia G & Jesus J
512 Gregian Ave NW
Albuquerque NM 87107

Baggerly David M & Yvette J
512 Sanchez Rd NW
Albuquerque NM 87107-5245

Meek James E & Frances C Co
Trustees Meek RVT
509 Douglas MacArthur Rd NW
Albuquerque NM 87107-5136

Watkins Kenneth & Michele S
509 Palomas Dr NE
Albuquerque NM 87108

Leppke Investments
510 Camino Espanol NW
Albuquerque NM 87107-5815

Gallegos Isabel M
510 San Clemente Ave NW
Albuquerque NM 87107-3631

Lucero Darlene C
5102 5th St NW
Albuquerque NM 87107

Montano Elia G & Jean M
Montano & Alexandria Cisneros
5112 5th St NW
Albuquerque NM 87107

Moya Michael E & Moya Ruben P & Ester
512 Circulo Floretta NW
Albuquerque NM 87107-5714

Lucero Fannie N
512 Douglas MacArthur Rd NW
Albuquerque NM 87107

Sanchez Antonio & Punnarai
512 Indian School Rd NW
Albuquerque NM 87102-1325

Everguard Properties LLC
512 Veranda Rd NW
Albuquerque NM 87107
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ALBUQUERQUE NM 87121-6988

KRZYKOWSKI TYLER DANIEL
568 BERRY RD NW
ALBUQUERQUE NM 87107-5214

HAWKINS FAMILY PARTNERS LP
5716 W HIGHWAY 290 SUITE 200
AUSTIN TX 78735-8721

EMOK LLC C/O 5810 4TH ST LLC
5810 4TH ST NW
ALBUQUERQUE NM 87107-5343

SANCHEZ GILBERT L ETUX
5820 4TH ST NW
ALBUQUERQUE NM 87107

MEEK RONALD L
5836 PAULINE AVE NW
ALBUQUERQUE NM 87107

HASKINS BRET & ELLIOTT JACQUELINE
5912 PAULINE AVE NW
ALBUQUERQUE NM 87107

GARCIA DAVID & BARBARA
5932 PAULINE AVE NW
ALBUQUERQUE NM 87107-5329

SAIZ JERRY
6 GADDIS RD
SANDIA PARK NM 87047-9347

MOORE ALLISON
600 SOLAR RD NW
ALBUQUERQUE NM 87107

BOURDIER LAURA G
564 BERRY RD NW
ALBUQUERQUE NM 87107

BRANSON THOMAS L
5701 TIoga NW
ALBUQUERQUE NM 87120

JARAMILLO LEROY C & KRISTOPHER B JARAMILLO
5720 ALTA VISTA CT SW
ALBUQUERQUE NM 87105-3362

MEJIA MANUEL JESUS & DEANZA MARIE
5812 PAULINE AVE NW
ALBUQUERQUE NM 87107

SPITZ BARBARA F & TERRENCE C
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ALBUQUERQUE NM 87107-5327

HOOPER TIMOTHY E & KATHLEEN M
5904 PAULINE AVE NW
ALBUQUERQUE NM 87107

RUIZ FRANCISCO J E
5923 4TH ST NW
ALBUQUERQUE NM 87107-5305

VIGIL JACOB M & STITH SARAH S
5934 PAULINE AVE NW
ALBUQUERQUE NM 87107

MC COMAS JACK D & HELEN M TRUSTEES MC COMAS RVT
600 ALCALDE PL SW UNIT 10
ALBUQUERQUE NM 87104-1066

PEREZ-PEREZ HUMBERTO F
6000 MONTANO PL NW APT 4C
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JEM PROPERTIES LLC
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BAGGERLY JO ANN & JAMES M
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LUCERO DAVID & HILDA
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ROGERS PATRICK J
5819 PADRE ROBERTO RD NW
LOS RANCHOS NM 87107-7114

GUTIERREZ RONNIE A
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MONToya CHARLES C
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LUCERO CARLO A & PAULINE RVT
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ALBUQUERQUE NM 87107

YADAV LLC
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ALBUQUERQUE NM 87107

CASTELLANO DANIEL R & MARIA L
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ALBUQUERQUE NM 87104

PROPERTY 2339 LLC
601 CANDELARIA RD NW
ALBUQUERQUE NM 87107-2405
HASSAN INVESTMENTS LLC
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ALBUQUERQUE NM 87107-5309

JOHNSON FRANK G & GORDON ZELDA L
611 DELAMAR AVE NW
ALBUQUERQUE NM 87107-5117

RFT 717 Candelaria LLC
612 CHARLES PL NW
ALBUQUERQUE NM 87107-6223

MONTAYA JOSE A TRUSTEE MONTAYA RVLTT
614 1/2 CUTLER AVE NW
ALBUQUERQUE NM 87102

HUGHSON ELIZABETH A
615 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2433

