



Environmental Planning Commission

Agenda Number: 1
Project #: PR-2021-005994
Case #: RZ-2021-00040
Hearing Date: October 21, 2021

Staff Report

Agent	Consensus Planning
Applicant	Homewise Inc.
Request	Zoning Map Amendment (zone change)
Legal Description	Easterly portions of Lots 1 through 3 and all or a portion of Lots 4, A1, and A2, Block H, Atlantic and Pacific Addition
Location	(2 nd St SW) between Hazeldine Avenue SW and Atlantic Avenue SW
Size	Approximately 0.5 acre
Existing Zoning	R-ML
Proposed Zoning	MX-T

Staff Recommendation

APPROVAL of RZ-2021-00040, based on the Findings beginning on Page 28.

Staff Planner
Silvia Bolivar, PLA, ASLA

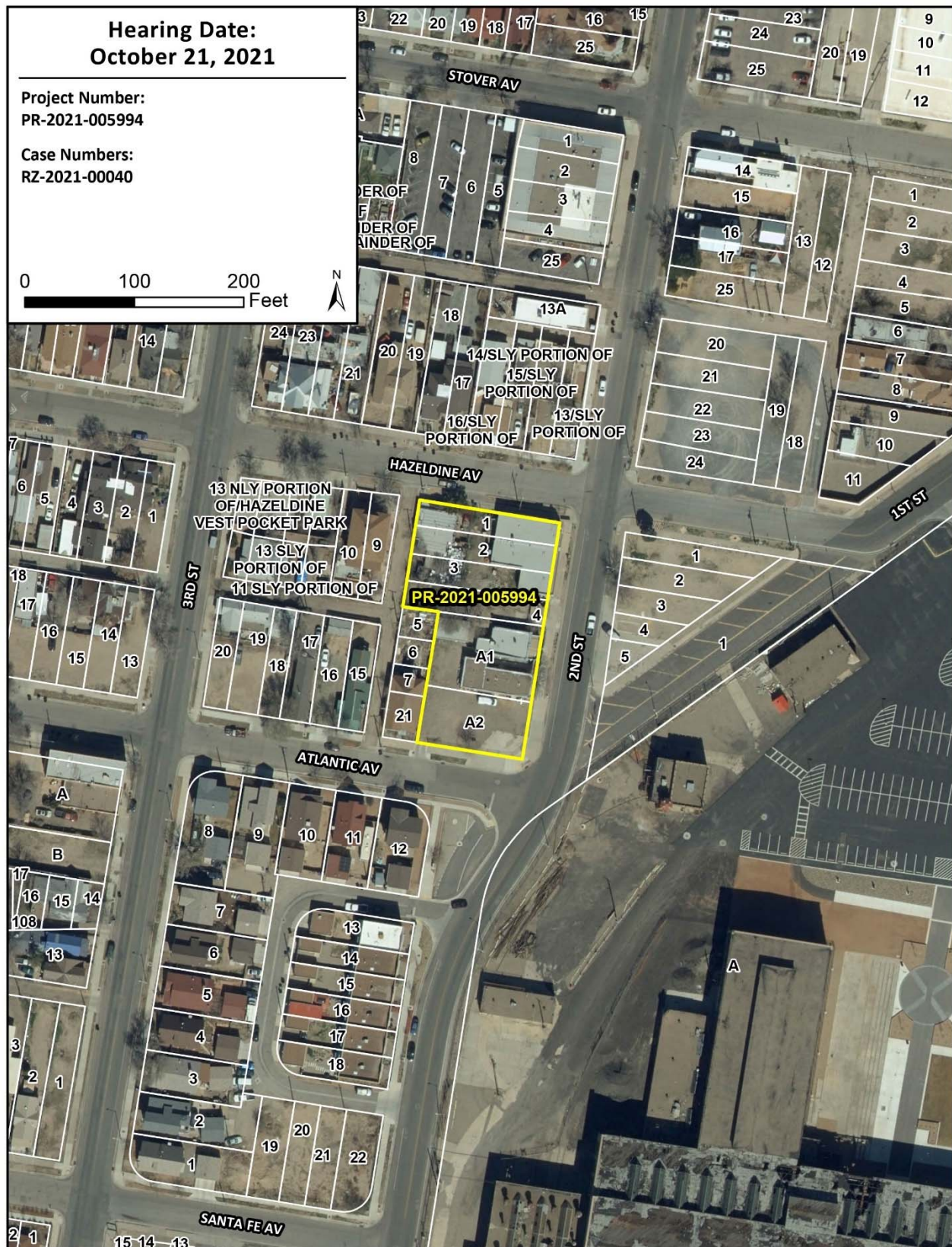
Summary of Analysis

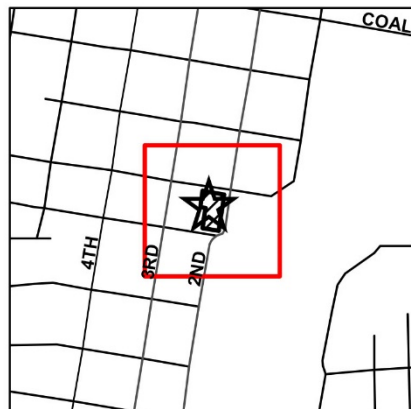
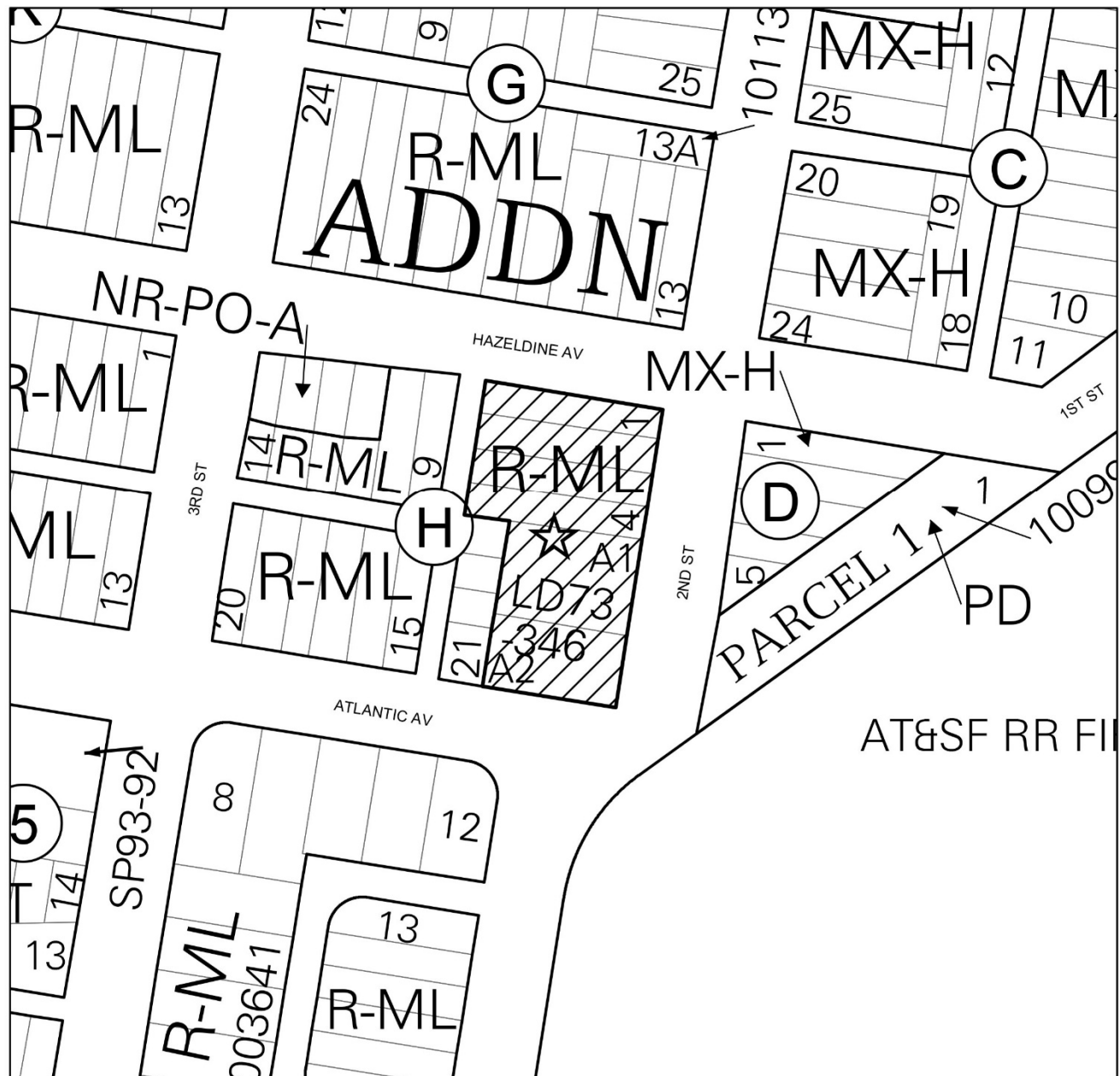
The request is for a zoning map amendment from R-ML to MX-T for the easterly portions of Lots 1 through 3 and all or a portion of Lots 4, A1, and A2, Block H, Atlantic and Pacific Addition, located at 2nd Street SW, between Hazeldine Avenue SW and Atlantic Avenue SW (the “subject site”). The applicant wants to change the subject site’s zoning to MX-T in order to develop the site with small scale commercial services and mixed-use, live-work spaces to serve as a transition between the R-ML zoned properties west of the subject site and the MX-H and PD zoned properties to the east.

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

The Barelas Neighborhood Association and property owners within 100 feet of the subject site were notified as required. A pre-application meeting was held on September 1, 2021. Staff has received several letters in support of the request. Staff recommends approval.







IDO ZONING MAP

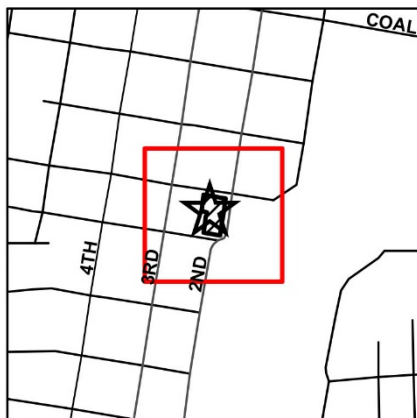
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1 inch = 100 feet

Hearing Date:
10/21/2021
Project Number:
PR-2021-005994
Case Numbers:
RZ-2021-00040

Zone Atlas Page:
K-14



LAND USE MAP

Note: Gray shading
indicates County.

Key to Land Use Abbreviations

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

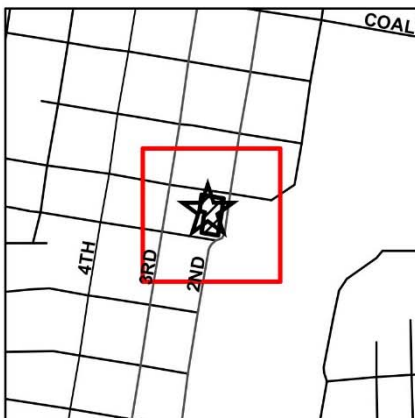
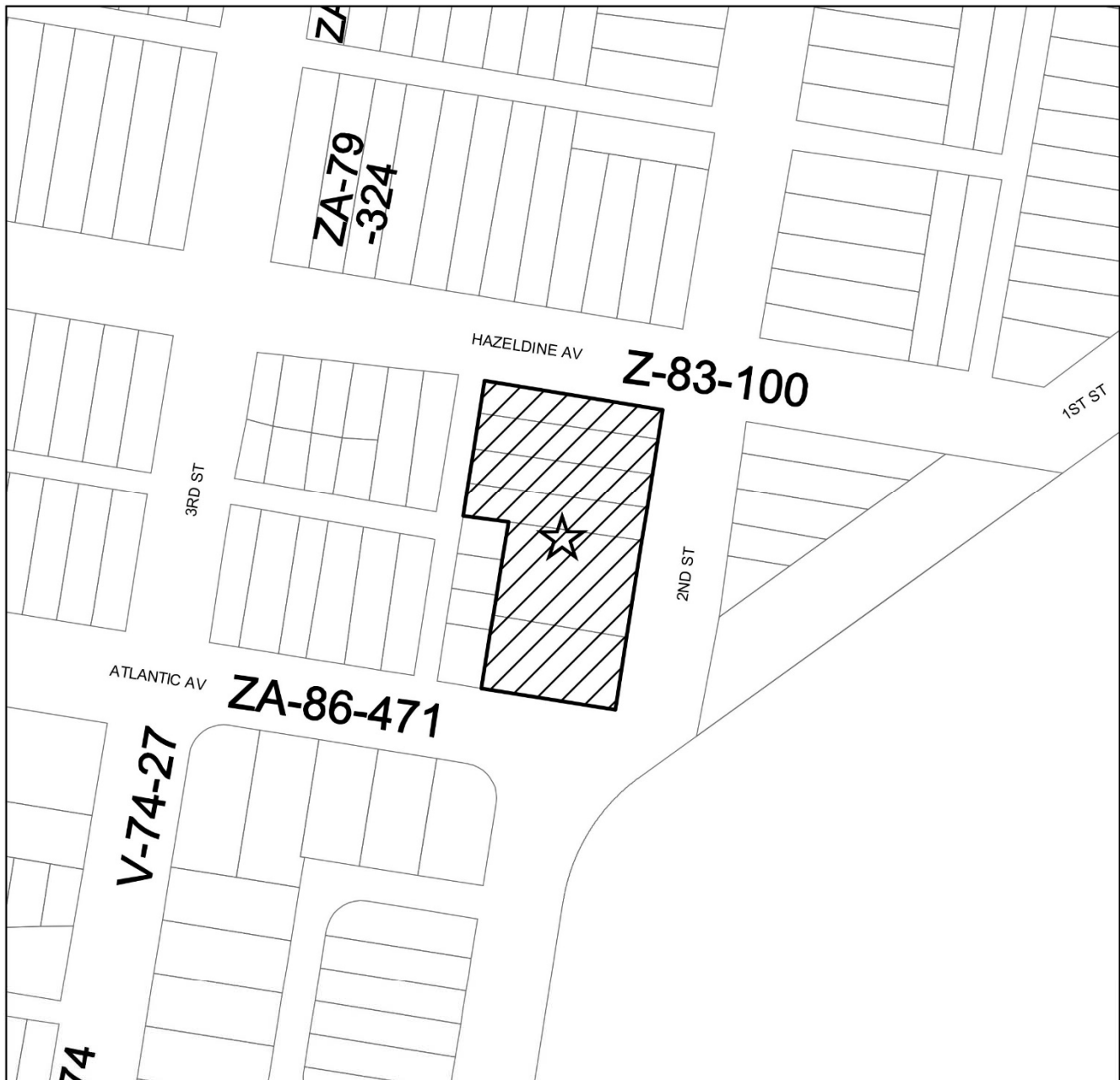


