

**CITY OF ALBUQUERQUE**  
**AMENDED LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**1407-17 4<sup>th</sup> Street SW Follow-up Meeting**

**Project: 4<sup>th</sup> Street & Bell SW:** Follow- up to Pre-Application Meeting of 14 Dec 2021

**Property Description/Address:** 1407-1417 4<sup>th</sup> Street SW

**Date Submitted:** February 12, 2022 (amendments are underlined)

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

**Meeting Date/Time:** 1 February 2022, 6:00-8:00 pm

**Meeting Location:** Via Zoom

**Facilitator:** Jocelyn M. Torres

**Co-facilitator:** Philip Crump

**Applicant:** Homewise, Inc.; Mike Gonzales (Barelas Coffee House)

**Agent:** Consensus Planning

**Neighborhood Associations/Interested Parties:** Barelas Neighborhood Association, Barelas Community Coalition

**Background Summary:**

This was the second meeting regarding a proposed development/redevelopment at the SW corner of 4<sup>th</sup> Street and Bell SW. A pre-application meeting for an EPC application to rezone the two parcels from MX-L (low intensity mixed use) to MX-M (moderate intensity) has been filed.

Homewise owns the larger north parcel and intends to remodel existing buildings and construct a new building for the purpose of creating a commissary kitchen, a “catering service”, which is not permitted under the lower zoning. The building is to be leased to the Street Food Institute for a term of seven years. The south parcel is currently the parking lot for the Barelas Coffee House, which is across 4<sup>th</sup> Street. It is being included in the joint application to create zoning consistency.

This meeting was held to address Action Items from the previous meeting:

1. Presentation of conceptual drawings for the project.
2. Supplementation of Homewise information provided in January 5, 2022 letter.
3. Determination of possible restrictions available to protect the neighborhood from unwanted future uses.
4. Barelas Coffee House owner’s future plans for the property. Neighbors hope that Mr. Gonzales continues to use that parcel as a parking lot.

The neighborhood attendees expressed support for the work of the Street Food Institute (“SFI”) and Homewise. Homewise is now a member of the Barelas neighborhood’s steering committee, which will facilitate communication between these groups.

**Outcomes:**

- ***Areas of Agreement:***
- Street Food Institute is a valuable addition to the Barelas neighborhood.
- Effort should and will be made to keep the property from turning into a liquor or cannabis facility if Street Food or Homewise vacate the property.
- Homewise has been invited to join the Barelas Great Blocks/Branding Steering Committee coordinated by and through New Mexico Mainstreet and the Barelas Community Coalition.

**Meeting Specifics [Except as indicated, all discussion refers to the Homewise property]:**

1. **Overview of Homewise property and rezoning request.**

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- a. Homewise owns the property.
    - i. The plan is to redevelop existing buildings and to build a new building.
      - 1. A two-story commissary kitchen/studio building will serve the Street Food Institute.
      - 2. The lease is to run seven years.
        - a. Homewise hopes SFI will be able to purchase the building at the end of the lease.
      - 3. Home and commercial ownership fits into the Homewise community development framework.
  - b. The application is for a Zone Map Amendment, to change from MX-L (Mixed Use-Low Intensity) to MX-M (Moderate Intensity).
    - i. A commissary/commercial kitchen is a “catering service” not allowed in MX-L.
      - 1. A catering service is defined in the IDO as “An establishment whose primary business is to prepare food onsite, then to transport and serve the food off-site.”
        - a. Catering Services are allowed in MX-M.
        - b. Much of SFI involves food entrepreneurs who fit the catering definition.
    - ii. The Barelás Coffee House parking lot is included in the application.
      - 1. Rezoning eliminates the MX-L zoning gap and creates consistent zoning for 4<sup>th</sup> Street between Avenida Cesar Chavez and Barelás Road.
  - c. Under the Barelás Character Protection Overlay Zone (CPO), height of new construction is limited to 30 feet, rather than 38’ or 48’, as in other parts of the city.
    - i. The Neighborhood Edge Protection also applies, with a 15’ setback required at the rear, western property line, and smaller setbacks elsewhere.
      - 1. A six-foot wide minimum landscape buffer is required for the South and West sides of the property.
- 2. Street Food Institute (SFI)**
- a. SFI is an educational program, working with individuals who want to start their own small food business.
    - i. SFI has been in existence for about eight years and has supported 35 to 40 businesses.
      - 1. It has lab format classes and provides internships and scholarships.
    - ii. This location will have a large teaching space that can also become a community space and part of the neighborhood.
      - 1. SFI will also create a flexible outdoor community space that connects the main building to Fourth Street.
- 3. Development/Redevelopment Design**
- a. Architectural design will be undertaken by MASS Design Group, in coordination with Scout Architecture, Design and Hartman, and Majewski Design Group.
    - i. MASS is a nonprofit design firm of: “250 plus architects, landscape architects, engineers, writers, film makers and researchers representing 20 countries across the globe.”
      - 1. This project will be handled by a local MASS team.
    - ii. The project’s primary goal is to launch diverse food enterprises in Albuquerque.
      - 1. The main programmatic focus is a commissary kitchen and classroom, which will facilitate small business growth and education within the local community.
  - b. The existing storefronts will remain with existing tenants and will be refurbished.
  - c. The new two-story building will house the commissary kitchen on the first floor and rentable studio space on the second.
    - i. The studios will be for artists, offices and similar uses.
      - 1. These will not be residential units.