ROMERO LEANDREA R & LUCERO ROBERT J
617 DELAMAR AVE NW
ALBUQUERQUE NM 87107-5117

ABUDAYYEH DR KAMAL B OKLA & HILDA
6200 MONTANO PLAZA DR NW APT 1724

CHAVEZ YVETTE A
6201 SABRE CT NW
ALBUQUERQUE NM 87107-5739

CHAVEZ ROBERT & FLORA V
621 5TH ST SW
ALBUQUERQUE NM 87102

CLARK DAVID & CAROLYN
6216 SABRE CT NW
ALBUQUERQUE NM 87107-5739

HASSAN INVESTMENTS LLC
6100 4TH ST NW 281
ALBUQUERQUE NM 87107-5309

CANO BERNIE F & MARIA E
6110 GUADALUPE TR NW
ALBUQUERQUE NM 87107

MORENO DANNY O
613 CUTLER AVE NW
ALBUQUERQUE NM 87102

BEGNAUD ANDRE D & LAURIE A
614 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2434

CRW PROPERTIES IV LLC
615 S DUPONT HWY
DOVER DE 19901-4517

MONTESORI OF THE RIO GRANDE INC
618 FAIRWAY RD NW
ALBUQUERQUE NM 87107-5717

CHAVEZ ORLANDO SR
6201 NABOR RD NW
LOS RANCHOS NM 87107

SHINES PINON LLC
6208 GHOST FLOWER TRL NE
ALBUQUERQUE NM 87112-8349

ORITZ BRIAN & ERICA D
6212 CASA BLANCA DR NW
ALBUQUERQUE NM 87120

PLUNKETT ROBERT M & RUMLEY DENISE R
622 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2434

GREY GILLEY & VILLANUEVA LYNETTE OLSON
6100 4TH ST NW SUITE A234
ALBUQUERQUE NM 87107-5309

CANO BERNIE F & MARIA E
6110 GUADALUPE TRL NW
ALBUQUERQUE NM 87107

PDH LLC
6131 4TH ST NW
ALBUQUERQUE NM 87107

MOYE BRYAN R & MARGUERITE
6149 W 74TH ST
LOS ANGELES CA 90045-1605

DOW-DOSS LORRI A
616 DELAMAR AVE NW
ALBUQUERQUE NM 87107

PROPERTY 296 LLC
619 Candelaria RD NW
ALBUQUERQUE NM 87107-2405

MARTINEZ FLORA OR GRIEGO CINDY
6201 PONDEROSA AVE NE
ALBUQUERQUE NM 87110-1335

GARCIA ANGEL Y
6208 NORTHLAND AVE NE
ALBUQUERQUE NM 87109

CIDDIO WAYNE W & DEBORAH A
6212 SABRE CT NW
ALBUQUERQUE NM 87107-5739

DUNAGAN KATHRYNE
6220 SABRE CT NW
ALBUQUERQUE NM 87107-5739
DELAND LTD CO
7427 BLUE MOON LN NE
ALBUQUERQUE NM 87113

B&B MERRITT REAL ESTATE LLC
750 N 17TH ST
LAS CRUCES NM 88005-4153

QUESTON CONSTRUCTION INC
7518 2ND ST NW
ALBUQUERQUE NM 87107

SMITH GLENN R & STEPHANIE LANDRY
7628 RIO GRANDE BLVD
LOS RANCHOS NM 87107

LE QUANG DAO & LE DONNA DOAN-
THUY DO TRUSTEES LE LVT
799 PACHECO DR
MILPITAS CA 95035-4507

JUAREZ LUIS & JUAREZ JACINDA K
8006 MORROW AVE NE
ALBUQUERQUE NM 87110-4834

MEDINA CESAR
808 PROSPECT AVE NW
ALBUQUERQUE NM 87102

GRIEGO JAMES
8100 4TH ST NW
ALBUQUERQUE NM 87107

FENZL VOLKER A & HELGA M
821 FORRESTE AVE NW
ALBUQUERQUE NM 87102-1903

SAMHO LLC
838 VIDEL RD SW
ALBUQUERQUE NM 87105

J & K RE HOLDINGS LLC
7427 SEFTON RD SW
ALBUQUERQUE NM 87105-7232

GUTIERREZ CECILIA H & OLDFIELD
CENIA M
7500 EDITH BLVD NE
ALBUQUERQUE NM 87113-1204

MAES MARGARITO FRED & ROMERO
STELLA & MAES RICHARD & MAES
FRANK & ETAL
7613 SHARPS RD NE

MELLOY BROTHERS MOTOR CO
7707 LOMAS BLVD NE
ALBUQUERQUE NM 87110

VIGIL BERTHA BALDERRAMA & TAPIA
LUCY E
800 12TH ST NW
ALBUQUERQUE NM 87102-1828
2910 LLC
8016 OSO ABRAZO DR NE
ALBUQUERQUE NM 87122-1362