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Hearing Date:
10/21/2021

Project Number:
PR-2021-005994
Case Numbers:
RZ-2021-00040

Zone Atlas Page:
K-14



HISTORY MAP

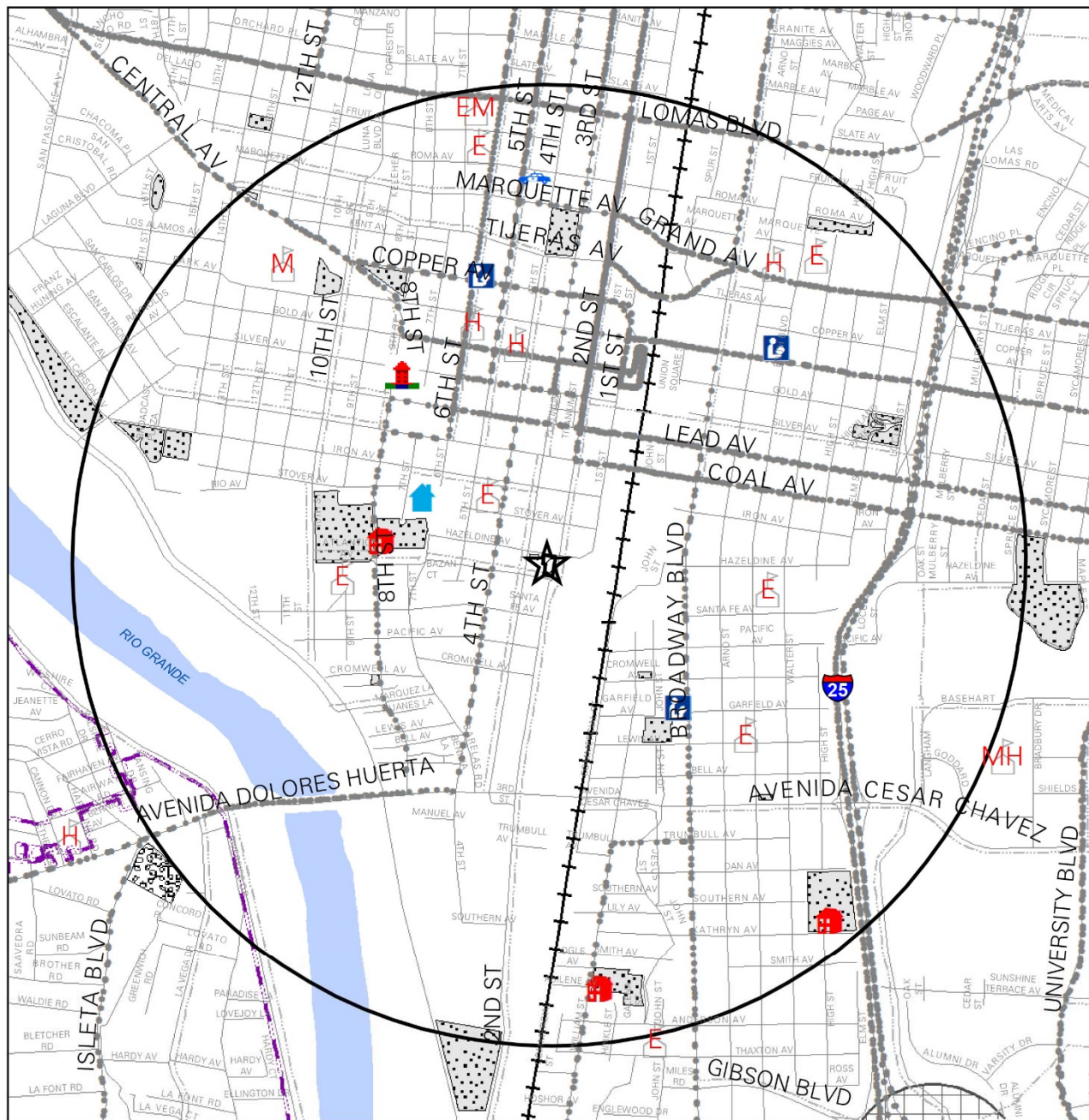
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Hearing Date:
10/21/2021
Project Number:
PR-2021-005994
Case Numbers:
RZ-2021-00040

Zone Atlas Page:
K-14



Public Facilities Map with One-Mile Buffer

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



Project Number: PR-2021-005994

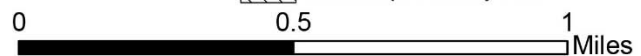


Table of Contents

I. Introduction.....8

II. Analysis of Applicable Ordinances, Plans, and Policies.....12

III. Agency and Neighborhood Concerns.....26

IV. Conclusion.....27

Findings and Recommendation.....28

Agency Comments.....37

Attachments

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-ML	Area of Change	Vacant/Apartments
<i>North</i>	R-ML/MX-T/MX-L	Area of Consistency	Single-Family Residential/Commercial
<i>South</i>	R-ML	Area of Change	Single-Family Residential/Commercial/Restaurants
<i>East</i>	MX-H/PD	Area of Change	The Railyards
<i>West</i>	R-ML/NR-PO-A/ MX-L	Area of Change	Single-Family Residential/Park/ Commercial

Request

The request is for a zoning map amendment (zone change) for an approximately 0.5-acre site legally described as the easterly portions of Lots 1 through 3 and all or a portion of Lots 4, A1, and A2, Block H, Atlantic and Pacific Addition (the “subject site”), located on the west side of 2nd Street SW, between Hazeldine Avenue SW and Atlantic Avenue SW.

The request is to re-zone the properties from the existing R-ML [Residential – Multi-Family Low Density Zone District] to MX-T [Mixed-Use – Transition Zone District] in order develop the subject site with small-scale commercial services and mixed-use, live-work spaces to serve as a transition between the R-ML zoned properties to the west of the site and the MX-H and PD zoned properties to the east.

EPC Role

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

Context

The subject site is approximately 0.5-acres, zoned R-ML, and in an Area of Change. The area is mostly characterized with low-density residential properties, but there is a variety of uses consisting of commercial services, a park, local restaurants, The Railyards, and the Wheels Museum. To the north are R-ML, MX-T and MX-L zones in Areas of Change consisting of single family residential and commercial services.

To the west are R-ML, NR-PO-A, and MX-L consisting of single family residential, a park, and commercial services. To the south is R-ML and to the east is the Railyards zoned MX-H and PD. The surrounding areas are Areas of Change.

Site History

The subject site has historically contained a mix of uses. 803 2nd Street SW has a historic function of a drugstore, a shop, and a dwelling with an estimated construction date between 1919 and 1924. The building was originally a drug store on the corner, a shop in the middle, and a dwelling on the south end. 817 2nd Street SW was originally a single-family home built in the 1920's, the adjacent building to the south (an apartment building) was built in the 1920's. Subsequently the two units were joined through an open courtyard. 817 2nd Street SW is still operating as an apartment building with four occupied residences. The applicant has no plans to change the use of the residential units currently. Should any future property changes impact the residential units, the applicant will work with residents to ensure they do not experience housing insecurity. The lot furthest south is vacant.

Barelas Neighborhood History

Barelas is one of Albuquerque's first communities. The area was settled by the Tiwa people beginning around 1250. By the 1500s, there were around 20 Tiwa pueblos along a 60-mile stretch of the middle Rio Grande valley. Originating sometime in the mid-1600s, Barelas grew and flourished. Settlement of Barelas as a farming community began when several prominent Hispanic families colonized the area in the mid-nineteenth century. Early development took place in and around the farms adjacent to the swamps of the Rio Grande. Three irrigation ditches served the community in the early days; the primary one was the Acequia Madre de Barelas. After the ditches were built, and according to an 1890s record, "thirty to forty houses were built along the road", most of them north of present-day Bridge Boulevard. In later years, Bridge Boulevard, so named because of the nineteenth century bridge crossing the Rio Grande, would become the dividing line between "North and South" Barelas.

A new era began when the Atchinson Topeka and Santa Fe Railroad arrived at Albuquerque in 1880. Tracks were laid north and south through the agricultural fields cutting off access to the Acequia Madres, the farming communities main irrigation ditch, forever changing traditions of the community. The company built its steam locomotive repair shops on what is now the eastern edge of the Barelas neighborhood, employing men from past generations of Hispanic families, many still living in Barelas today.

With the coming of the railroad, the lands around the original town site began to flourish with commerce and housing. An influx of immigrants arrived looking for employment or a new way of life. Soon, a community of Germans, Italians, and other immigrants developed in Barelas, close to the bustling downtown. Barelas was also serviced by an electric trolley in these early days. The trolley ran along 3rd Street and connected the neighborhood of Barelas with Old Town, the Sawmill Area (American Lumber Company) and later to the University of New Mexico.

Subdivisions soon extended from the railroad tracks west to the Old Barelas Road. These smaller development tracts located west of the railroad yards compose much of the Barelas neighborhood today. Some of the original family names are still visible in street names in Barelas.

By the early 1900s, Barelás had become a vibrant neighborhood with many of its residents becoming entrepreneurs or employees of the railroad. South 4th Street, at first a residential street, was declared part of US Route 66 and the Pan American Highway (US 85) in 1926. This helped create a thriving automobile commercial strip in the community, which enjoyed a peak of popularity from the 1930s to the 1950s.

In 1934 the neighborhood's first community center was established at 1221 3rd St. In the early 1940s, citizens of Barelás, the League of United Latin American Citizens (L.U.L.A.C.) and youth trainees from the National Youth Administration raised seed money to fund a new community center on land donated by the City. The Spanish Pueblo architectural style center is located at the intersection of Barelás Road and Hazeldine Ave.

The decline in the railroad industry following the wars, the closing of the A.T. & S. F. shops locomotive shops when engines converted from steam driven to diesel fueled, and the replacement of 4th St. as the major north-south city route by Interstate 25 initiated a major decline in Barelás by the 1970s.

The City of Albuquerque's Urban Renewal Program removed most of the adobe homes located south of Bridge Boulevard for development of industrial uses. South Barelás was almost completely lost and only a handful of houses remain today. However, the neighborhood area north of Bridge Boulevard still exists with a mixture of single family and multi-family dwellings. The historic Barelás neighborhood has added new amenities in recent decades, including the National Hispanic Cultural Center and the Albuquerque Hispano Chamber of Commerce, which have bolstered its history and community character.

Barelás Sector Development Plan

The Barelás Sector Development Plan, rescinded in 2018, was written in 1978, and amended in 1993 and in 2007. The document laid out the existing conditions, issues, and recommendations for five main planning categories: Land Use and Zoning; Home Ownership and Affordability; Transportation; Public Safety, Social Services, and Community Facilities; and Economic Development. By addressing each of those areas, the Plan aimed to create a strategy for stabilizing, preserving, developing and revitalizing the commercial and residential areas of Barelás.

Barelás' land use reflected its historic ties to the Railroad and the housing settlements that sprung up to provide homes for Railroad Locomotive Shop workers. A list of historic properties was compiled in 1980 by the Historic Landmarks Survey Team. The Barelás-South Fourth Street Historic District is one of Albuquerque's most unusual historic districts. It is significant as a Hispanic-dominated commercial area and for its range of architectural styles in both commercial and residential buildings interspersed along a historic highway. The district was listed in the State and National registers in 1997. Its spine is Fourth Street, which carried north-south traffic through Barelás and Albuquerque first as New Mexico Route 1, later U.S. Highway 66 (1926-37), and then U.S. Highway 85. Less traveled than Fourth Street is Barelás Road, perhaps a remnant of El Camino Real de Tierra Adentro (Royal Road of the Interior), a highway of the Spanish Colonial Period. This and several other old road segments in the Rio Grande Valley remain as parts of the current Albuquerque street system, and they warrant careful treatment and interpretation.

Many of these houses, built between 1880 and 1915, are still standing. House styles present in Barelás today include the Queen Anne cottage, one-story shotgun, bungalow, and southwest vernacular and national folk (see historic homes photos to the right). Most of these homes are found in the eastern half of Barelás, with heavy concentrations along Hazeldine Avenue and in the South Fourth Street Historic District. Although these buildings have been identified as having historic character, the majority are not currently protected through historic overlay zoning or city landmark designation. In order to retain Barelás' unique character, it is critical to find ways to preserve its historic buildings landmarks and streetscapes. Furthermore, as vacant properties are redeveloped with new housing and businesses, it will be important that they blend aesthetically with the existing buildings.

The 1993 Sector Plan updated and recommended several amendments to the existing SU-2 Zoning to make zoning more consistent with the existing development in areas where land use and zoning were not compatible. The new zoning was designed to help stabilize the residential and commercial areas. The SU-2 (RG) designation covered most of the "Railroad Corridor" in Barelás, flanking Third Street on both sides. This zone allowed for single family housing, townhouses, and low density apartments. It differed from the standard RG zone in that it prohibited package liquor sales. The designation also approved legal non-conforming uses as conditional uses upon the adoption of the 1993 plan.

Transportation System

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

2nd Street SW is classified as an urban minor arterial and 4th Street is classified as a Major Transit Corridor and a Main Street Corridor. Hazeldine Avenue SW and Atlantic Avenue SW are both classified as local urban streets.

Comprehensive Plan Corridor Designation

4th Street SW is classified as a Major Transit Corridor and a Main Street Corridor as designated by the Comprehensive Plan. The subject site is within 660 feet of 4th Street SW.

Comprehensive Plan Community Planning Area Designation

The subject site is part of the Central Albuquerque Community Planning Area (CPA). Central Albuquerque is the location of the original Old Town settlement with surrounding agricultural lands, the New Town development during the railroad era (now known as Downtown), and the original residential subdivisions, many of which have been designated as historic neighborhoods.

Overlay Zones

The subject site is within the boundaries of the Barelás Character Protection Overlay Zone, CPO-1 (14-16-3-4(B)).

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.

The subject site is not within the boundaries of a Historic Protection Overlay Zone (HPO) or a View Protection Overlay Zone).

Trails/Bikeways

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

There is a bike route on 2nd Street SW. Iron Avenue, Atlantic Avenue, and 3rd Street have proposed bike lanes.

Transit

The area is serviced Fixed Route 54 (Bridge/Westgate) runs Monday-Saturday from 5:45 am to 9:40 pm. Fixed Route 54 runs north-south on 4th Street, turning at Bridge Boulevard to serve the Southwest Mesa. The nearest stop pair for the Route 54 is at 4th and Stover Streets approximately 1,100 feet from the subject site.

Public Facilities/Community Services

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

Walk Score/Transit Score/Bike Score

The Walk Score for the subject site is 87 out of 100 (most errands can be accomplished on foot). Transit score is 51 (many nearby public transportation options). Bike score is 73 (very bikeable – biking is convenient for most trips).