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- ii. The landscaped community plaza and entry will be accessible from 4<sup>th</sup> Street.
  - 1. Parking and service areas are west of the new building.
    - a. Access for delivery and for all buildings will be from Bell Avenue.
      - i. A loading zone will be located at the rear of the new building.
      - ii. Delivery trucks will be box trucks.
    - b. Deliveries will not be great in number. Food truckers generally do their own shopping and bring their own ingredients.
      - i. Most of the students do not have their own food trucks.
      - ii. There will very limited truck traffic; possibly two or three per week.
    - c. There may be some light manufacturing in the rear building, such as filling jars with jam. This building will not house a large restaurant or big manufacturing operation.
  - 2. There will be landscape buffers including trees and other plants.
    - a. There will be buffers to the south alongside residences.
    - b. There will also be buffers to the west and north.
  - 3. The landscaping purpose is to provide shade, visual screening and buffering.
  - 4. As for noise, there will be about eight to ten small businesses, but no heavy machinery or industrial noise.

**4. Mitigation of Negative Impacts from Rezoning**

- a. Neighbors were concerned that there could be liquor in the future.
  - i. With a letter of intent. Homewise will commit to not leasing to bars and nightclubs.
    - 1. The zone change does allow bars as permissive uses.
  - ii. Homewise would like to retain the option of leasing to taprooms.
    - 1. Homewise believes taprooms do not pose the same negative impact as bars or clubs and instead provide a communal environment.
  - iii. Homewise will be responsive to neighborhood concerns regarding negative impacts of any proposed changes of use.
    - 1. Per terms of the new market tax credit funding, Homewise must keep the buildings for at least seven years without change in ownership.
    - 2. Some of the inherent limiting factors include the small sizes of the spaces, which are suitable for relatively small tenants, including retail or offices.
      - a. The property does not lend itself to larger uses.
      - b. Taprooms around the city are small with little outdoor spaces and serve as community meeting places.
- iv. Q: *“I’m wondering about the vision for the next 20 years, instead of just the next seven years.”*
  - 1. The Barelás MainStreet project [of the Barelás Community Coalition] is geared towards having the right mix of uses in this small scale historic district.
    - a. Fostering the food ecosystem is part of the long-term strategy.
    - b. Also, the CPO helps ensure that anything that happens in these buildings over time is adding value to the neighborhood and the MainStreet district over time.
- v. In response to a concern for nearby residential neighbors, it was reported that some had signed letters of support for the project.
  - 1. While they have not seen the new conceptual plan, they will be kept informed in public meetings. Homewise will be hosting a presentation within the next month, though probably not before the February 17<sup>th</sup> hearing.

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- vi. Homewise has joined the Steering Committee of the Barelás Community Coalition, which oversees the MainStreet program.

**5. Potential uses of the South parcel**

- a. The owner of Barelás Coffee House (BCH) has said that there are no plans for using that parcel for anything other than a parking lot.
  - i. The lot is serving a specific need.
    - 1. BCH began 44 years ago in the small building at the SE corner of the lot where the barber shop is now.