MID REGION COUNCIL OF
GOVERNMENTS
809 COPPER AVE NW
ALBUQUERQUE NM 87102

ASHBY JEANETTE M
8105 PICKARD AVE NE
ALBUQUERQUE NM 87110-1568

3D PROPERTIES LLC
8224 COLFAX AVE NE
ALBUQUERQUE NM 87109

ANAYA EDWARD
840 DELAMAR AVE NW
ALBUQUERQUE NM 87107-5122

SPENCE WILLIAM (BILL) & SYLVIA
743 CHAVEZ RD NW
ALBUQUERQUE NM 87107

BACA ROBERT J
7509 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113-2287

HANSON ORLOE D
7619 CALLE PARAISO NE
ALBUQUERQUE NM 87113-1272

REZA HENRY J & MARY FRANCES
7722 CUTLER AVE NE
ALBUQUERQUE NM 87110-4709

4455 3RD ST LLC
8000 JACS LN NE
ALBUQUERQUE NM 87113-2548

CISNEROS JONATHAN D
808 LOS POBLANOS RANCH LN NW
ALBUQUERQUE NM 87107

CUDEK JOHN A & MARY K GNERICH
809 MARCELLA ST NE
ALBUQUERQUE NM 87123-1240

WHEELER-PAIZ CHERYL LYNN
8116 CREEKWOOD AVE NW
ALBUQUERQUE NM 87120

PINO CHRIS
8300 CARMEL AVE NE SUITE 201
ALBUQUERQUE NM 87122-3147

DOWNTOWN LIQUOR & FOODMART
LLC
8400 HELEN HARDIN ST NE
ALBUQUERQUE NM 87122-2833
GOMEZ ISMAEL T & MARY A
844 GUADALUPE CIR NW
ALBUQUERQUE NM 87114-1710

SLICE PIE LLC
8525 JEFFERSON ST NE
ALBUQUERQUE NM 87109-1603

LUCERO FRITZ & MARY & RIVERA SALLY & MUNOZ DANIEL & SALIDO DANIEL ETAL
8716 GUTIERREZ RD NE

GALLEGOS FELIBERTO & LUCILLE O TRUSTEE GALLEGOS RVT
90 COROVAL RD
CORRALES NM 87048-9303

PEREA CHRISTOPHER D TRUSTEE PEREA RVT
9025 4TH ST NW
ALBUQUERQUE NM 87114-1650

HINDI MONEER & HINDI AZEEZ
9108 BELLEHAVEN CT NE
ALBUQUERQUE NM 87112

ZAMORA MICHAEL A & LORA A
9131 AUTUMN ROSE DR NE
ALBUQUERQUE NM 87113

LUJAN WALTER R & VIOLA M
917 CHAMISAL RD NW
ALBUQUERQUE NM 87107-6409

WOOD VELMA LEE
9209 BENGE PL NW
ALBUQUERQUE NM 87114-1637

STRIBLING LUKE T
925 8TH ST NW
ALBUQUERQUE NM 87102

CHAVEZ GILBERT T & CHAVEZ ELFIDO R
846 CHAVEZ RD NW
ALBUQUERQUE NM 87107

INDIAN HILLS WATERWORKS INC
8616 MENAUL BLVD NE SUITE C
ALBUQUERQUE NM 87112

FLORES ANDREW P & OLIVIA
8748 SPRINGHILL DR NW
ALBUQUERQUE NM 87114

BEZEMEK GORMAN SHARON LOUISE
9005 HANNETT AVE NE
ALBUQUERQUE NM 87112

SMITH-EMSLIE WYNETTE
905 GREEN VALLEY RD NW
LOS RANCHOS NM 87107-6319

HAVENS TODD A & NUBIA B
9119 CORONA AVE NE
ALBUQUERQUE NM 87122

GONZALES DAVID XAVIER PEDRO & REBECCA MARIE TRUSTEES GONZALES RVT
914 MONTANO RD NW

MOORE JEAN C & JOSEPH X FUKA
917 JUANITA LN NW
ALBUQUERQUE NM 87107

MILANI WILLIAM J
924 1/2 11TH ST NW
ALBUQUERQUE NM 87102

SCOTT NORMA JEAN
9304 4TH ST NW
ALBUQUERQUE NM 87114
REDFERN BIFFEL MAJORS
PO BOX 65
JOSHUA TREE CA 92252-0065

RUIZ BEN
PO BOX 66960
ALBUQUERQUE NM 87193-6960

VASQUEZ MARTHA M C/O DELGADILLO
OMAR
PO BOX 6942
ALBUQUERQUE NM 87197-6942

KRUMSICK HERBERT L TR KRUMSICK
RV & ETAL C/O T JOHNSON
MANAGEMENT LC
PO BOX 7326

LUTHY PHYLLIS H & JOHN FREDERICK
LUTHY TRUSTEES FREDERICK LUTHY
IRRVT
PO BOX 7650

NEW MEXICO EDUCATORS FEDERAL
CREDIT UNION INC
PO BOX 8530
ALBUQUERQUE NM 87198-8530

DEAN RONALD R & ILENE K
PO BOX 91315
ALBUQUERQUE NM 87199-1315

ESQUIVEL-CHAVEZ BEV & CHAVEZ
LAWRENCE S
PO BOX 93901
ALBUQUERQUE NM 87199-3901

Gavilan Addition NA - Bret Haskins
5912 Pauline Street NW
Albuquerque NM 87107

Lee Acres NA - Christine Burrows
901 Solar Road NW
Albuquerque NM 87107

DANIEL LESLIE J
PO BOX 6562
ALBUQUERQUE NM 87197-6562

BETHANY SPANISH BAPTIST CHURCH
PO BOX 6857
ALBUQUERQUE NM 87107

PROPERTY 2104 LLC
PO BOX 70263
ALBUQUERQUE NM 87194

ALVARADO HERIBERTO
PO BOX 7361
ALBUQUERQUE NM 87194

FOWLER KEVIN W & JANICE M
PO BOX 785
PLACITAS NM 87043

RESCINO RONALD DECEDEANTS TRUST
PO BOX 91028
ALBUQUERQUE NM 87199-1028

HORNE THOMAS B & SUSAN S
TRUSTEES HORNE LVT C/O OREILLY
AUTO PARTS
PO BOX 9167

SOUTHWEST FEDERAL CREDIT UNION
PO BOX 95410
ALBUQUERQUE NM 87199

Greater Gardner & Monkbridge NA -
Chris Sylvan
226 Natalie Avenue NW
Albuquerque NM 87107