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Adult or Child Day Care Facility: A facility other than an occupied residence that provides care for more than 12 individual adults or children during the day. This use includes pre-schools. This use does not include overnight care.

Block: Where used to describe a city block or an area to be platted with lots and streets, an area that is bounded but not crossed by streets, railroad rights-of-way, waterways, unsubdivided areas, or other barriers.

Center and Corridor Definitions:

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

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

Dwelling Definitions:

Dwelling, Live-work: A residential dwelling unit that includes a dedicated work space accessible from the living area, reserved for and regularly used by one or more residents of the dwelling unit, and in which the type or size of the work performed is larger or more extensive than that allowed as a home occupation.

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

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premise. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

Block Length: The distance from centerline to centerline of two intersections. In the instance that a block is bounded by other obstructions, the measurement shall be from the centerline of the street to the edge of the obstruction.

Zoning

The subject site is zoned R-ML [Residential – Multi-Family Low Density Zone District, IDO 14-16-2-3(E) that was assigned upon the adoption of the Integrated Development Ordinance (IDO) on May 17, 2018 based upon the prior land use of SU-2. The old zoning category was RG (residential) pursuant to the Barelas Sector Development Plan.

The purpose of the R-ML zone district is to provide for a variety of low-to medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area. Allowable uses are listed in Table 4-2-1: Allowable Uses, IDO pgs. 145-150.

The R-ML zone is divided into three development types: single-or two-family detached; townhouse or other allowable use; and multi-family with varying lot size and width minimums.

The request is to change the subject site's zoning to MX-T [Mixed-Use – Transition Zone District, IDO 14-16-2-4(A)]. The purpose of the MX-T zone is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are listed in Table 4-2-1: Allowable Uses, IDO pgs. 144-150.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

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

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

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

Chapter 4: Community Identity

Goal 4.1. – Character: Enhance, protect, and preserve distinct communities.

The request would contribute to enhancing, protecting, and preserving the community by allowing for the development of underutilized lots near residential neighborhoods. The request would also expand the area's mix of uses to surrounding neighborhoods and would help to preserve this distinct community by transforming a long-neglected block in Barelás. The request furthers Goal 4.1- Character.

Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The subject site is in Barelás, one of Albuquerque's first distinct communities. The request would permit rehabilitation and re-use of existing historic buildings and allow for a larger range and mix of uses than what is currently permitted, thereby encouraging quality development that is consistent with the distinct character of the community. The request furthers Policy 4.1.1 – Distinct Communities.

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

The requested MX-T zone would protect the identity and cohesiveness of the surrounding neighborhood by facilitating the rehabilitation and re-use of existing buildings while creating a transition between higher density development to the west of the subject site and the residential zones to the south and east. The purpose of the MX-T zoning district is to provide a transition between residential neighborhoods and more intense commercial areas. If the zone map amendment is approved, the scale and location of development would be appropriate and would allow a mix of uses while ensuring the character of building design. Policy 4.1.2 – Identity and Design is furthered.

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

The request would allow for the maintenance and preservation of the unique qualities of the historic area by facilitating the adaptive reuse of existing buildings. One of the buildings, has a historic function of a drugstore, a shop, and a dwelling with an estimated construction date between 1919 and 1924. The request would allow for the historic building to return to its' commercial use while preserving its' unique qualities. The request furthers subpolicy 4.1.2(a).

Policy 4.1.4 – Neighborhoods: – Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request furthers Policy 4.1.4 by allowing a mix of uses that can serve as a transition between the MX-H/PD zoning to the east of the subject site and the R-ML to the west. Liquor Retail becomes a conditional use in the requested MX-T thus providing more protection from that use being developed adjacent to R-ML neighborhoods and traditional communities. The request would help preserve and maintain historically significant buildings and spaces by allowing for the properties to be rehabilitated and adapted for new uses while contributing to the vitality of the area.

Subpolicy 4.1.4(a): Respect existing neighborhood values and social, cultural, recreational resources.

The R-ML zone would facilitate redevelopment of the subject site with small-scale commercial services that would include a daycare center and mixed-use, live-work spaces and would add resources to the neighborhood while respecting the existing neighborhood values. The request furthers subpolicy 4.1.4(a).

Subpolicy 4.1.4(c): Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

The request would facilitate improvements in a block in Barelás and would help protect the thriving residential neighborhoods and enhance their attractiveness by allowing for adaptive reuse of existing buildings. Adaptive reuse of buildings and new construction within historic districts is encouraged because vacant and underused lots break down the neighborhood fabric. The request furthers subpolicy 4.1.4(c).

Chapter 5: Land Use

Policy 5.1.3 – Downtown: Strengthen Downtown’s identity as a regional hub for the highest-intensity development, with concentrated job and commercial activity supported by the highest density housing.

This policy is not applicable to the request because the subject site is too small to strengthen Downtown’s identity as a regional hub for the highest-intensity development.

Subpolicy 5.1.3(b): Support mixed-use development.

The request would support mixed-use development by facilitating redevelopment of the site with live-work spaces, a daycare center, and commercial services in Barelás, a character protection overlay zone near Downtown. The request furthers subpolicy 5.1.3(b).

Subpolicy 5.1.3(g): Minimize the potential negative impacts of Downtown development on abutting neighborhoods.

The request would help minimize the potential negative impacts of development on abutting neighborhoods by stabilizing a residential block in Barelás. The requested MX-T zone would provide a transition between Downtown, the Railyards, the Wheels Museum, and development on the east side of 2nd Street SW and the residential neighborhoods to the west of the subject site. Subpolicy 5.1.1(g) is furthered.

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

The request would facilitate development of the subject site, which would provide additional opportunities for residents to live and work, although the subject site’s small size (.5 acre) limits some of those opportunities. The request would foster complete communities where residents can live and work together because the daycare/school will be located within ¼ of mile to two bus lines to encourage the use of transportation, particularly for employees. The request furthers Goal 5.2 – Complete Communities.

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

The requested MX-T zoning would maintain many of the uses allowable under R-ML, while adding live-work and child day care facility options. The request would contribute to the continuation of a healthy, sustainable and distinct community that would be conveniently accessible from surrounding neighborhoods while providing a mix of uses. The request furthers Policy 5.2.1 – Land Uses.

Subpolicy 5.2.1(a): Encourage development and redevelopment that brings good, services, and amenities within walking distance of neighborhoods and promotes good access for all residents.

The request furthers subpolicy 5.2.1(a) because the requested MX-T zone permits a range of uses including the proposed live-work spaces and a daycare center, providing an opportunity to learn. Because the subject site is located on 2nd Avenue SW and within 660 feet of 4th Street SW, both a Main Street Corridor and Major Transit Corridor, the proposed development would provide good access for local residents and for the broader community. The request furthers subpolicy 5.2.1(a).

Subpolicy 5.2.1(c): Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long established residential development patterns.

The request supports existing development patterns in Barelás and in the Downtown area which have historically contained a mix of residential and commercial uses. Moreover, the request would allow for the corner building on the subject site to be returned to its original commercial uses while activating the block. The request furthers subpolicy 5.2.1(c).

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

The requested MX-T zone would facilitate development of a daycare center thereby creating a healthy and sustainable community with a mix of uses that would include live-work areas that are conveniently accessible from surrounding neighborhoods. The request furthers subpolicy 5.2.1(e).

Subpolicy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would encourage infill development and would add complementary uses that are compatible in form and scale to the surrounding development as existing buildings would be redeveloped. The proposed development would be more compatible in form and scale than the uses to the east of the subject site and would function as a transition between neighboring zones and uses. The request furthers subpolicy 5.2.1(h).

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

The request would facilitate rehabilitation of the subject site and would encourage more productive use of the under-utilized lots by increasing density while adding resources to the area. The request furthers subpolicy 5.2.1(n).

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

Although part of the subject site has been vacant, the surrounding areas are already developed. The area is served by existing infrastructure and public facilities, so the development made

possible by the request would promote efficient development patterns and use of land. The request furthers Goal 5.3 – Efficient Development Patterns.

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

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

Goal 5.4 - Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

This goal is not applicable to the request because the subject site is too small to encourage residential growth near employment across the region and prioritizing job growth west of the Rio Grande. .

Policy 5.4.1 – Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The Barelás neighborhood is adjacent to Downtown, an Employment Center, and the request would facilitate a small increase in higher-density housing that would include live-work spaces while discouraging single-family housing near Downtown. The request furthers Policy 5.4.1 – Housing Near Jobs.

Subpolicy 5.4.1(b): Prioritize mixed-use development near where a substantial employment exists in Employment Centers.

The request would facilitate mixed-use development near Downtown, an Employment Center, that would include live-work spaces and a daycare center along 2nd Street SW, an urban principal arterial and near 4th Street SW, a Major Transit Corridor and Main Street Corridor. The request furthers subpolicy 5.4.1(b).

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

The request would encourage and direct growth to an Area of Change where the subject site is located and would help focus growth at this location. Directing growth to this area would help direct developmental pressure away from the surrounding neighborhoods located in Areas of Consistency and would help reinforce the character of the area. The request furthers Goal 5.6 – City Development Areas.

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

The subject site is located in an Area of Change, near the Downtown Employment Center, and within 660-feet of a Major Transit Corridor/Main Street (4th Street) where the Comprehensive Plan intends and encourages changes to happen. The request would direct growth and more intense development to the subject site located within the Metropolitan Redevelopment Plan for

Barelas while directing growth away from the neighborhoods to the east and south of the subject site. The request furthers Policy 5.6.2 – Areas of Change.

Subpolicy 5.6.2(d): Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

Because the subject site is located on 2nd Avenue SW and within 660 feet of 4th Street SW, both a Main Street Corridor and Major Transit Corridor, the proposed development would provide good access for local residents and for the broader community while encouraging mixed-use development. The request furthers subpolicy 5.6.2(d).

Chapter 8: Economic Development

Policy 8.1.2 – Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The mix of uses permitted in the MX-T zone would contribute to a diverse place on 2nd Street SW, and permit a more resilient and diverse economy than solely residential uses permitted by the existing residential R-ML zone. The request furthers Policy 8.1.2 – Resilient Economy.

Subpolicy 8.1.2(a): Maximize opportunities for economic development that furthers social, cultural and environmental goals. .

The request would facilitate development of commercial services and would enhance an existing residential property. The mix of uses permitted in the MX-T zone would maximize opportunities for economic development while generally furthering social, cultural, and environmental goals for the area. The request furthers subpolicy 8.1.2(a).

Chapter 9 – Housing

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

The request would support the development, improvement and conservation of housing for a variety of income levels and types of residents and households. The request would allow for these contributing properties to be brought up to standards while allowing them to contribute to the general fabric of the neighborhood. The applicant will ensure that the property is rehabilitated to serve a variety of income levels, types of residents and households as this is the core of their mission. The request furthers Policy 9.1.1 – Housing Options.

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

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

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

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

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

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

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

The request would generally encourage a diversity of housing types by facilitating redevelopment of these contributing properties as live/work spaces. The request furthers subpolicy 9.1.2(b).

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

The redevelopment of the subject site would maintain the scale of the surrounding neighborhoods while expanding housing options. If the zone map amendment is approved, the applicant is proposing to redevelop the subject site with small scale commercial services and lower density development by using the existing buildings already on the site. The request furthers subpolicy 9.1.2(c).

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

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

Goal 9.2. – Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

The reuse of older sites and buildings for new uses is a sustainable choice in building. The redevelopment of the subject site made possible by the request would conserve land, save energy and resources, while preserving the community heritage and providing compatibility with the natural and built environments. The request furthers Goal 9.2 – Sustainable Design.

Policy 9.2.1 – Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The request would facilitate redevelopment of the subject site and would allow commercial development and live-work dwellings that would enhance the neighborhood character while responding to development context and maintaining compatibility with development in the area. The request furthers Policy 9.2.1 – Compatibility.

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

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and

demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

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

Justification & Analysis

The Zone Map Amendment justification letter analyzed here, received on October 1, 2021, is a response to Staff's request for a revised justification letter (see attachment). The subject site is currently zoned R-ML [Residential – Multi-Family Low Density Zone District]. The applicant would like to change the subject site's zoning to MX-T [Mixed-Use – Transition Zone District] in order to facilitate development of a mixed-use, live-work space that will include a daycare center and other commercial tenants and residences. The subject site is in an Area of Change.

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

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

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Please refer to the in-depth analysis of the applicable Goals and Policies in the previous section.

In addition, the subject properties are located within the Barelas Neighborhood Commercial Area Revitalization Plan ("The MRA Plan") and the Barelas Sector Development Plan, now repealed. This request is consistent with the spirit and goals of these documents. Additional information on these plans and their relationship to this request is in the Planning Context section of this letter.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them.

Applicable Citations: Goal 4.1. – Character, Policy 4.1.1 – Distinct Communities, Policy 4.1.2- Identity and Design, Subpolicy 4.1.2(a), Policy 4.1.4 – Neighborhoods, Subpolicy 4.1.2(a), Subpolicy 4.1.2(c), Subpolicy 5.1.3(b), Subpolicy 5.1.3(g), Goal 5.2 – Complete Communities, Policy 5.2.1 – Land Uses, Subpolicy 5.2.1(a), Subpolicy 5.2.1(c), Subpolicy 5.2.1(e), Subpolicy 5.2.1(h), Subpolicy 5.2.1(n), Goal 5.3 – Efficient Development Patterns, Policy 5.3.1 – Infill Development, Policy 5.4.1- Housing near Jobs, Subpolicy 5.4.1(b), Goal 5.6 – City Development

Areas, Policy 5.6.2 – Areas of Change, Subpolicy 5.6.2(d), Policy 8.1.2 – Resilient Economy, Subpolicy 8.1.2(a), Policy 9.1.1 – Housing Options, Subpolicy 9.1.1(a), Subpolicy 9.1.1(h), Policy 9.1.2 – Affordability, Subpolicy 9.1.2(b), Subpolicy 9.1.2(c), Subpolicy 9.1.2(d), Goal 9.2 – Sustainable Design, Policy 9.2.1 – Compatibility.

Non-Applicable Citations: Policy 5.1.3 – Downtown, Goal 5.4 – Jobs-Housing Balance.

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

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

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

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

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

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

The existing zoning for the subject site does not reflect the commercial uses of the corner lots throughout history. The property at the corner of Hazeldine Ave SW and 2nd St SW was previously used as a drug store and shop, and the property at the corner of Atlantic Ave SW and 2nd St SW was previously used as a gas service station. Both of these properties are currently vacant. Redevelopment to a mix of uses will better suit these properties to serve the surrounding communities.

Additionally, allowing for the redevelopment of the subject properties in a mixed-use zone will help buffer the industrial and MX-H properties along 2nd St SW from the residential neighborhood to the west. The proposed MX-T zoning is a more appropriate category for these properties and helps create a more advantageous development pattern along 2nd St SW.

