



12 May 2023

Environmental Planning Commission  
City of Albuquerque Planning Department  
Plaza del Sol Building  
600 2nd Street NW  
Albuquerque, NM 87102

RE: Case #: RZ-2023-00015 - Letter of Support

Dear Commissioners,

The Barelas Neighborhood Association (BNA) supports this zone map amendment request from R-ML to MX-L, and thanks the Applicant for their sensitivity to the neighborhood's concerns as the original request was for a change to MX-M. We also thank the Applicant for presenting the project to the BNA much earlier than required (and at only the conceptual level), and for meeting with residents several times in advance of this request. We find the attached fact sheet to be accurate, and we look forward to continued partnership.

We honor and respect the three BNA Board Members who voted in opposition to the project during the BNA Monthly Meeting held at the Barelas Community Center on May 9th. Though the final tally was 6-3 in favor, we are in absolute agreement that Barelas *is* experiencing rapid change and increasing gentrification, and hope that we can work together to proactively address these issues.

The majority don't view this specific project as an example of gentrification given that it is new affordable rental stock in a neighborhood comprised of over 50% renters, with many living in substandard conditions. We also researched the historic context, and find what looks to be a mix of residential and commercial, with buildings several stories high located on the site and as depicted in the attached aerial photo taken in 1959. Lastly, the developer has demonstrated a commitment to shaping the project *with* the community.

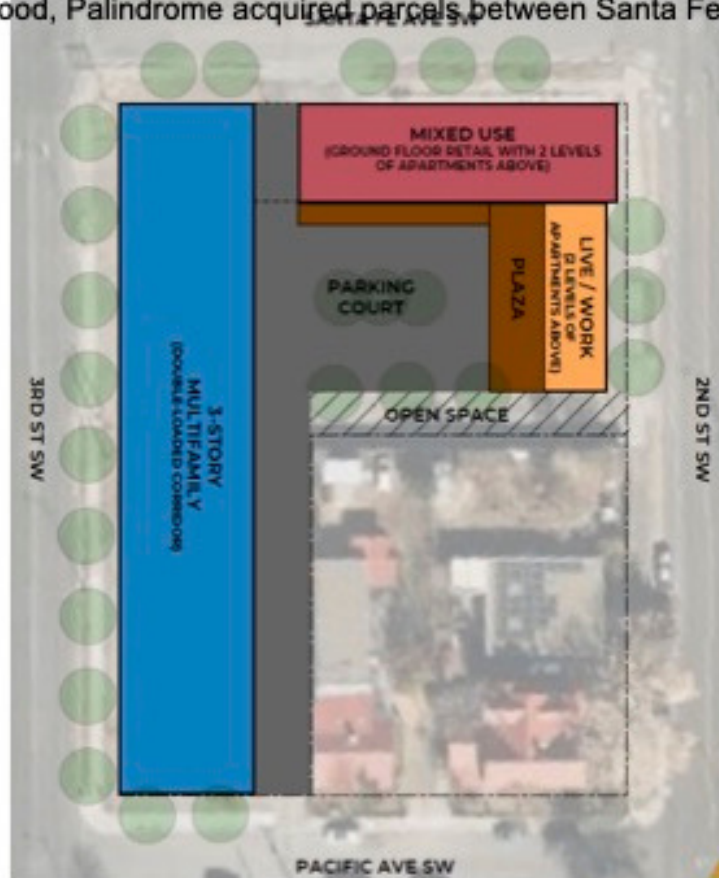
We also recognize that internal issues within the BNA created an atmosphere of distrust, compounded by confusion about the zone map amendment process itself given opposing board members had only recently joined the association. We are working to rectify these issues and will continue to provide opportunities for the community to learn more about zoning.

Mil gracias for your consideration,

Lisa Padilla  
BNA Board President

## Proposed Barelas Workforce Housing Community and Neighborhood Retail

- At the request of the Barelas neighborhood, Palindrome acquired parcels between Santa Fe Avenue, 2<sup>nd</sup> Street, Pacific Avenue, and 3<sup>rd</sup> Street in December 2008.
- In anticipation of site redevelopment, Palindrome presented at four neighborhood meetings, including a Barelas Neighborhood Association (BNA) on December 13, 2022, an on-site meeting on January 28, 2023, a BNA meeting on February 16, 2023, and a facilitated meeting on March 16, 2023. Meeting attendees voiced general support for the concept and some concerns. Palindrome committed to continue working with the neighborhood on any issues.
- Though the proposed development is early in the planning process, it is anticipated to be a mixed-use, mixed-income workforce housing community. The development team is proposing a maximum of three stories. The building fronting 3rd Street would be residential. The building along 2nd Street would include live-work units on the ground floor with residential above. The building on the corner of Santa Fe and 2nd Street would include neighborhood-serving retail on the ground floor with residential above. Parking would be located on the interior of the site to create a pedestrian-friendly environment along the sidewalks.
- The development will likely include 60 to 70 rent-restricted apartments serving households between 30% AMI (\$22,650 in annual income for a four-person household) and 60% AMI (\$45,300 in annual income for a four-person household). The development will likely include a mix of one-, two-, and three-bedroom apartments. Rents will be set by the federal government, vary based on unit type, and be below market rate rents. Currently in Albuquerque, a one-bedroom apartment rent is \$424 for a 30% AMI unit and \$849 for a 60% AMI unit. A three-bedroom apartment rent is \$589 for a 30% AMI unit and \$1,178 for a 60% AMI unit.
- The retail would include micro-retail spaces targeting small, local businesses. Palindrome aims to include Barelas start-up businesses in the tenant mix. The development team is also proposing to include a food and beverage establishment. The development is proposed to include a common plaza on the interior of the site that supports all commercial tenants.
- Palindrome is seeking a zone change to allow for the commercial uses. Originally, Palindrome applied for a zone change from R-ML to MX-M. After listening to neighborhood concerns, the development team has voluntarily changed its application to request MX-L and only for the northern portion of the site. MX-L is very common in the Barelas neighborhood and will complement the MX-L uses along 4th Street and the proposed uses at the Rail Yards.



## 1959 Aerial Photo of 2nd + Santa Fe

Link to CABQ Maps - Historic Aerials:

[https://coagisweb.cabq.gov/GeoHtml5/Index.html?  
configBase=http://coagisweb.cabq.gov/Geocortex/Essentials  
/geo42/REST/sites/All\\_Aerials/viewers/Aerial1/virtualdirectory  
/Resources/Config/Default](https://coagisweb.cabq.gov/GeoHtml5/Index.html?configBase=http://coagisweb.cabq.gov/Geocortex/Essentials/geo42/REST/sites/All_Aerials/viewers/Aerial1/virtualdirectory/Resources/Config/Default)

Search

I want to...