Lee Acres NA - Anna Stovall
832 Solar Road NW
Albuquerque NM 87107

MCDOWELL TRUDELLE
PO BOX 66086
ALBUQUERQUE NM 87193-6086

GARCIA STEVEN A & CATHLEEN A
PO BOX 5864
ALBUQUERQUE NM 87197

ECKHARDT ERIC E & ECKHARDT
WILLIAM E
PO BOX 70585
ALBUQUERQUE NM 87197-0585

BACA BILLY W & JEANETTE M
PO BOX 7489
ALBUQUERQUE NM 87194

TADAY STEPHEN T JR & THERESA A
PO BOX 8423
ALBUQUERQUE NM 87198-8423

CREAMLAND DAIRIES ASSOCIATED TAX
APPRAISERS
PO BOX 91119
AUSTIN TX 78709

HARVEL C DEAN & DORIS E & HARVEL
CRAIG E
PO BOX 93281
ALBUQUERQUE NM 87199

Gavilan Addition NA - Connie Romero
444 Gavilan Place NW
Albuquerque NM 87107

Greater Gardner & Monkbridge NA -
David Wood
158 Pleasant Avenue NW
Albuquerque NM 87107

Los Alamos Addition NA - Don Dudley
302 Sandia Road NW
Albuquerque NM 87107
Los Alamos Addition NA - Jeremy Wilcox
305 Sandia Road NW
Albuquerque NM 87107
Near North Valley NA - Marit Tully
PO Box 6953
Albuquerque NM 87197
North Edith Commercial Corridor Association - Christine Benavidez
10417 Edith Boulevard NE
Albuquerque NM 87113
Spanish Walk NonProfit Corporation - Jerri Paul-Seaborn
610 Camino Espanol NW
Albuquerque NM 87107
Stronghurst Improvement Association Incorporated - William Sabatini
2904 Arno Street NE
Albuquerque NM 87107
Los Poblanos NA - Don Newman
5723 Guadalupe Trail NW
Albuquerque NM 87107
Near North Valley NA - Joe Sabatini
3514 6th Street NW
Albuquerque NM 87107
North Valley Coalition - Peggy Norton
P.O. Box 70232
Albuquerque NM 87197
Spanish Walk NonProfit Corporation - Sandra Nunn
602 Camino Espanol NW
Albuquerque NM 87107
Wells Park NA - Catherine Mexal
1404 Los Tomases NW
Albuquerque NM 87102
Los Poblanos NA - Karon Boutz
1007 Sandia Road NW
Albuquerque NM 87107
North Edith Commercial Corridor Association - Evelyn Harris
10401 Edith Boulevard NE
Albuquerque NM 87113
North Valley Coalition - Doyle Kimbrough
2327 Campbell Road NW
Albuquerque NM 87104
Stronghurst Improvement Association Incorporated - Mark Lines
3010 Arno Street NE
Albuquerque NM 87107
Wells Park NA - Doreen McKnight
1426 7th Street NW
Albuquerque NM 87102
SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a $10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION
   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

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

4. TIME
   Signs must be posted from December 23, 2019 to January 9, 2020

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

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

__________________________________________________________________________ (Applicant or Agent) __________________________________________________________________________ (Date)

I issued ___ signs for this application, 10-30-19. __________________________________________________________________________ (Staff Member) __________________________________________________________________________ (Date)

PROJECT NUMBER: PR-2019-003028

Revised 2/6/19
Proposed Boundary for North 4th Character Protection Overlay

Posted Sign Locations

[Map showing the proposed boundary and posted sign locations]
FACILITATED MEETING REPORT
CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
MEETING SUMMARY REPORT

Project: North 4th Character Protection Overlay (CPO) Pre-Application Meeting.

Project Description: “... the City Council will be submitting an application for a Zone Map Amendment to be reviewed and recommended by the Environmental Planning Commission. The application is for the creation of a new Character Protection Overlay (CPO) titled the “North 4th CPO.” Generally, the goal of the CPO is to enhance articulation and design standards for development along and near 4th street while maintaining a sense of character for the area.”

Date Submitted: October 7, 2019
Submitted By: Philip Crump
Meeting Date/Time: October 2, 2019; 6:00 PM – 7:50 PM
Meeting Location: Los Griegos Health and Social Services Center
1231 Candelaria NW, ABQ NM 87107
Facilitator: Philip Crump
Co-facilitator: Jocelyn M. Torres

Parties:
- Applicant: CABQ City Council – Shanna Schultz, Planner & Petra Morris, Council Planning Manager
- Affected Neighbors, Neighborhood Associations and Neighborhoods: North Fourth Corridor - Attendee Names and Affiliations are provided at the end of this Report.