Changing the zoning from R-ML to MX-T furthers the applicable ABC Comp Plan policies described in this letter, including economic development, identity and design, and placemaking. The site's proximity to a Major Transit and Main Street Corridor, and the site's location in the Barelas Character Protection Overlay Zone CPO-1 are critical considerations relative to these policies.

The proposed zoning will allow mixed-use development that serves the surrounding and overall downtown community by increasing the availability of affordable housing and ensuring the vacant property and building included as part of this request do not fall into further disrepair or cause community safety issues. The zoning suits the properties designation as an Area of Change, and it is well served by existing infrastructure. Forcing the applicant to develop the property under the R-ML zoning restrictions would require unnecessary changes to the existing commercial building on this site, and would not serve the surrounding neighborhood or the Albuquerque community as whole.

Staff: The subject site is located wholly in an Area of Change and the applicant refers to sub-criterion 3, that a different zone district is more advantageous to the community as articulated by the Comprehensive Plan, including implementation of land use patterns, development density and intensity, and connectivity. The applicant has adequately justified the request by demonstrating that it would facilitate redevelopment of existing buildings with small-scale commercial services and mixed-use, live-work spaces in an area that consists predominantly of allowable uses in the R-ML zone district. The request would further Comprehensive Plan Goals and policies relating to community identity, land use, infill, and housing. The response to Criterion C is sufficient.

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

The requested zoning of MX-T does not allow any permissive uses that would be harmful to the adjacent property, neighborhood, or community. The table on the following page provides a comparison of uses from the R-ML and MX-T zones. A key is provided after the table to identify use types.

IDO Zoning Comparison: R-ML vs. MX-T		
Use	R-ML	MX-T
Dwelling, single-family detached	P	P
Dwelling, cluster/cottage development	P	P
Dwelling, two-family detached (duplex)	P	P
Dwelling, townhouses/multi-family	P	P
Dwelling, live-work	C	P
Dormitory or Group home, small or medium	-/C	C
Adult or child day care facility	C	P
Elementary and middle/High school	P/C	P
Sports Field or University	-	CV
Vocational school	-	P
Veterinary hospital and other pet services	-	C
Auditorium or theater	-	A
Bar/Taproom or tasting room	-	C
Health club or gym	A	P
Mobile food truck court	-	C
Restaurant or Other indoor entertainment	-	C
Outdoor dining area	-	CA
Bed and breakfast	A	P
Hotel or motel	-	P
Bank	-	P
Club or event facility	-	C
Medical or dental clinic/Office/Personal and business services, small/Research or testing facility	-	P
Bakery goods or confectionary shop	-	C
Cannabis retail	-	P
Farmer's Market	T	T
General retail, small	-	P
Artisan manufacturing	-	C
Cannabis cultivation and Cannabis-derived products manufacturing	-	C
Liquor retail	-	C
Nicotine retail	-	CA
Park-and-ride lot/transit facility	-	C
Paid parking lot or parking structure	A	C/CA

Key:

P = Allowed permissively

C = Allowed only after Conditional Use Approval by the Zoning Hearing Examiner (ZHE)

A = Allowed permissively in conjunction with another 'P' or 'C' use

CA = Allowed only after ZHE approval and in conjunction with another 'P' or 'C' use

CV = Allowed only after ZHE approval and the property being vacant for 5+ years

T = Temporary

Staff: The applicant provided a table that provides a comparison of allowable uses from the R-ML and MX-T zones. Uses that would become permissive under the R-ML zone, which are not currently allowed include dwelling-live-work, adult or daycare facility, hotel or motel, and a medical or dental clinic/office, bank, club or event facility, health club, general retail (small), and cannabis cultivation/cannabis-derived products).

None of the permissive uses in the MX-T zone would be harmful to the adjacent property, neighborhood or community. The zone change would allow for more permissive residential uses such as live-work spaces while maintaining the neighborhood edge requirements to the adjacent R-ML zoning. The proposed MX-T zoning would limit the ability for liquor retail sales adjacent to the existing homes found in R-ML. The proposed zone change would also eliminate the possibility to have a car wash, light vehicle fueling station and repair shops adjacent to existing homes therefore decreasing the type and intensity of the adjacent development. The change in potential permissive uses from R-ML to MX-T would create a predictable development pattern. The response to Criterion D is sufficient.

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

The proposed zone change will be adequately served by the existing City infrastructure immediately adjacent to the property and in the surrounding area. This infrastructure includes roadways, alley ways, water, sewer, and storm drain facilities in the Barelás neighborhood that can serve the project. Additionally, the corner property at Hazeldine Ave SW and 2nd St SW has been previously used as a commercial property. There is currently occupied residential housing on these properties that is served by the City's existing public infrastructure.

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

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

The justification for this Zoning Map Amendment is not based on the property's location on a major street. 2nd St SW does not have any ABC Comp Plan Corridor designations. Additionally, Hazeldine Avenue SW and Atlantic Avenue SW are both local, urban streets.

Staff: Staff agrees that the Applicant's justification is not completely based on the property's location on a major street. The response to Criterion F is sufficient.

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

The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, taking advantage of investment in these properties which contain a vacant lot and buildings helps support the economic vitality of the Barelás neighborhood and will be a positive step for the neighborhood and community overall.

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

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

While this Zoning Map Amendment would create a "spot zone" for this property, it is a justifiable spot zone because it clearly facilitates the implementation of the ABC Comp Plan as shown in this justification letter, and the subject property is different from surrounding land because it can function as a transition between adjacent zone districts (Criteria 1).

There are many commercial properties scattered throughout the Barelás neighborhood, but the unique location of these properties adjacent to the railyards makes them suited for redevelopment as a mixed-use space. Having a lower intensity mixed-use zone will create an appropriate transition between the MX-H and PD zones located along 2nd St SW and the R-ML zone to the west of the

subject properties. Additionally, the Barelás neighborhood contains consistent MX-L and MX-T all along 4th St SW and on portions of 3rd St SW. This additional MX-T block along 2nd St SW will fill appropriately with the zoning in the rest of the Barelás neighborhood.

The change from R-ML to MX-T is therefore a justifiable spot zone that helps support this historic neighborhood and further goals and policies as articulated in the ABC Comp Plan.

Staff: The request would create a spot zone because it would apply a zone different from the surrounding zone district. The request meets sub-criterion 3 because the structures on the subject site are not suited for low density residential use and the rezone would allow for the properties to be redeveloped with a mix of uses. Having a lower intensity mixed-use zone will create an appropriate transition between the MX-H and PD zones located along 2nd Street SW and the R-ML zones to the west of the subject site. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

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

Albuquerque Public Schools noted that development at this location will impact Dolores Gonzales Elementary School, Washington Middle School, and Albuquerque High School. Albuquerque High School's enrollment is over capacity and development at this location will be a strain on the school. Albuquerque High School is at -20 spaces available, Washington Middle School has 249 spaces available, and Dolores Gonzales Elementary School has 127 spaces available.

Neighborhood/Public

The Barelás Neighborhood Association was required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A pre-application facilitated meeting was held on September 1, 2021 with members of the Barelás Neighborhood Association and the Barelás Community Coalition (see attachments). The applicant explained to members in attendance that the commercial building would retain its original footprint and the vision is to have businesses that meet community needs, such as the Caterpillar Daycare, healthcare and pharmacies. In addition, the applicant explained in detail that they were exploring additional tenants that meet neighborhood needs. Their vision is to provide needed services that add vibrancy and vitality to the block and benefit the surrounding neighborhood and community.

Participants support businesses such as a daycare and others that meet the community's vision and purposes. In order to address neighborhood concerns from the meeting, Homewise revised its original request for MX-L [Mixed-Use, Low Intensity Zone District] to MX-T [Mixed-Use – Transition Zone District].

Staff has received several letters of support to the request. The general consensus is that a thoughtful transformation of the currently empty lots and buildings is anticipated, particularly understanding that a daycare facility would be an anchor tenant for the area. Others expressed concern that the current vacancy and underuse of the buildings is exacerbating a sense of disenchantment and perpetual neglect.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) from R-ML to MX-T for the easterly portions of Lots 1 through 3 and all or a portion of Lots 4, A1, and A2, Block H, Atlantic and Pacific Addition, located at 2nd Street SW, between Hazeldine Avenue SW and Atlantic Avenue SW, approximately 0.5-acre (the “subject site”). The applicant wants to change the subject site’s zoning to MX-T in order to develop the subject site with small scale commercial services and lower density residential development to serve as a transition between the R-ML zoned properties to the west of the subject site and the MX-H and PD zoned properties to the east. The subject site is in an Area of Change.

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

The affected neighborhood organizations is the Barelas Neighborhood Association. Property owners within 100 feet of the subject site were notified as required. A pre-application facilitated meeting was held on September 1, 2021 (see attachments).

As of this writing, Staff has received several letters of support for the request.

Staff recommends approval.

FINDINGS – RZ-2021-00040, October 21, 2021 - Zoning Map Amendment (Zone Change).

1. The request is for a Zoning Map Amendment (zone change) for an approximately 0.50-acre site legally described as easterly portions of Lots 1 through 3 and all or a portion of Lots 4, A1, and A2, Block H, Atlantic and Pacific Addition (the “subject site”), located on the west side of 2nd Street SW, between Hazeldine Avenue SW and Atlantic Avenue SW.
2. The subject site is zoned R-ML (Residential – Multi-Family Low Density Zone District) which was converted from the former zoning of SU-2, RG (Residential).
3. The applicant is requesting a zone change to MX-T (Mixed-Use – Transition Zone District) in order to develop the subject site with small scale commercial services and mixed-use, live-work spaces that would serve as a transition between the R-ML zoned properties to the west and the MX-H and PD zoned properties to the east.
4. The subject site is in an Area of Change as designated by the Comprehensive Plan and is in the Central Albuquerque Community Planning Area (CPA).
5. The subject site is within 660 feet of 4th Street SW, which is a Major Transit Corridor and Main Street Corridor as designated by the Comprehensive Plan.
6. The subject site is within the boundaries of the Barelás Character Protection Overlay Zone, CPO-1.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request furthers the following Goals and Policies from Chapter 4: Community Identity pertaining to Character:
 - A. Goal 4.1. – Character: Enhance, protect, and preserve distinct communities.

The request would contribute to enhancing, protecting, and preserving the community by allowing for the development of underutilized lots near residential neighborhoods. The request would also expand the area’s mix of uses to surrounding neighborhoods and would help preserve this distinct community by transforming a long-neglected block in Barelás.
 - B. Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The subject site is in Barelás, one of Albuquerque’s first distinct communities. The request would permit rehabilitation and re-use of existing historic buildings and allow for a larger range and mix of uses than what is currently permitted, thereby encouraging quality development that is consistent with the distinct character of the community.

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

The requested MX-T zone would protect the identity and cohesiveness of the surrounding neighborhood by facilitating the rehabilitation and re-use of existing buildings while creating a transition between higher density development to the west of the subject site and the residential zones to the south and east. The purpose of the MX-T zoning district is to provide a transition between residential neighborhoods and more intense commercial areas. If the zone map amendment is approved, the scale and location of development would be appropriate and would allow a mix of uses while ensuring the character of building design.

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

The request would allow for the maintenance and preservation of the unique qualities of the historic area by facilitating the adaptive reuse of existing buildings. One of the buildings, has a historic function of a drugstore, a shop, and a dwelling with an estimated construction date between 1919 and 1924. The request would allow for the historic building to return to its' commercial use while preserving its' unique qualities.

9. The request furthers the following Goals and Policies from Chapter 4: Community Identity pertaining to Neighborhoods:

- A. Policy 4.1.4 – Neighborhoods: – Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request furthers Policy 4.1.4 by allowing a mix of uses that can serve as a transition between the MX-H/PD zoning to the east of the subject site and the R-ML to the west. Liquor Retail becomes a conditional use in the requested MX-T thus providing more protection from that use being developed adjacent to R-ML neighborhoods and traditional communities. The request would help preserve and maintain historically significant buildings and spaces by allowing for the properties to be rehabilitated and adapted for new uses while contributing to the vitality of the area

- B. Subpolicy 4.1.4(a): Respect existing neighborhood values and social, cultural, recreational resources.

The R-ML zone would facilitate redevelopment of the subject site with small-scale commercial services that would include a daycare center and mixed-use, live-work spaces and would add resources to the neighborhood while respecting neighborhood values.

- C. Subpolicy 4.1.4(c): Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

The request would facilitate improvements in a block in Barelás and would help protect the thriving residential neighborhoods and enhance their attractiveness by allowing for adaptive reuse of existing buildings. Adaptive reuse of buildings and new construction within historic districts is encouraged because vacant and underused lots break down the neighborhood fabric.

10. The request furthers the following Goals and Policies from Chapter 5: Land Use pertaining to Desired Growth:
- A. Subpolicy 5.1.3(b): Support mixed-use development.
The request for a zone map amendment to MX-T would support mixed-use development by facilitating redevelopment of the site with live-work spaces, a daycare center, and commercial services in Barelás, a character protection overlay zone near Downtown.
 - B. Subpolicy 5.1.3(g): Minimize the potential negative impacts of Downtown development on abutting neighborhoods.
The request would help minimize the potential negative impacts of development on abutting neighborhoods by stabilizing a residential block in Barelás. The requested MX-T zone would provide a transition between Downtown, the Railyards, the Wheels Museum, and development on the east side of 2nd Street SW and the residential neighborhoods to the west of the subject site.
 - C. Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.
The request would facilitate development of the subject site, which would provide additional opportunities for residents to live and work, although the subject site's small size (.5 acre) limits some of those opportunities. The request would foster complete communities where residents can live and work together because the daycare/school will be located within ¼ of mile to two bus lines to encourage the use of transportation, particularly for employees
 - D. Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
The requested MX-T zoning would maintain many of the uses allowable under R-ML, while adding live-work and child day care facility options. The request would contribute to the continuation of a healthy, sustainable and distinct community that would be conveniently accessible from surrounding neighborhoods while providing a mix of uses.
 - E. Subpolicy 5.2.1(a): Encourage development and redevelopment that brings good, services, and amenities within walking distance of neighborhoods and promotes good access for all residents.
The request furthers subpolicy 5.2.1(a) because the requested MX-T zone permits a range of uses including the proposed live-work spaces and a daycare center, providing an opportunity to learn. Because the subject site is located on 2nd Avenue SW and within 660 feet of 4th Street SW, both a Main Street Corridor and Major Transit Corridor, the proposed development would provide good access for local residents and for the broader community.
11. The request furthers the following Goals and Policies from Chapter 5: Land Use pertaining to Complete Communities:

- A. Subpolicy 5.2.1(c): Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long established residential development patterns.

The request supports existing development patterns in Barelás and in the Downtown area which have historically contained a mix of residential and commercial uses. Moreover, the request would allow for the corner building on the subject site to be returned to its original commercial uses while activating the block.