**6. Other Issues**

a. **Safety:**

While pedestrian safety is a focus of redevelopment, area sidewalks are not fully ADA accessible, due to many curb cuts.

- i. A request was made to reduce the number of curb cuts if possible.
  - 1. While the concern is understood, Homewise may not be able to change the curb cuts, due to the parking requirement.
- ii. Also, the request was made to increase lighting and access to the outdoor space, as homelessness and vandalism is a concern.
  - 1. The goal is to make comfortable and inviting outdoor spaces, with a pedestrian path directly off Fourth Street.

b. **Local economic benefit:**

SFI is working with outreach to different groups in the area, to inform and recruit local residents who may benefit from the program.

- i. Classes are bilingual and scholarships are available; SFI reports that they have never turned anyone away.
  - 1. Classes are conducted for 12 weeks and cost \$250.
  - 2. The goal has been to help people launch their businesses.
    - a. The project includes spaces that are available for rental to new entrepreneurs.
    - b. The existing buildings facing 4<sup>th</sup> Street will remain retail, as in a café, art or similar retail space.
  - 3. The rear building will be for producing food or producing other goods, or maybe some office space.
    - a. “Artisan manufacturing” is allowed in MX-L, with a maximum size of 10,000 sq. ft.
- ii. Although students come from all over the city, the emphasis is on inviting local residents to participate.
  - 1. Also SFI employs 10-20 people and fosters 20 to 25 entrepreneurs—each of whom will need four or five employees as they grow.

c. **Catering, commissary, and other food service:**

Catering is only one part of the food service umbrella.

- i. The majority of the students are focused on catering, not necessarily food trucks.
  - 1. Catering calls for preparation off-site, which is why a commissary kitchen is needed, and why the rezoning is needed.
    - a. A commissary kitchen can serve other uses such as baking or small-scale manufacturing of food products, in addition to catering.

d. **Choice of this site:**

Q: BCC wrote a letter of support for the location nearer the Railyard and the Downtown Neighborhood Association was in support. Why did the location change?

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- i. When the stadium proposal was being aggressively promoted, it included that site.
  - 1. Homewise then revisited this site, which had actually been the original choice in order to move forward with the project.
    - a. The concept did not change with the changed location.
- e. **Communication:**
  - Q: Is there a way to have better communication (during project development) without the time and expense of formal meetings?
  - C: BCC and BNA members are volunteers that do not get paid for their contributions to the neighborhood.
    - i. Yes this Homewise project involved neighborhood input and a facilitated meeting prior to filing the zone change application.
    - ii. Homewise membership in the BCC will encourage communication regarding future projects.

**Hearing timetable:**

The EPC application is scheduled to be heard **17 February 2022**, starting at **9:00 am**.

Link: <http://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner/zhe-agendas-action-sheets-decisions>.

Notification, including a link to the Zoom meeting, will be sent to adjacent neighbors and the Neighborhood Association.

For questions or for more information, contact the Current Planning Section Manager at (505) 924-3337.

A subsequent DRB review of the site plan is an administrative process and does not include a public hearing.

**Names & Affiliations of Attendees:**

Jaime Jaramillo	Homewise
Isaac Hammond-Paul	Homewise
Johanna Gilligan	Homewise
Carl Davis	Homewise
Tina Garcia-Shams	Street Food Institute
Cristino Griego	Street Food Institute
Elena Baranes	MASS Design Group
Taylor <u>Klinkel</u>	MASS Design Group
Sarah Mohland	MASS Design Group
Michael Vos	Consensus Planning
Jim Strozier	Consensus Planning
Sergio Lozoya	Urban Design & Development
Courtney Bell	Barelas NA
Lisa Padilla	Barelas NA
Omega Delgado	Barelas NA
Daniel Madrid	Barelas NA
Cristina Rogers	Barelas Comm. Coalition & BNA
Mike Garcia	Barelas Comm. Coalition
Keith Romero	Barelas Comm. Coalition
Peter Rice	Downtown Albuquerque News
Jocelyn M. Torres	Facilitator
Philip Crump	Facilitator
Hummell, Tyson	City ADR Coordinator