Meeting Summary:
“The purpose of this proposed amendment is to establish regulations for the North 4th Corridor through a new Character Protection Overlay. This CPO takes regulations from Resolution R-19-162 and puts them into a permanent overlay for the area. These regulations are intended to be more aligned with the surrounding community’s desire for development along the corridor. The resolution also included required street cross-sections that new development would be required to comply with, however those cross-sections are more appropriately placed in the Development Process Manual rather than the IDO.”

This meeting is pre-application to provide the neighbors and neighborhood associations the opportunity to learn about the request and share questions or concerns. The proposed CPO Map is attached as Exhibit B. The Council’s Proposed North Fourth Boundary Map and Overview Meeting Flyer are attached as Exhibits C and D.

Outcomes:

1. Areas of Agreement: The City will review open space, landscaping and building size requirements. The City will also look at CPO parking requirements and diversity of structures. Some elements of prior efforts have remained and are positive.

---

1 Excerpt taken from City Council Planner’s IDO Pre-Application Neighborhood Meeting Notification, attached as Exhibit D. See also Facilitator’s Meeting Notice, attached as Exhibit E.
2 Excerpt taken from Councilor Benton’s IDO North 4th CPO Update of July 24, 2019, attached as Exhibit A.
CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
MEETING SUMMARY REPORT

2. Unresolved Issues & Concerns: The City will follow the Application Process, to include potential CPO revisions based upon Community Input and the EPA/City Council Hearing Process.

3. Other Key Points: Several prior years of the Community’s diligent efforts have brought about many positive improvements in the North Fourth Corridor. Neighbors, Neighborhoods and NA’s are again willing to work together regarding the proposed CPO.


Meeting Specifics:

   a. Shanna Schultz provided and described various handouts.
      a. The focus of the CPO includes 2nd, 3rd & 4th Streets.
   b. Existing Conditions under MX-T Zoning are not affected and will stay the same
   b. The CPO provides for increased design standards
      a. MX-M Zoning provides for a maximum building height of 55 feet.
      b. Setbacks are 10-15 feet.
      c. The CPO provides for MX-M maximum building height of 45 to 65 feet in an Urban Center- Main Street Premium Transit Zone (UC-MS-PT).³
      d. The CPO allows for two 12 foot height bonuses in a UC-MS-PT.
      e. The Maximum height of a 65 foot building in a UC-MS-PT could therefore reach 89 feet.
      f. The CPO provides for more articulation of building design in Zones MX-M or higher.
   c. All red text in the proposed CPO [Pages 1, 2 in Exhibits] is temporarily in place. These standards will remain in place for either 12 months or less if the CPO is implemented if before the 12 month period. The EPC must approve the proposed CPO. There is time to make changes as the adoption process continues.
      a. The EPC application will be submitted by the end of the month.
      b. The EPC Hearing is scheduled for December 12, 2019.
      c. The EPC either does or does not recommend the Application to the Council and may also recommend modifications.
      d. The Council’s Land Use, Planning and Zoning (LUPZ) Subcommittee will then hear the Application.
      e. The City Council makes the final decision.
   d. The City seeks community feedback and concerns.
      a. The City will make necessary changes resulting from this meeting and the Application process.

³ See Exhibit D.
CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
MEETING SUMMARY REPORT

Participant Questions (Q), Comments (C) and Answers (A) - The North Valley Coalition and other Attendees voiced several questions during the meeting.

2. CPO's Purpose and Process.
   a. Q. What is the character we are trying to protect with the CPO and how does it protect?
      a. A. There is decreased building height with the CPO, decreased condensation, along with minimum setbacks. The CPO gives more space to the corridor than we have today.
   b. Q. Is this the first meeting regarding this CPO concept?
      a. A. We had prior meetings regarding this CPO concept. This is the first community meeting.
   c. Q. Have you modeled these results in 3-D?
      a. A. No
      b. Q. Why don't you go back and create pictures showing what the setbacks are and modeling the design? You owe it to the public
      c. A. I understand.
   d. Q. Are we talking about new construction or old buildings?
      a. A. New construction.
   e. Q. Several people met before over a long period of time. Is this CPO based on the prior plan?
      a. A. The IDO rescinded prior plans. Proposed map boundaries and some building heights and setbacks came from prior efforts.
   f. Q. The building North of St. Therese Church came under the previous plan.
      a. A. Yes.
      b. C. That building height with underground parking is 66 feet. The CPO maximum is 55 feet.
      c. A. No response.
   g. Q. The CPO applies to what construction?
      a. A. New.
   h. Q. Would the existing 14-5-5 be amended for special maximum area? There are setbacks in that ordinance.
      a. A. The IDO requirements must be followed.