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

The requested MX-T zone would facilitate development of a daycare center thereby creating a healthy and sustainable community with a mix of uses that would include live-work areas that are conveniently accessible from surrounding neighborhoods.

- C. Subpolicy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would encourage infill development and would add complementary uses that are compatible in form and scale to the surrounding development as existing buildings would be redeveloped. The proposed development would be more compatible in form and scale than the uses to the east of the subject site and would function as a transition between neighboring zones and uses.

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

The request would facilitate rehabilitation of the subject site and would encourage more productive use of the under-utilized lots by increasing density while adding resources to the area.

12. The request furthers the following Goals and Policies from Chapter 5: Land Use pertaining to Efficient Development Patterns and Jobs-Housing Balance:

- A. 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.

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

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

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

- C. Policy 5.4.1 – Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The Barelas neighborhood is adjacent to Downtown, an Employment Center, and the request would facilitate a small increase in higher-density housing that would include live-work spaces while discouraging single-family housing near Downtown.

- D. Subpolicy 5.4.1(b): Prioritize mixed-use development near where a substantial employment exists in Employment Centers.

The request would facilitate mixed-use development near Downtown, an Employment Center that would include live-work spaces and a daycare center along 2nd Street SW, an urban principal arterial and near 4th Street SW, a major transit corridor and main street corridor.

13. The request furthers the following Goals and Policies from Chapter 5: Land Use pertaining to City Development Areas and Appropriate Transitions:

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

The request would encourage and direct growth to an Area of Change where the subject site is located and would help focus growth at this location. Directing growth to this area would help direct developmental pressure away from the surrounding neighborhoods located in Areas of Consistency and would help reinforce the character of the area.

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

The subject site is located in an Area of Change, near the Downtown Employment Center, and within 660-feet of a Major Transit Corridor/Main Street (4th Street) where the Comprehensive Plan intends and encourages changes to happen. The request would direct growth and more intense development to the subject site located within the Metropolitan Redevelopment Plan for Barelas while directing growth away from the neighborhoods to the east and south of the subject site.

- C. Subpolicy 5.6.2(d): Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

Because the subject site is located on 2nd Avenue SW and within 660 feet of 4th Street SW, both a Main Street Corridor and Major Transit Corridor, the proposed development would provide good access for local residents and for the broader community while encouraging mixed-use development.

14. The request furthers the following Goals and Policies from Chapter 8: Economic Development:

- A. Policy 8.1.2 – Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The mix of uses permitted in the MX-T zone would contribute to a diverse place on 2nd Street SW, and permit a more resilient and diverse economy than solely residential uses permitted by the existing residential R-ML zone.

- B. Subpolicy 8.1.2(a): Maximize opportunities for economic development that furthers social, cultural and environmental goals.

The request would facilitate development of commercial services and would enhance an existing residential property. The mix of uses permitted in the MX-T zone would maximize opportunities for economic development while generally furthering social, cultural, and environmental goals for the area.

15. The request furthers the following Goals and Policies from Chapter 9: Housing pertaining to Housing Options, Affordability and Sustainability:

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

The request would support the development, improvement and conservation of housing for a variety of income levels and types of residents and households. The request would allow for these contributing properties to be brought up to standards while allowing them to contribute to the general fabric of the neighborhood. The applicant will ensure that the property is rehabilitated to serve a variety of income levels, types of residents and households as this is the core of their mission.

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

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

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

The request would facilitate revitalization efforts while maintaining an affordable housing supply in neighborhoods by creating market-rate housing facilitated by the applicant.

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

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

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

The request would generally encourage a diversity of housing types by facilitating redevelopment of these contributing properties as live/work spaces.

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

The redevelopment of the subject site would maintain the scale of the surrounding neighborhoods while expanding housing options. If the zone map amendment is approved, the applicant is proposing to redevelop the subject site with small scale commercial services and lower density development by using the existing buildings already on the site.

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

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

- H. Goal 9.2. – Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

The reuse of older sites and buildings for new uses is a sustainable choice in building. The redevelopment of the subject site made possible by the request would conserve land, save energy and resources, while preserving the community heritage and providing compatibility with the natural and built environments.

- I. Policy 9.2.1 – Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The request would facilitate redevelopment of the subject site and would allow commercial development and live-work dwellings that would enhance the neighborhood character while responding to development context and maintaining compatibility with development that is occurring in the area.

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

- A. Criterion A: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding community identity, land use, infill, efficient development patterns and housing and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and morals and general welfare.
- B. Criterion B: The subject site is located wholly in an Area of Change, so this Criterion does not apply.
- C. Criterion C: The subject site is located wholly in an Area of Change and the applicant refers to sub-criterion 3, that a different zone district is more advantageous to the community as

articulated by the Comprehensive Plan, including implementation of land use patterns, development density and intensity, and connectivity. The applicant has adequately justified the request by demonstrating that it would facilitate redevelopment of existing buildings with small scale commercial services and mixed-use, live-work spaces in an area that consists predominantly of allowable uses in the R-ML zone district. The request would further Comprehensive Plan Goals and policies relating to community identity, land use, infill, and housing.

- D. Criterion D: The applicant provided a table that provides a comparison of allowable uses from the R-ML and MX-T zones. Uses that would become permissive under the R-ML zone, which are not currently allowed include dwelling-live-work, adult or daycare facility, hotel or motel, and a medical or dental clinic/office, bank, club or event facility, health club, general retail (small), and cannabis cultivation/cannabis-derived products).

None of the permissive uses in the MX-T zone would be harmful to the adjacent property, neighborhood or community. The zone change would allow for more permissive residential uses such as live-work spaces while maintaining the neighborhood edge requirements to the adjacent R-ML zoning. The proposed MX-T zoning would limit the ability for liquor retail sales adjacent to the existing homes found in R-ML. The proposed zone change would also eliminate the possibility to have a car wash, light vehicle fueling station and repair shops adjacent to existing homes therefore decreasing the type and intensity of the adjacent development. The change in potential permissive uses from R-ML to MX-T would create a predictable development pattern.

- E. Criterion E: The City's existing infrastructure and public improvements would have adequate capacity to serve the development made possible by the zone change (subcriterion 3).
- F. Criterion F: The applicant's justification is not completely based on the property's location on a major street. The subject site is located on 2nd Street SW, which is classified as a local, urban street.
- G. Criterion G: Economic considerations are always a factor, but the applicant's justification for the R-ML zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the existing zoning.
- H. Criterion H: The request would create a spot zone because it would apply a zone different from the surrounding zone district. The request for the zone map amendment meets subcriterion 3 because the structures on the subject site are not suited for low density residential use and the rezone would allow for the properties to be redeveloped with a mix of uses. Having a lower intensity mixed-use zone will create an appropriate transition between the MX-H and PD zones located along 2nd Street SW and the R-ML zones to the west of the subject site.

17. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict

with them. Based on this demonstration, the proposed zone category would generally be more advantageous to the community than the current zoning.

18. The affected neighborhood organization is the Barelás Neighborhood Association. Property owners within 100 feet of the subject site were also notified as required.
19. A pre-application facilitated meeting was held on September 1, 2021 with members of the Barelás Neighborhood Association and the Barelás Community Coalition. The applicant explained that the commercial building would retain its original footprint and the vision is to have businesses that meet community needs, such as the daycare, healthcare, pharmacies, and possible additional tenants. Their vision is to provide needed services that add vibrancy and vitality to the block and benefit the surrounding neighborhood and community.
20. As of this writing, Staff has received several letters of support to the request. The letters indicate that a thoughtful transformation of the currently empty lots and buildings is anticipated, particularly understanding that a daycare facility would be an anchor tenant for the area. Others expressed concern that the current vacancy and underuse of the buildings is exacerbating a sense of disenchantment and perpetual neglect.

RECOMMENDATION - RZ-2021-00040, October 21, 2021.

APPROVAL of Project #: 2021-005994, Case #RZ-2021-00040, a zone change from R-ML to MX-T for the easterly portions of Lots 1 through 3 and all or a portion of Lots 4, A1, and A2, Block H, Atlantic and Pacific Addition, located at 2nd Street SW, between Hazeldine Avenue SW and Atlantic Avenue SW, based on the preceding Findings.

Silvia Bolivar

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

Notice of Decision cc list:

cc: Homewise, Inc. 1301 Siler Road, Bldg. D, Santa Fe, NM 87507
Consensus Planning, vos@consensusplanning.com
Barelás Neighborhood Association, Lisa Padilla, lisa@swop.net
Barelás Neighborhood Association, Courtney Bell, liberty.c.bell@icloud.com
Legal, kmorrow@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

No comments were provided.

CITY ENGINEER

Transportation Development Review Service

The Transportation Department has no objection to the Zone Map Amendment. For future site development, follow Traffic Circulation layout guidelines and criteria.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

No adverse comments at this time.

Department of Municipal Development (DMD)

No adverse comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

ABC WATER UTILITY AUTHORITY (ABCWUA)

For information only: Please request an Availability Statement for the site as soon as development is known. The request can be made at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>. The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

SOLID WASTE MANAGEMENT DEPARTMENT

Should the zone change be approved for this development, a site plan that will have to be approved for access by the Solid Waste Department will be required. The site plan will need to show where trash/recycle will be disposed of for this development. Any proposed trash enclosures will have to meet the Solid Waste Departments' minimum requirements.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

There are existing PNM facilities abutting the site and/or easements along Hazeldine Avenue SW and in the north-south alley on the west side of the site.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmsd.powerclerk.com/MvcAccount/Login> for PNM to review.

ABQ RIDE

Proximate to Fixed Route 54 which runs north-south on 4th Street, turning at Bridge Boulevard to serve the Southwest Mesa. The nearest stop pair for the Route 54 is at 4th and Stover Streets approximately 1,100 feet from the site centroid.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

Parks and Recreation

No comments.

Planning and Design

Open Space Division

City Forester

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

FIRE DEPARTMENT/Planning

Comments from Other Agencies

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

ALBUQUERQUE PUBLIC SCHOOLS

1. Project #2021-005994

- a. EPC Description: RZ-2021-00040 – Zoning Map Amendment (Zone Change).
- b. Site Information: H Atlantic and Pacific Addition.
- c. Site Location: Located on 2nd Street NW, between Hazeldine Ave. SW and Atlantic Ave. SW.
- d. Request Description: Request for zone change from R-ML to MX-T.
- e. Comment: Development at this location will impact Dolores Gonzales Elementary School, Washington Middle School, and Albuquerque High School. Albuquerque High School's enrollment is over capacity and development at this location will be a strain on the school.

School Capacity

School	2021-2022 (20th Day) Enrollment	Facility Capacity	Space Available
Dolores Gonzales Elementary School	305	432	127
Washington Middle School	401	650	249
Albuquerque High School	1,950	1,970	-20

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

PLANNING AND DEVELOPMENT SERVICES

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

No adverse comments.



Figure 1: Subject site – 803 2nd Street SW

Figure 2: Intersection of 2nd Street SW and Hazeldine Avenue SW



Figure 3: Neighborhood context – Hazeldine Avenue SW



Figure 4: View towards Railyards

Figure 5: Location of proposed daycare

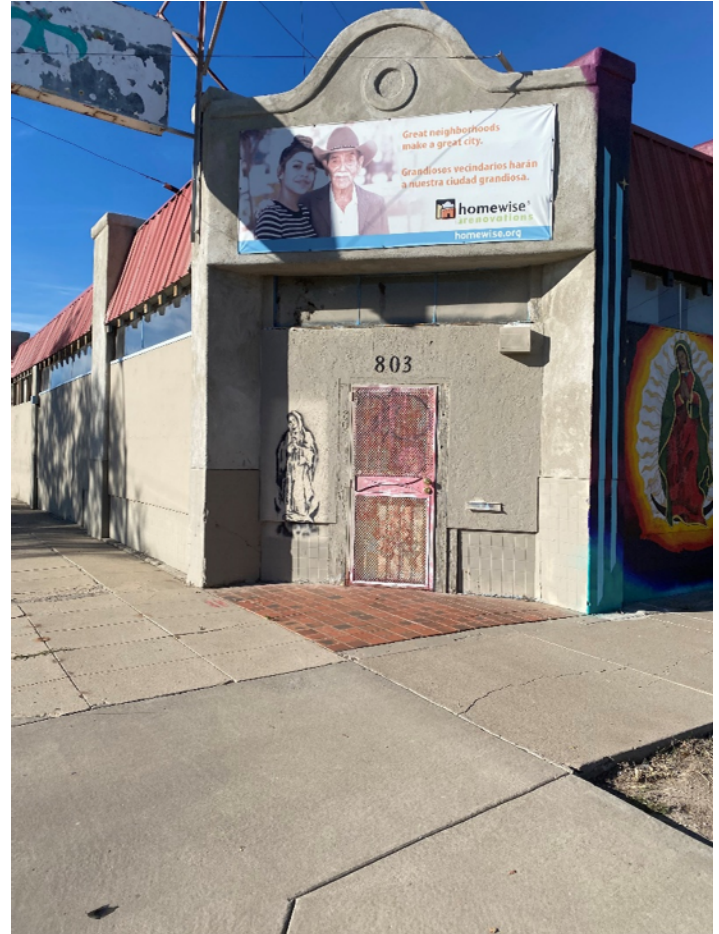


Figure 6: Subject site - existing apartments and empty lot.





Figure 7: Courtyard at 817 SW 2nd Street SW.

Figure 8: Infill development along 2nd Street SW



Figure 9: Subject site

HISTORY

ZONING

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

Please refer to IDO Sub-section 14-16-2-4(A) for the Mixed-Use – Transition Zone District (MX-T)

Please refer to IDO Sub-section 14-16-3-4(B) for the Barelás Character Protection Overlay Zone - CPO-1

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: Homewise Inc.		Phone: 505-764-9801
Address: 1301 Siler Rd bldg d		Email: vos@consensusplanning.com
City: Santa Fe	State: NM	Zip: 87507
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801
Address: 302 8th St NW		Email:
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment to rezone the properties located between Hazeldine Ave SW and Atlantic Ave SW from R-ML to MX-T.