   a. Q. Density is a problem. How much input can the public have? How many businesses are present?
      a. A. When the CPO proposes 55 maximum building height, you don't get bonuses.
   b. Q. Regarding the MRI Meeting last week, does there need to be further process regarding the CPO? Should it be less specific and more vision oriented regarding the 4th Street character?
      a. A. No response.
   c. C. I helped write the prior development plan. The 4th Street character was a suburban strip mall in the 60's. The City was losing businesses. There was a five (5) year process on how to revitalize the area. People wanted density. Let's fix what we can. I support Councilor Benton's CPO effort.
CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
MEETING SUMMARY REPORT

a. A. No response.
d. C. Density can be worked out. Beautification would help acceptance of the CPO.
a. A. The City can add landscaping to public not private property.
c. C. I am disappointed regarding large apartment buildings on 4th. One is near La Mesquite. The huge building near St. Therese is terrible. The 4th Street Corridor meetings happened for over 20 years. Now we need trees, open space and better bus service.
a. A. I am asking the facilitators to add a Meeting Note regarding Open Space Requirements and Landscaping [See Outcomes Item Number 1, Page 1 above].
b. Q. We could require open space and landscaping in the CPO. Is there something that addresses the size of the building?
i. A. There might be a way to look at the size of buildings. Some elements of prior efforts have remained and are positive. [See Outcomes Item Number 1, Page 1].

a. C. Fourth Street is a complex Corridor. This highlights earlier comments. For the public to agree on the CPO we have to see it. Simulations would be the most helpful. We had no money then but we have it now. We need landscaping and improvements.
a. A. No response
b. C. North 4th could qualify for development dollars. Share with Gabriel Herrera.
a. A. No response
c. Q. Has there been a traffic analysis?
a. A. Attendees estimate that there are 18 to 20 thousand vehicles per day. Shanna stated that the City will look into this.
d. C. Some Auto Parts stores are not complying with the current 4th Street Plan. The IDO was imposed instead of changing the sector plan. Building mass and scale are the issues. Big blocks are the issue. We need 3D simulation. We’ll seek money to do that.
a. A. No response.
e. C. T-Mobile is very dangerous. The City needs to do something for safety purposes. Possibly knock down their wall.
a. A. No response.
f. Q. What does the City’s Planning Department think about the CPO, since they passed the IDO?
a. A. Shanna said she is not sure. Petra Morris stated that the CPO fits within the IDO requirements.
g. Q What do the purple and pink colors on the handout signify? [See Exhibit C].
a. A. Handout clarification was provided by Shanna.
h. Q. How would the St. Therese project be different under the CPO guidelines?
a. A. That building would be 11 feet shorter. It would be 55 feet, not 66 feet. It would set back at least ten (10) feet. There would be more openness along the sidewalk. After you go up to a certain height, you have to take the roof back a few feet in order to achieve articulation.
i. Q. What is the interplay regarding the CPO and existing structures? Designation is just one of several pieces, right?
CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
MEETING SUMMARY REPORT

a. A. Yes. In the Downtown, Mainstreet, ART Corridor, if measured from the
centerline of the road, a 600 foot buffer allows for extra entitlements. Residential
buildings don’t have necessary zoning for this designation.

j. Q. The St. Therese building has underground parking. What about visitor parking?
a. A. The CPO will not adjust existing parking requirements. The City will look at
CPO parking requirements. [See Outcomes Item Number 1, Page 1 above].

k. Q. What about new developments, such as Aztec & 3rd Street?
a. A. The City needs to look into it.

l. Q. What are the CPO requirements regarding the same type of buildings on a block?
a. A. The City will look into requiring diversity of structures. The IDO has solar and
shade protections for low density residential zones.

m. Q. What about abandoned buildings?
a. A. Developments need to follow existing regulations in red. The City needs to
move from temporary to permanent regulations.

6. Additional Items.
a. There is a Water Authority Meeting Tuesday 10/8/19 from 6:00-8:00 pm, here at 1231
Candelaria NW.
b. The Meeting Summary Report does become part of the public record.
c. Any additional comments may be directed to Shanna Schultz: smschultz@cabq.gov.

MEETING CONCLUDED.

Attendees:

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<tr>
<th>NAME</th>
<th>AFFILIATION</th>
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<tr>
<td>Cruz Tercero</td>
<td>Business owner</td>
<td>Gary Kitts</td>
<td>President</td>
<td>Property Owner</td>
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<tr>
<td>Petra Morris</td>
<td>City Council Planner</td>
<td>Louis &amp; Kathleen</td>
<td>Mayor</td>
<td>Property Owners</td>
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<tr>
<td>Shanna Schultz</td>
<td>City Council Planner</td>
<td>Miriam Hicks</td>
<td>Commissioner</td>
<td>Property Owner</td>
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<td>Debbie O'Malley</td>
<td>County Commission</td>
<td>Sandra Barela</td>
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<td>David Poole</td>
<td>GAHP</td>
<td>Joe Cruz</td>
<td></td>
<td>Property Owner</td>
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<tr>
<td>Marti Luick</td>
<td>Montañito Village</td>
<td>Stephen Miller</td>
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<td>Debra Papprocki</td>
<td>Montañito Village</td>
<td>William Derr</td>
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<td>Peggy Gilbert</td>
<td>Montañito Village/NVC</td>
<td>David Wood</td>
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<td>NNVNA</td>
<td>Gilbert &amp; Helen</td>
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<tr>
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<td>NNVNA</td>
<td>Cordova</td>
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<td>住民</td>
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<td>Tracy Jordan</td>
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<td>住民</td>
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<td>Camille Varos</td>
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<td>Peggy Norton</td>
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<tr>
<td>Don Hernandez</td>
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</tbody>
</table>