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

Lot or Tract No.: SEE ATTACHED PROPERTY DESCRIPTIONS	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2nd St SW	Between: Hazeldine Ave SW	and: Atlantic Ave SW
--------------------------------	---------------------------	----------------------

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

Signature:	Date: September 8, 2021
Printed Name: James Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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

BERNALILLO COUNTY ADDRESS	LEGAL DESCRIPTION	LOT SIZE	UPC NUMBERS
803 2ND ST SW ALBUQUERQUE NM 87102-4120	* 001 H ATLANTIC & PACIFIC L1THRUL3 EXC W 50 FT	0.1205	101405719116332000
807 2ND ST SW ALBUQUERQUE NM 87102	* 004 H ATLANTIC X PACIFIC ADD	0.1205	101405718815932000
817 2ND ST SW ALBUQUERQUE NM 87102	LT A-1 BLK-H LAND DIVISION PLAT OF THE EAST 99FT OF LTS 5 6& 7 ALL OF LT	0.1343	101405719015032000
N/A ALBUQUERQUE NM 87102	*A2 H LAND DIVISION PLAT OF THE E 99FT OF LTS 5 6 & 7 & ALLLOT 8 & E 32FT LT 21	0.1033	101405719015032000
TOTAL SITE SIZE		0.4786	

Form Z: Policy Decisions

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

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

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

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

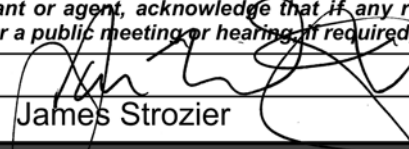

☒ **ZONING MAP AMENDMENT – EPC**

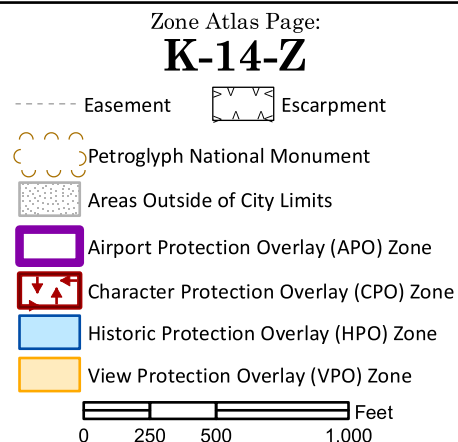
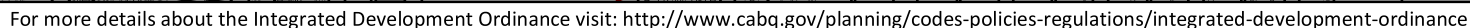
☒ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

<i>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.</i>	
Signature: 	Date: September 9, 2021
Printed Name: James Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



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

September 8, 2021

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

Re: Letter of Authorization for Zoning Map Amendment

To Whom It May Concern:

Homewise, a New Mexico Nonprofit Corporation, hereby authorizes Consensus Planning, and its employees, to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the properties located on the west side of 2nd St SW between Hazeldine Ave SW and Atlantic Ave SW. These properties are legally described in the table below.

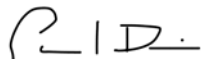
BERNALILLO COUNTY ADDRESS	LEGAL DESCRIPTION	LOT SIZE
803 2nd St SW Albuquerque, NM 87102-4120	* 001 H Atlantic & Pacific Lot 1 through 3 excluding the west 50 ft	0.1205
807 2nd St SW Albuquerque, NM 87102	* 004 H Atlantic x Pacific Addition	0.1205
817 St SW Albuquerque, NM 87102	Lot A-1 Block-H Land Division Plat of the east 99 ft of Lots 5, 6, & 7 all of lot	0.1343
N/a Albuquerque NM 87102	*A2 H Land Division Plat of the east 99 ft of Lots 5, 6, & 7 and all of Lot 8, and the east 32ft of Lot 21	0.1033
TOTAL SITE SIZE		0.4786

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

Sincerely,

Homewise, Inc.

By:



Printed Name:

Carl Davis

Title:

Community Development Construction Manager



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: 2nd Street SW between Hazeldine and Atlantic

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: K-14-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: See attached

Development Street Address: 803-817 2nd St SW (see attached)

Applicant: Homewise Inc. (Agent, Consensus Planning) Contact: Jim Strozier

Address: 302 8th St NW

Phone#: 505-764-9801 Fax#: _____

E-mail: cp@consensusplanning.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: R-ML (current); MX-L (propose)

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

Change of Zoning: ☒

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

Describe development and Uses:

Live / work space, daycare center; these will be finalized at the time of development, this request is solely for a zone change

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code _____

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name 2nd St SW

Adjacent Roadway(s) Posted Speed:	Street Name	Hazeldine Ave SW	Posted Speed	25
	Street Name	Atlantic Ave SW	Posted Speed	25

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: FC 4 - urban major collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: n/a
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 7,362 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): Bus Route 54 (on 4th St) Nearest Transit Stop(s): 4th St near Santa Fe Ave stops for Bus Route 54

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: 2nd Street Bike Path
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: There are currently City sidewalks in moderate condition along 2nd Ave SW.

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No [☒]

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes: A reevaluation of the traffic will be required when the property is developed.



8/11/2021

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

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

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-162 Date: 08/18/21 Time: N/A (sent via email to)

Address: 803 2nd St SW

AGENCY REPRESENTATIVES

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

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

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

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

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

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

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

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

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

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

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

REQUEST: xxxx

SITE INFORMATION:

Zone: R-ML

Size: Approx. 0.12 acre

Use: Residential Multi-Family Low Density

Overlay zone: Barelás CPO-1

Comp Plan Area of: Change

Comp Plan Corridor: N/A

Comp Plan Center: N/A

MPOS or Sensitive Lands: N/A

Parking: 14-16 5-5

MR Area: Central ABQ

Landscaping: 14-16 5-6

Street Trees: 14-16 5-6(D)(1)

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

Dimensional Standards: [Table 5-1-1: Residential Zone District Dimensional Standards](#)

*Neighborhood Organization/s: Barelás NA

**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: 6-7(G) ZONING MAP AMENDMENT

Review and Approval Body: EPC Is this a PRT requirement? Yes (Table 6-1-1)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-162 Date: 08/18/21 Time: N/A (sent via email)

Address: 803 2nd St SW

NOTES:

See the **Integrated Development Ordinance**

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

Download Forms & Applications

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

New Public Notice Forms

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

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

Records requests

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

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

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

Requests to Inspect Public Records

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

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

File Submittal

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

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

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

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-162 Date: 08/18/21 Time: N/A (sent via email)

Address: 803 2nd St SW

Zoning Comments

PRT 21-162

PROPERTY INFORMATION

- Address: K-14-Z / 809 2ND ST SW
- Lot: A1 Block: H
- Subdivision: ATLANTIC & PACIFIC ADDN
- (MS) Main Street Corridors 660ft to 4th St
- (MT) Major Transit Corridors 660ft – 4th St
- Cumulative Impacts Analysis Requirements (6-4)
- Railroad and Spur Area
- Drainage Area
- Barelax – CPO-1
- Type: Change
- Calculated GIS Acres: 0.1542
- IDO Zoning: **R-ML** Requesting **MX-L** zone
- Old Zoning Designation: SU-2
- Old Zoning Description: RG
- Old Zoning Category: RESIDENTIAL

PROCESS

- 6-7(G) ZONING MAP AMENDMENT – EPC

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

Transportation Development Comments

PRT 21-162 (803,807, 817 2nd St SW.)

Information for Site Development – Transportation Development

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

General comments below (If applicable):

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-162 Date: 08/18/21 Time: N/A (sent via email)

Address: 803 2nd St SW

- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

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

Private Site and Parking Lot Design

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

Traffic Studies and Traffic Signals

- See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
- A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

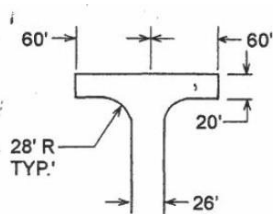
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-162 Date: 08/18/21 Time: N/A (sent via email)

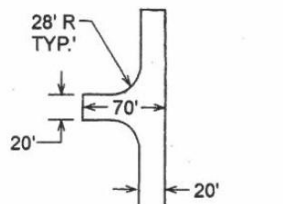
Address: 803 2nd St SW

Platting and Public Infrastructure Requirements for Roadways

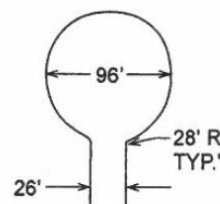
- When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
- If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD



96' DIAMETER
CUL-DE-SAC

- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.

Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-162 Date: 08/18/21 Time: N/A (sent via email)

Address: 803 2nd St SW

square footage of the encroachment. *If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at dewell@cabq.gov*



October 1, 2021

Environmental Planning Commission
 City of Albuquerque Planning Department
 600 2nd Street NW
 Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Landscape Architecture
 Urban Design
 Planning Services

302 Eighth St. NW
 Albuquerque, NM 87102

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

Dear Mr. Chairman:

The purpose of this letter is to request a Zoning Map Amendment – EPC for the properties located on the west side of 2nd Street SW between Hazeldine Ave SW and Atlantic Ave SW. The legal description of this request is Lots 1 thru 3 excluding the west 50 feet, Lot 4, and Lots A-1 and A-2, Block H, Atlantic and Pacific Addition. More information about the legal description and acreage can be found in the table below:

Bernalillo County Address	Legal Description	Lot Size
803 2nd St SW Albuquerque, NM 87102-4120	* 001 H Atlantic & Pacific Lot 1 through 3 excluding the west 50 ft	0.1205
807 2nd St SW Albuquerque, NM 87102	* 004 H Atlantic x Pacific Addition	0.1205
817 St SW Albuquerque, NM 87102	Lot A-1 Block-H Land Division Plat of the east 99 ft of Lots 5, 6, & 7 all of lot	0.1343
N/a Albuquerque, NM 87102	*A2 H Land Division Plat of the east 99 ft of Lots 5, 6, & 7 and all of Lot 8, and the east 32ft of Lot 21	0.1033
TOTAL SITE SIZE		0.4786

These properties are currently zoned R-ML, Residential, Multi-family Low Density, and this request is to rezone the properties to MX-T, Mixed-Use, Transition Zone District. Because this rezone is for a property containing less than five acres and fulfills the criteria set in IDO section 14-16-6-7(G), this request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.

Figure 1. Subject site (in blue) and surrounding context.



PRINCIPALS

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

THE REQUEST

The Applicant requests a Zoning Map Amendment for the properties located along 2nd St SW between Hazeldine Ave SW and Atlantic Ave SW (see Bernalillo County addresses on page one). These properties are currently zoned R-ML, Residential – Multi-family, Low Density, and the requested zone change is for MX-T, Mixed-Use, Transition. The applicant intends to develop a mixed-use, live-work environment on the site that includes a daycare, other commercial tenants, and residences. Based on community feedback provided at the facilitated meeting held on September 1, 2021, the Applicant revised their original request for MX-L, Mixed-use – Low Intensity zoning to MX-T. A summary of neighborhood coordination is included at the end of this letter.

SITE HISTORY

The properties included as part of this request have historically contained a mix of uses. 803 2nd St SW on the corner of 2nd St SW and Hazeldine Ave SW was originally used as both a drug store, shop, and dwelling. 817 2nd St SW was originally used as a single-family house that was built in 1920. This building was connected to another building used for apartments in the late 1920s and subsequently contained several small apartments. The lot furthest south is vacant and was previously used as a gas service station that was demolished by the 1930s. 803 2nd St SW is also vacant, and 817 2nd St SW is still operating as an apartment building with four residences, three occupied and one in transition to a new occupant. Homewise has no plans to change the use of the residential units currently. Should any future property changes impact the residential units, Homewise will work with residents to ensure they do not experience housing insecurity.

Image 1. View of properties from 2nd St SW toward downtown.



SITE VISION AND DEVELOPMENT STRATEGY

These properties are located in the Barelás neighborhood, a diverse area of Albuquerque that contains a mix of single-family and multi-family residential, offices, and smaller commercial offerings. As an extension of its mission to make homeownership more accessible in New Mexico, Homewise is committed to creating sustainable development in the Barelás neighborhood. Homewise plans to maintain the existing residences on these properties while bringing desired community resources and services to the area.

Image 2. View of properties facing Hazeldine Ave SW toward the south.



This vision for the site is in line with the historic nature of the property use as both residential and commercial. The intention is for the commercial building at the corner of Hazeldine Ave SW and 2nd St SW to retain its building footprint while making improvements to house a daycare facility. Homewise is in final discussions with Caterpillar Clubhouse, a daycare with an existing location in Nob Hill, to fill this tenant space.

Homewise Community Development Strategy

Homewise is a New Mexico based non-profit organization founded in 1986 with a mission to help create successful homeowners and strengthen neighborhoods so that individuals and families can improve their long-term financial wellbeing and quality of life. Homewise strengthens neighborhoods by combining catalytic redevelopment projects and anti-displacement efforts to help existing residents stay in their communities as they enliven and improve. Homewise knows that a future where Barelás residents are resilient to fast changes in the housing market requires a focus on buildings and residents. To ensure that residents can benefit from changes coming to their neighborhood, Homewise focuses on increasing the homeownership rate in Barelás by 1% annually. More detailed information on Homewise's Community Development Strategy can be found in Appendix A.

Barelás Community Survey

In order to assess neighborhood priorities, Homewise completed a neighborhood survey process with support and guidance from a 10-person community advisory committee that helped identify job training centers, mental and physical health providers, daycares, and out of school time opportunities for kids are top priorities. The survey included 159 of 1,300 current residents and matched the demographics of the neighborhood. Changing the zoning from R-ML to MX-T will help facilitate the development of the types of desired neighborhood uses on the site, maintain the historic use of existing buildings, and ensure continuity between all the properties on this block of 2nd St SW.

Homewise Community Presence

Homewise has consistently demonstrated its commitment to the Barelás neighborhood and employs strategies to achieve residential renewal and revitalization of commercial corridors. These strategies are more specifically

identified in Appendix A. The following is a snapshot of their work with residential housing assistance and rehabilitation in Barelás:

- Homewise has helped 19 households become homeowners in Barelás, 26% of whom already were existing residents who were renters that became homeowners. These homeowners have had income ranges from as little as \$16,000 up to at \$150,000 annually, so these clients also bring socio-economic diversity to the neighborhood. However, 58% of those households are below the area median income, which supports Homewise's focus on helping low to moderate individuals achieve the dream of homeownership.
- 35 clients from Barelás are currently in the homeownership pipeline, working with the Homewise team to become homeowners.
- Homewise has helped four residents refinance to improve their financial position.
- Homewise has a focus on helping existing homeowners through affordable home improvement loans. Two clients have received a home improvement loan, one of which is the first of a new deferred loan product available to Barelás residents specifically. This loan product is for lower income homeowners and allows them to borrow up to \$10,000 for home improvement projects that improve the energy efficiency of their homes. Homewise's first client was able to install solar on his roof.
- Historically, 13 residential acquisition rehabilitation homes bought, rehabbed, and sold by Homewise.
- Homewise has acquired four homes that are currently in process of rehabilitation.
- Homewise also owns three vacant lots and four commercial buildings (Orpheum, 803 2nd Street, Ruppe, and 4th and Bell) within the community.

LAND USE AND ZONING

The site is in the Barelás neighborhood across from the railyards. The area across 2nd St SW to the east is zoned MX-H, Mixed-Use, High Intensity and the area west is zoned R-ML, Residential, Multi-family Low Density and a mix of MX-L, Mixed-Use, Low Intensity and MX-T, Mixed-Use, Transition Zone. The railyard area is zoned PD, Planned Development, and it is expected that new development will occur along the railyards due to the focus on redevelopment from the City of Albuquerque that is included in the Railyards Master Plan, which includes goals of creating a model mixed-use employment center, workforce housing, and cultural programming accomplished through a conceptual plan and design guidelines.