Page 5
Katie McCorkell
Norma Scott
Anne Marie Sekula
Robert DiGiulio
Sofia Hines
Brian Montano
Quan Nguyen
Melinda Sanchez

Eric & Elizabeth Knight
Sherry Pennington
Joe & Alice Guevara
Mark Chavez

NVC = North Valley Coalition of NAs
NNVNA = Near North Valley NA
GAHP = Greater Alq Housing Partnership
Date Submitted: 29 October 2019
Original Submission: 7 October 2019
Submitted By: Philip Crump
Facilitator: Philip Crump
Co-facilitator: Jocelyn Torres
Project Name: North 4th Street Character Protection Overlay Pre-application
Meeting Date and Time: 2 October 2019; 6:00-7:50 pm

[Changes or additions indicated with italics.]

Meeting Specifics:

2. f. Q. The building North South of St. Therese Church came under the previous plan.
   a. A. Yes.
   b. C. That building height with underground parking is 66 feet. The CPO maximum is 55 feet.
   c. A. No response.
FACILITATED MEETING REPORT AMENDMENT II
North 4th Street Character Protection Overlay

Date Submitted: 30 October 2019
Original Submission: 7 October 2019
Submitted By: Philip Crump
Facilitator: Philip Crump
Co-facilitator: Jocelyn Torres
Project Name: North 4th Street Character Protection Overlay Pre-application
Meeting Date and Time: 2 October 2019; 6:00-7:50 pm

[Deletions indicated with strikeouts; Changes or additions indicated with italics.]

Outcomes:
2. Unresolved Issues & Concerns: The City will follow the Application Process, to include potential CPO revisions based upon Community Input and the EPC/City Council EPC/City Council Hearing Process.

Meeting Specifics:
1.b.c The CPO provides Without the CPO, the code allows for MX-M maximum building height of 45 to 65 feet in an Urban Center- Main Street Premium Transit Zone (UC-MS-PT).^1

1.b.d. The CPO Without the CPO, the code would allow for two 12 foot height bonuses in a UC-MS-PT.

1.b.e. Without the CPO, the code would allow The Maximum height of a 65 foot building in a UC-MS-PT could therefore reach 89 feet.

1.d.a. The City will make necessary changes resulting from this meeting and the Application process. The City will consider amendments to the CPO resulting from comments made at this meeting and comments made through the Application process.

2. CPO’s Purpose and Process.
2.a.a A. There is decreased building height with the CPO, decreased econdensation density, along with minimum setbacks. The CPO gives more space to the corridor than we have today.

2. f. Q. The building North South of St. Therese Church came under the previous plan.
   a. A. Yes.
   b. C. That building height with underground parking is 66 feet. The CPO maximum is 55 feet.
   c. A. No response.

---

^1 See Exhibit D.
2.h.a. A. The IDO requirements must be followed. *If adopted, this CPO would supersede general IDO requirements.*

4.b.q. Q. Regarding the MRI MRA Meeting last week,

5.b. C. North 4th could qualify for development dollars. Share with Gabriel Herrera *Rivera.*

5.c. Q. Has there been a traffic analysis?
   a. A. Attendees estimate that there are 18 to 20 thousand vehicles per day. Shanna stated that the City will look into this. *The City can conduct traffic studies on roadways, however that's not part of what this CPO can do. I'll reach out to Councilor Benton's office about your request for a traffic study on 4th and Montaño.* [Paraphrase]
Purpose: The purpose of this proposed amendment is to establish regulations for the North 4th Corridor through a new Character Protection Overlay. This CPO takes regulations from Resolution R-19-162 and puts them into a permanent overlay for the area. These regulations are intended to be more aligned with the surrounding community’s desire for development along the corridor. The resolution also included required street cross-sections that new development would be required to comply with, however those cross-sections are more appropriately placed in the Development Process Manual rather than the IDO. Since the passage of R-19-162, the regulations in this proposed CPO have been updated in response to public comment and to clarify the intent.

Action:

1. Create a new CPO-9 titled “North 4th Corridor” and renumber subsequent CPO’s. Change all references of small mapped areas titled “North 4th” to “CPO – 9 North 4th Corridor”

3-9(E)(1) Applicability
The CPO-9 standards apply in the following mapped area. [Insert small area map for North 4th]

3-9(E)(2) Roadway Cross-Sections
Development within this mapped area shall comply with all requirements in the DPM related to transportation design standards.

3-9(E)(3) Building Mass & Scale
a) The maximum building height for properties zoned MX-M or higher is 55 feet.
b) If more than 165 feet of frontage along 4th Street is being developed or redeveloped, one third of the new development is limited to 45 feet.
c) No height bonuses allowed by Table 5-1-2 for Workforce Housing or Structured Parking shall be allowed.
d) Any portion of a building over 30 feet shall incorporate a minimum stepback of 6 feet from the front façade facing a public street.

3-9(E)(4) Setback Standards
a. Front, minimum: 10 feet.
b. Front, maximum: 15 feet.