Homewise also owns the property located at the northeast corner of the intersection at 2nd Ave SW and Hazeldine Ave SW, which is currently a vacant lot, but will likely be developed into a higher intensity mixed-use site that adheres to its existing MX-H zoning.

Zoning and Land Use maps and a summary table are including on the following page for reference.

NORTH	R-ML, MX-T, MX-T	Single-family residential, commercial services, Biomat USA
EAST	MX-H, PD	Railyards, vacant lots
SOUTH	R-ML, PD	Single-family residential, vacant lots, railyards, Casa Barelás
WEST	R-ML, MX-L	Single-family residential, Hazeldine Park, commercial retail and services

The properties included in this request are located within the Metropolitan Redevelopment (MRA) Plan for the Barelás area and the Sector Development Plan that was in effect prior to the IDO. The purpose of the Barelás Sector Development Plan, now repealed, was “to help Barelás adjust to its surrounding context, as well as make changes to improve its future as a viable community.” This was accomplished through primary goals of stabilization, preservation, development, and revitalization. The 2008 update to the Sector Development Plan introduced an expanded mixed-use warehouse zone district across the street from the subject site, now zoned MX-H, as well as rezoned and refocused efforts toward redevelopment of the adjacent railyards. The Applicant believes the proposed zone change is consistent with these changes and creates a transition to higher intensity uses allowed on the adjacent properties.



The Barelás Neighborhood Commercial Area Revitalization Plan (“The MRA Plan”) was adopted in 1991 and amended in 1993. The MRA Plan focuses on the elimination of slum, blight, and decay of the Barelás commercial and residential areas with a focus on the 4th Street corridor. Stated goals of the plan include rehabilitating existing structures, developing economic solutions for such buildings, and providing opportunities for expansion of these facilities. Consistent with this intent, the proposed zone change will allow for economic use and potential expansion of a historically commercial building and neighboring lots.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is within the Central Albuquerque Community Planning Area and is designated as an Area of Change in the 2017 Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan). Additionally, 4th St SW two blocks to the west of the subject site is designated as a Major Transit Corridor and a Main Street Corridor, site is within 660 feet of 4th Street.

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

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Applicant Response: This Zoning Map Amendment helps enhance, protect, and preserve the distinct community of Barelás by facilitating redevelopment of existing commercial and residential properties, and a vacant lot. Barelás is a distinct community in Albuquerque with a rich history, a mixed-income, diverse population, as acknowledged by the neighborhoods Character Protection Overlay Zone (CPO-1, Barelás) designation in the IDO. The facilitation of this goal is more specifically articulated by the project’s congruence with the following policies and sub-policies.

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Applicant Response: This Zoning Map Amendment facilitates this policy because it will allow Homewise to redevelop these properties to better serve the surrounding community with more options for quality development that is consistent with the distinct nature and history of the Barelás community. Homewise is a nonprofit housing developer committed to growing homeownership in Albuquerque and promoting sustainable, community-sensitive development in the Barelás neighborhood. (More information about their community development strategy can be found in Appendix A at the end of this letter).

Homewise consistently develops properties with high quality and care for the surrounding neighborhood, including the rehabilitation and sale of thirteen residential properties in the Barelás neighborhood to date. Additionally, Homewise has helped preserve and protect the distinct Barelás community character by ensuring Barelás residents have access to homeownership assistance. Homewise has helped 45 residents from the Barelás zip-code, 87102, purchase a home.

This Zoning Map Amendment will help expand the opportunity for quality development by adding more potential uses for this site.

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

Applicant Response: This Zoning Map Amendment will protect the identity and cohesiveness of the Barel原因 neighborhood by allowing redevelopment that fits the neighborhood scale and brings an appropriate mix of uses to these historically commercial and residential properties. Across 2nd St SW to the east, the properties adjacent to the railyards are zoned MX-H, and the railyards are zoned PD. Creating an MX-T zone on the subject properties will create an appropriate transition from higher intensity commercial and mixed uses to the residential neighborhood, and fit within the context of other mixed-use and commercial development to the north and south along 2nd St SW. Additionally, 803 2nd St SW was originally a drug store, and permitting commercial uses will maintain the viability of this historic building. This policy is more specifically articulated by the sub-policy below.

Sub-policy a) Maintain and preserve the unique qualities of historic areas.

Applicant Response: Redevelopment of these properties supports the maintenance and preservation of the historic Barel原因 neighborhood by ensuring the opportunity for revitalization under a new zoning category. A rezone from R-ML to MX-T will allow Homewise to redevelop these properties in a way that preserves the character of the original buildings and blends into the surrounding neighborhood but adds new life to these aging properties. The corner lot at Hazeldine Ave SW and 2nd St SW was historically used for a drug store and shop, so a rezone for this property will allow the return of the property to an appropriate commercial use. This specific sub-policy facilitates the goal of encouraging quality development that is consistent with the distinct character of the Barel原因 community (Goal 4.1).

Policy 4.1.4: Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Applicant Response: This policy is facilitated by a rezoning request for the properties referenced in this justification letter, because a zone change will bring new life to otherwise aging or vacant land and buildings. Allowing mixed-use development on these properties will preserve the historic nature of the buildings which contained several commercial uses throughout the years and will bring needed services to this area as well as housing that maintains the integrity of existing housing in the neighborhood. This policy is further articulated by the sub-policies below.

Sub-policy a) Respect existing neighborhood values and social, cultural, recreational resources

Applicant Response: This zone change will respect the values of the Barel原因 neighborhood, and fit in with the social, cultural, and recreational resources in the neighborhood, by allowing a mix of uses on properties that have historically contained both residential and commercial activity. Additionally, the applicant

intends to develop a daycare and live-work facility on these properties, which will add resources to the neighborhood and mesh with existing community culture and recreation opportunities. In particular, there is a small park located at the intersection of Hazeldine Ave SW and 3rd St SW, on the same block as the subject properties, that contains basketball courts. This potential development is consistent with the results of the Barelás community survey that was conducted by Homewise to ensure their activity in the neighborhood is in line with residents' wants and needs.

Sub-policy c) Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

Applicant Response: This zone change request will allow for appropriate redevelopment of the subject properties that revitalizes this block of 2nd St SW. The applicant intends to develop an aesthetically appealing mix of uses that integrate and support improvement to the existing building structures. The building at the corner of Hazeldine Ave SW and 2nd St SW needs repair and is currently vacant. In addition, the property located at Atlantic Ave SW and 2nd St SW is currently a vacant lot. This rezone request will support the applicant's goal of redeveloping these properties to add new life to this block within the Barelás neighborhood.

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

Applicant Response: This rezone request supports this policy because it will allow for a mix of uses on the properties which support residential development downtown as well as the expansion of community services and amenities. These properties are adjacent to higher density mixed-use zoning across 2nd St SW and are just a few blocks from the downtown center. This policy is further articulated by the sub-policies below.

Sub-policy b) Support mixed-use development.

Applicant Response: This zone change request directly facilitates this sub-policy because changing the zoning to MX-T will bring more mixed-use development to the southwest downtown area.

Sub-policy g) Minimize the potential negative impacts of Downtown development on abutting neighborhoods.

Applicant Response: This zone change supports this sub-policy by creating a buffer of MX-T on the subject property between the residential neighborhood and higher density MX-H properties along 2nd Street SW to the east and future development at the railyards. It will also mitigate any immediate impacts of high intensity development at the railyards on the residential neighborhood by creating a mixed-use block.



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

Applicant Response: This zone change request facilitates this goal because it will allow the redevelopment of the subject properties to include additional housing and services for the Barelas neighborhood. This goal is further articulated by the policies and sub-policies below.

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

Applicant Response: This zone change request supports this policy because it will bring an additional mix of uses to the subject properties that are conveniently accessible for the Barelas community and the downtown area more broadly. Allowing the redevelopment of these properties as a mixed-use space with both housing and commercial uses will also create a sustainable long-term community at these properties that will enhance the Barelas neighborhood and add to its historic community character.

Sub-policy c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long established residential development patterns.

Applicant Response: This Zoning Map Amendment will facilitate this sub-policy because it will return the corner properties at Hazeldine Ave SW and Atlantic Ave SW to a zone that more appropriately fits their historic commercial uses. Additionally, the zone change supports the existing development pattern in the broader Barelas and southwest downtown area which has historically contained a mix of both residential and commercial uses. Similar zoning arrangements can be found throughout the neighborhood, including a daycare located a few blocks away at the corner of Stover Ave SW and 3rd St SW in an MX-T zone. There is also a large stretch of MX-T zoning on either side of 3rd St SW from Coal Ave SW south to Avenida Cesar Chavez SW.

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

Applicant Response: This zone change request will bring a mix of uses to this block of 2nd St SW that are conveniently accessible from the Barelas neighborhood and the surrounding downtown area. A zone change for this block also fits into the existing zoning pattern in the area which has a significant amount of MX zones including MX-T zoning on either side of 3rd St SW from Coal Ave SW south to Avenida Cesar Chavez SW, MX-H zoning on 2nd St from Coal Ave SW to Atlantic Ave SW.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Applicant Response: This request helps fulfill this goal because it encourages growth near ample employment opportunities in downtown Albuquerque. This policy is more specifically facilitated by the following policy and sub-policy.



Policy 5.4.1: Housing near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

Applicant Response: This request helps fulfill this policy because it supports the continued use of the property with higher-density, mixed-use housing in the Barelas neighborhood. The Barelas neighborhood is adjacent to downtown, which is an Employment Center as designated by the ABC Comp Plan. The downtown area generally has a high concentration of employment, and a rezone to MX-T on this site will discourage single-family housing by allowing higher intensity, mixed-use residential development. This is further articulated by the sub-policy below.

Sub-policy b) Prioritize mixed-use development near where substantial employment exists in Employment Centers.

Applicant Response: This sub-policy is fulfilled by this request because allowing a rezone will permit neighborhood focused mixed-use development near substantial employment in the downtown Employment Center. The change from R-ML to MX-T clearly facilitates mixed-use development.

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.

Applicant Response: This goal is facilitated by this request because the proposed zone change from R-ML to MX-L will direct growth to an Area of Change. The facilitation of this goal is further articulated by the policy and sub-policy below.

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.

Applicant Response: This policy is facilitated by this request because it will direct more intense development and growth to an Area of Change, within 660 feet of the Major Transit Corridor along 4th St SW, and nearby the downtown Employment Center. Additionally, this site is served by Bus Route 54 along 4th St SW, which has two sets of bus stops in close proximity to the subject properties at Stover Ave SW and Santa Fe Ave SW. A change from R-ML to MX-T promotes future growth by allowing more possible uses and interactions between uses on this site. This policy facilitation is further articulated by the sub-policy below.

Sub-policy d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

Applicant Response: This zone change request supports this sub-policy because it will bring mixed-use development to an appropriate site that supports nearby commercial and retail uses. Additionally, mixed-use development on this site that will be allowed under the MX-T zone will help support walkability and transit connectivity in coordination with the Major Transit Corridor along 4th St SW (within 660 ft of the site).

Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Applicant Response: This zone change request supports future economic development efforts on these properties by allowing a mix of uses that benefit both existing and new residents to the Barelas community. The MX-T will provide an opportunity to create commercial services and enhance an existing residential property. Additionally, the zone change creates an opportunity to redevelop both a vacant lot and vacant building to better serve the Barelas community and to strengthen commercial and residential resources in the area.

Sub-policy a) Maximize opportunities for economic development that furthers social, cultural, and environmental goals.

Applicant Response: This zone change request helps achieve this goal by allowing economic redevelopment on the subject properties that furthers social, cultural, and environmental goals. Homewise plans to develop a mixed-use live/work space that includes a daycare.

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

Applicant Response: This zone change request helps achieve this sub-policy by allowing mixed-housing options in an appropriate residential and commercial area, that will also create a buffer between higher intensity development and single-family residential housing. This zone change will help the development on this property be compatible with the historic built environment of the Barelas neighborhood, and specifically this stretch of 2nd St SW that is adjacent to the railyards properties. This goal is further articulated by the policy below.

Policy 9.2.1: Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

Applicant Response: This zone change request helps achieve this policy by allowing mixed-use development that will enhance neighborhood character, be responsive to surrounding land uses, and maintain compatibility with its development context. The MX-T zone is more appropriate for this site because it will create a mixed-use block across from potential high-density development at the railyards and properties along 2nd St SW that are zoned MX-H. This will create a more appropriate relationship between the site properties and 2nd St SW. Additionally, the MX-T zone supports this policy by allowing commercial development on this site that is more suitable for the existing commercial building and historical commercial uses.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

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

6-7(G)(1) Applicability

Applicant response: This request for a Zoning Map Amendment meets the applicability criteria set in section 6-7(G)(1) because it is for four properties containing a total of 0.48 acres that is located entirely in the R-ML. Additionally, there are no prior applications to rezone these properties that would violate section 6-7(G)(1)(b).

6-7(G)(3) An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

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

Applicant response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Please refer to the in-depth analysis of the applicable Goals and Policies in the previous section.

In addition, the subject properties are located within the Barelas Neighborhood Commercial Area Revitalization Plan (“The MRA Plan”) and the Barelas Sector Development Plan, now repealed. This request is consistent with the spirit and goals of these documents. Additional information on these plans and their relationship to this request is in the Planning Context section of this letter.

6-7(G)(3)(b): If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character.

The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

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

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

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

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

The existing zoning for the subject site does not reflect the commercial uses of the corner lots throughout history. The property at the corner of Hazeldine Ave SW and 2nd St SW was previously used as a drug store and shop, and the property at the corner of Atlantic Ave SW and 2nd St SW was previously used as a gas service station. Both properties are currently vacant. Redevelopment to a mix of uses will better suit these properties to serve the surrounding communities.

Additionally, allowing for the redevelopment of the subject properties in a mixed-use zone will help buffer the industrial and MX-H properties along 2nd St SW from the residential neighborhood to the west. The proposed MX-T zoning is a more appropriate category for these properties and helps create a more advantageous development pattern along 2nd St SW.

Changing the zoning from R-ML to MX-T furthers the applicable ABC Comp Plan policies described in this letter, including economic development, identity and design, and placemaking. The site's proximity to a Major Transit and Main Street Corridor, and the site's location in the Barelvas Character Protection Overlay Zone CPO-1 are critical considerations relative to these policies.

The proposed zoning will allow mixed-use development that serves the surrounding and overall downtown community by increasing the availability of affordable housing and ensuring the vacant property and building included as part of this request do not fall into further disrepair or cause community safety issues. This zoning suits the properties designation as an Area of Change, and it is well served by existing infrastructure. Forcing the applicant to develop the property under the R-ML zoning restrictions would require unnecessary changes to the existing commercial building on this site and would not serve the surrounding neighborhood or the Albuquerque community as whole.