3-9(E)(5) Building Design
Building design for any parcels zoned MX-M or higher shall comply with the design requirements of 5-11(E) with the exception of 5-11(E)(2), which shall be replaced with the following for the purposes of this CPO:

1. In new residential and mixed-use development, windows on the upper floors
shall be recessed not less than two inches.

2. Each façade facing a public street shall incorporate at least 3 of the following features along at least 30 percent of the horizontal length of the façade. The features listed below shall be distributed along the façade so that each horizontal façade length of 30 linear feet contains at least 1 of the following features:
   a. Ground-floor clear, transparent display windows and/or doors, with the lower edge of window sills no higher than 30 inches above the finished floor. The ground floor clear, transparent display windows and/or doors shall comprise a minimum of 50 percent of the ground floor façade, except where a building faces a street on 2 or more sides, the primary façade shall contain a minimum of 50 percent of its surfaces in windows and/or doors, and the remaining street-facing façades shall contain a minimum of 30 percent of their surfaces in windows and/or doors with no minimum window sill height required.
   b. Windows on upper floors.
   c. Primary pedestrian entrances.
   d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
   e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.
   f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

3. Each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features:
   a. Wall plane projections or recesses of at least 1 foot in depth, occurring at least every 50 linear feet and extending at least 25 percent of the length of the façade.
   b. A change in texture, or material occurring every 25 linear feet and extending at least 20 percent of the length of the façade.
   c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the façade by at least 6 inches and repeating at minimum intervals of 25 feet.
   d. Three-dimensional cornice or base features that are different in material from the primary façade and projecting no less than 3 inches. A base feature shall be no shorter than 18 inches and a cornice feature shall be no shorter than 12 inches.
   e. A projecting gable, hip feature, or change in parapet height for every 50 linear feet of the façade.
   f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

4. All accessory buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.
NEIGHBORHOOD COMMENTS
December 1, 2019

Chair Dan Serrano  
c/o Planning Department  
rbrito@cabq.gov

Character Protection Overlay for North 4th Corridor/zone map amendment

The North Valley Coalition has received numerous complaints regarding several new development projects along North 4th Street. Although these projects were completed under the North 4th Corridor Plan, people took a closer look at what was allowed under the Integrated Development Ordinance. We had a meeting with our City Councilor, Council Services, City Planning, Administration and the proposal was made to consider developing a Character Protection Overlay for this area. We appreciate the efforts put into moving this idea forward by Councilor Benton, Shanna Schultz, Petra Morris. A public meeting was facilitated by Mr. Philip Crump. This meeting was surprisingly well attended - many people continue to be interested in this area and want it to succeed and have a certain uniqueness. Many of the people had been involved in developing the North 4th Corridor Plan and were disappointed with the results. They, and others, are hoping for better results this time around.

We therefore support this Character Protection Overlay. It should provide for some interesting architectural designs, open space and landscaping, making it as pedestrian/bicycle friendly as can be done within the constraints. It will be interesting to read and hear any public comments that are made, and will consider them in any future hearings where public input can be made.

Sincerely,

Peggy Norton  
President
Whitney,

For the file for December's EPC agenda item.

Thanks,

- Russell

From: Rosemary Dudley [mailto:rdudley@sites-sw.com]
Sent: Wednesday, November 13, 2019 10:54 AM
To: Brito, Russell D.
Subject: Comments on North 4th Street Character Protection Overlay in the IDO Annual Update Amendment

Dear Dan Serrano and Commissioners
Thank you for the opportunity to provide comments on the Character Protection Overlay for North 4th Corridor CPO-9. Having worked with City staff and the community on the Brown Property recently, I have the following suggestions for language revisions. Please see the attached pdf for exact comment locations or the list below:

- Page 1, Action 1, 3-9(E)(3)c: Specify "one third of the new development is limited to 45 feet in height."
- Page 1, Action 1, 3-9(E)(4)b: Recommend there be exceptions to this setback requirement for plazas or public open space. For example you could add, "A minimum of X percent of the facade must meet the setback standard. The remaining Y percent must be used for plazas, landscaping, or public open space." The plazas could be used for outdoor dining so don't need to be public.
- Page 2, Action 1, 3-9(E)(5)2d-f: Recommend including a minimum length otherwise the result could be one little awning/shelf/planter over a door or window every 30 feet.
- Page 2, Action 1, 3-9(E)(5)3d: Add a missing "." after "3 inches"

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This message has been analyzed by Deep Discovery Email Inspector.
Enviromental Planning Commission
Chair Dan Serrano
City Planning Department
600 Second St NE, Third Floor
Albuquerque, NM 87102

December 2, 2019

Dear Chair Dan Serrano:

I am writing to you in regard to the letter I received on October 29, 2019 concerning redevelopment of some part of 2nd Street. I live on La Postana off 2nd Street.

I attended a meeting on September 24th where Gabriel Rivera of the Metropolitan Redevelopment Agency was there and he assured me that my property would not be included in the proposal because I explained to him that my home here at 113 La Postana Rd NW has been renovated. I have done a lot of work to my home. It is not run down.

I would appreciate your consideration in this matter as it is important to me.

Sincerely,

Clara Archuleta