6-7(G)(3)(d): The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant response: The requested zoning of MX-T does not allow any permissive uses that would be harmful to the adjacent property, neighborhood, or community. The table on the following page provides a comparison of uses from the R-ML and MX-T zones. A key is provided after the table to identify use types.

IDO Zoning Comparison: R-ML vs. MX-T		
Use	R-ML	MX-T
Dwelling, single-family detached	P	P
Dwelling, cluster/cottage development	P	P
Dwelling, two-family detached (duplex)	P	P
Dwelling, townhouses/multi-family	P	P
Dwelling, live-work	C	P
Dormitory or Group home, small or medium	-/C	C
Adult or child day care facility	C	P
Elementary and middle/High school	P/C	P
Sports Field or University	-	CV
Vocational school	-	P
Veterinary hospital and other pet services	-	C
Auditorium or theater	-	A
Bar/Taproom or tasting room	-	C
Health club or gym	A	P
Mobile food truck court	-	C
Restaurant or Other indoor entertainment	-	C
Outdoor dining area	-	CA
Bed and breakfast	A	P
Hotel or motel	-	P
Bank	-	P
Club or event facility	-	C
Medical or dental clinic/Office/Personal and business services, small/Research or testing facility	-	P
Bakery goods or confectionary shop	-	C
Cannabis retail	-	P
Farmer's Market	T	T
General retail, small	-	P
Artisan manufacturing	-	C



Cannabis cultivation and Cannabis-derived products manufacturing	-	C
Liquor retail	-	C
Nicotine retail	-	CA
Park-and-ride lot/transit facility	-	C
Paid parking lot or parking structure	A	C/CA

Key:

P = Allowed permissively

C = Allowed only after Conditional Use Approval by the Zoning Hearing Examiner (ZHE)

A = Allowed permissively in conjunction with another 'P' or 'C' use

CA = Allowed only after ZHE approval and in conjunction with another 'P' or 'C' use

CV = Allowed only after ZHE approval and the property being vacant for 5+ years

T = Temporary

6-7(G)(3)(e): The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

- 1. Have adequate capacity to serve the development made possible by the change of zone.**
- 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.**
- 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).**
- 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.**

Applicant Response: The proposed zone change will be adequately served by the existing City infrastructure immediately adjacent to the property and in the surrounding area. This infrastructure includes roadways, alley ways, water, sewer, and storm drain facilities in the Barelas neighborhood that can serve the project. Additionally, the corner property at Hazeldine Ave SW and 2nd St SW has been previously used as a commercial property. There is currently occupied residential housing on these properties that is served by existing public infrastructure.

6-7(G)(3)(f): The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Applicant response: The justification for this Zoning Map Amendment is not based on the property's location on a major street. 2nd St SW does not have any ABC Comp Plan Corridor designations. Additionally, Hazeldine Ave SW and Atlantic Ave SW are both local, urban streets.

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

Applicant response: The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, taking advantage of investment in these properties which contain a vacant lot and building helps support the economic vitality of the Barelas neighborhood and will be a positive step for the neighborhood and community overall.

6-7(G)(3)(h): The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant response: While this Zoning Map Amendment will create a "spot zone" for this property, it is a justifiable spot zone because it clearly facilitates the implementation of the ABC Comp Plan as shown in this justification letter, and the subject property is different from surrounding land because it can function as a transition between adjacent zone districts (Criteria 1).

There are many commercial properties scattered throughout the Barelas neighborhood, but the unique location of these properties adjacent to the railyards makes them suited for redevelopment with a mix of uses. Having a lower intensity mixed-use zone will create an appropriate transition between the MX-H and PD zones located along 2nd St SW and the R-ML zone to the west of the subject properties. Additionally, the Barelas neighborhood contains consistent MX-L and MX-T all along 4th St SW and on portions of 3rd St SW. This additional MX-T block along 2nd St SW will fit appropriately with the zoning in the rest of the Barelas neighborhood.

The change from R-ML to MX-T is therefore a justifiable spot zone that helps support this historic neighborhood and further goals and policies as articulated in the ABC Comp Plan.

NEIGHBORHOOD COODRINATION

Homewise held a facilitated public meeting on September 1, 2021 which included Homewise staff, a variety of community members, the leadership of the Barelas Neighborhood Association, and the co-owners of Caterpillar Clubhouse, the proposed tenant for a portion of this site. The facilitator's report has been included as part of this application.

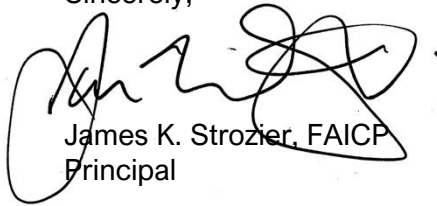


In order to address neighborhood concerns from the meeting, Homewise revised its original request for MX-L, Mixed-Use, Low Intensity zoning, to the MX-T zoning requested with this letter. Homewise also provided responses to all of the action items listed in the facilitator's report and other questions that were asked during the public meeting. These responses have been included as part of this application.

CONCLUSION

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

Sincerely,



James K. Strozier, FAICP
Principal

APPENDIX A – Homewise Community Development Strategy

Homewise is a New Mexico based non-profit organization founded in 1986 with a mission to help create successful homeowners and strengthen neighborhoods so that individuals and families can improve their long-term financial wellbeing and quality of life. We strengthen neighborhoods by combining catalytic redevelopment projects and anti-displacement efforts to help existing residents stay in their communities as they enliven and improve.

We engage in participatory planning – a process of listening that includes collecting and reflecting on resident survey data and engaging with local entrepreneurs and community groups – to direct our community development work. In particular, this information helps us understand how what kinds of amenities and services are most important to residents so that we can source those tenants for our commercial redevelopment projects. In Barelás, we completed a survey process with support and guidance from a 10-person community advisory committee that helped us surface that job training centers, mental and physical health providers, and daycares and out of school time opportunities for kids are top priorities.

However, we know that a future where Barelás residents are resilient to fast changes in the housing market requires a focus on buildings *and* residents. To ensure that residents can benefit from changes coming to their neighborhood, we focus on increasing the homeownership rate in Barelás by 1% annually relying on these **RESIDENTIAL RENEWAL** strategies:

- To address issues related to blight and vacancy, Homewise is redevelops vacant homes and sells them to owner-occupants, ideally existing residents.
- To ensure existing low-income homeowners can maintain their homes, we support home improvement projects through affordable loans and technical expertise.
- To address the increasingly tight housing market, we build new affordable infill housing.

A thriving Barelás also has a dynamic community of local entrepreneurs and institutions that are responsive to needs and wants expressed by community members, own property, and employ local residents. In an effort to **REVITALIZE COMMERCIAL CORRIDORS** in Barelás, Homewise employs these strategies:

- For businesses and organizations that celebrate the rich history of the neighborhood and are responsive to community wants and needs, Homewise offers affordable commercial leases.
- To increase the ownership rate of property among local entrepreneurs so they can realize the long-term benefits of a changing community, Homewise offers a competitive commercial loan program.
- To strengthen local businesses in preparation for holding leases or owning real property, Homewise connects entrepreneurs to business incubation and support services.

STAFF INFORMATION

September 20, 2021

TO: James Strozier, FAICP
Principal
Consensus Planning

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

RE: PROJECT #2021-005994/RZ-2021-00040
Zone map Amendment from R-ML to MX-T

I have completed the initial review of the application, including the justification letter for the proposed Zone Map Amendment (zone change) for the subject properties located along 2nd Street SW, between Hazeldine Avenue SW and Atlantic Avenue SW. The zone change is from R-ML to MX-T to allow the development of the four lots into a mixed-use, live-work space that will include a daycare and other commercial tenants and residences.

Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately. After review of the application material including the justification letter, the following comments are provided and changes or additions requested.

Please submit a revised zoning change justification letter pursuant to the zone change criteria (one copy) by the end of the day on Tuesday, September 28, 2021. If you have difficulty with this deadline, please let me know.

1. Introduction

- A. The legal description for the properties need to be consolidated into one legal description, verify the acreage, and add the acreage. If you need help with this let me know.

2. Topics & Questions

- A. The justification letter states that 817 2nd Street SW is still operating as an apartment building with four occupied residences. What are the plans for tenants of these four residences? Are they being displaced? If so, is Homewise providing assistance for their relocation?

3. Process

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- B. Timelines and EPC calendar: EPC Public Hearing is scheduled for Thursday, October 21, 2021. Final Staff Reports will be available on Thursday, October 14, 2021.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

4. Notification & Neighborhood Issues

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 396). The required notification consists of: 1) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

- A. The pre-submittal neighborhood meeting notification required pursuant to 14-16-6-4(C) appears to be correct and complete.
- B. A facilitated meeting was held on September 1, 2021 from 5 pm to 7 pm. I have reviewed the minutes that were included in the application and it seems that the community is concerned about potential competing interests between Homewise and the Barelás Community regarding development opportunities and resources. Also, the Homewise Orpheum apartment tenants expressed concerns regarding the current management problems. The minutes note that Homewise was seeking an in-house apartment manager to address concerns. Has an in-house manager been hired to address the concerns of the current residents?
- C. Have any other neighborhood representatives/members of the public contacted you with comments since the submittal of the zone map amendment application?

5. Posted Sign

- A. The posted sign requirements for the zone change are explained in Section 6-5(K)(4), Posted Sign, (IDO, pg. 399). The applicant shall post at least 1 sign on each

street abutting the property that is the subject of the application at a point clearly visible from the street. Please make sure that the signs are posted for at least 15 calendar days before the public meeting or hearing, and for the appeal period of 15 calendar days following any decision. By my calculation the signs should be posted on October 6, 2021. Please make sure that you send me photographs of the posted sign in case they should disappear prior to the hearing.

6. Land Use and Zoning

- A. The IDO Zoning information listed in Table 1 is incorrect and needs to be revised. For clarity, the zoning should be listed as it appears in the Zoning Advanced Map Viewer. For example, to the north of the subject site you list R-1A, MX-L, R-ML, and R-1B. However, only R-ML is found north of Hazeldine Avenue SW and MX-T at the intersection of 2nd Street SW and Iron Avenue. The R-ML is in close proximity to the subject sites while the MX-T is located further north therefore list R-ML first and then MX-T. Please correct the zoning for the east, south, and west provided in Table 1.

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

Please see the notes listed below for your consideration in revising the justification letter. Most of the policies listed are generally appropriate to the request. Thank you for listing the responses to the Goals, Policy, and subpolicies separate.

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

Goals and Policies in Chapter 4 – Community Identity

Policy 4.1. - Character: Enhance, protect, and preserve distinct communities. Please expand your response to include what the distinct character is of Barelas. You have listed this information in the justification letter but not in the response to 4.1.

Policy 4.1.1 – Distinct Communities. Please revise your response to include the uses for the zone map amendment and the distinct character of the community and how these will encourage quality development.

Policy 4.1.2 – Identity and Design. Response is adequate.

Subpolicy 4.2.1(a). Response is adequate.

Policy 4.1.4 – Neighborhoods. Response is adequate.

Subpolicies 4.1.4 (a) (c). Responses are adequate.

Goals and Policies in Chapter 5 – Land Use

The Goals and Policies listed are adequate for the zone map amendment request but there are more Goal and Policies from this chapter that are applicable. For example, there are goals and policies from 5.4 that are applicable to the request.

The subject properties are in Areas of Change therefore policy 5.6.2 – Areas of Change must be included in the request. Please refer to policy 5.6.4 – Appropriate Transitions as these might apply also to the request.

Goals and Policies in Chapter 8 – Economic Development.

Policy 8.1.2 and subpolicy 8.1.2(a) are adequate.

Goals and Policies in Chapter 9: Housing

I believe that there are Goals and policies in Chapter 9: Housing that are applicable to the request.

- Criterion B. The response is appropriate to the request.
- Criterion C. The response is appropriate to the request.
- Criterion D. The response is appropriate to the request.
- Criterion E. The response is appropriate. Please list which criteria you are referring to in your response.
- Criterion F. The response is appropriate to the request but also list that the subject site is between Hazeldine Avenue SW and Atlantic Avenue SW that are both local, urban streets.
- Criterion G. The response is appropriate to the request.
- Criterion H. The response is appropriate to the request.

Thank you.

NOTIFICATION

Markie Anderle

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, September 8, 2021 4:36 PM
To: Markie Anderle
Subject: 2nd St SW between Hazeldine Ave and Atlantic Ave (All Lots) Public Notice Inquiry
Attachments: Zone Atlas Marked.pdf

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Pho
Barelas NA	Courtney	Bell	liberty.c.bell@icloud.com	500 2nd Street SW	#9	Albuquerque	NM	87102	505
Barelas NA	Lisa	Padilla	lisa@swop.net	904 3rd Street SW		Albuquerque	NM	87102	505

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):
<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, September 08, 2021 2:41 PM
To: Office of Neighborhood Coordination <anderle@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Markie Anderle

Telephone Number

5057649801

Email Address

anderle@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87102

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 803-817 2nd St SW (SEE ATTACHED)

Name of property owner: Homewise Inc.

Name of applicant: Homewise Inc.

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

October 21, 2021 at 8:30 AM via Zoom; see EPC website for details: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Address, phone number, or website for additional information:

Please contact Michael Vos at 505-764-9801 or vos@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

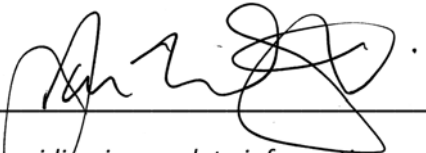
☐ Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) September 8, 2021 (Date)

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

BERNALILLO COUNTY ADDRESS	LEGAL DESCRIPTION	LOT SIZE	UPC NUMBERS
803 2ND ST SW ALBUQUERQUE NM 87102-4120	* 001 H ATLANTIC & PACIFIC L1THRUL3 EXC W 50 FT	0.1205	101405719116332000
807 2ND ST SW ALBUQUERQUE NM 87102	* 004 H ATLANTIC X PACIFIC ADD	0.1205	101405718815932000
817 2ND ST SW ALBUQUERQUE NM 87102	LT A-1 BLK-H LAND DIVISION PLAT OF THE EAST 99FT OF LTS 5 6& 7 ALL OF LT	0.1343	101405719015032000
N/A ALBUQUERQUE NM 87102	*A2 H LAND DIVISION PLAT OF THE E 99FT OF LTS 5 6 & 7 & ALLLOT 8 & E 32FT LT 21	0.1033	101405719015032000
TOTAL SITE SIZE		0.4786	

Please find attached the facilitator report from the pre-submittal meeting that occurred on September 1, 2021.

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

****THE ZONE ATLAS, FACILITATOR REPORT AND A RESPONSE TO NEIGHBORHOOD INQUIRIES WAS INCLUDED WITH THE EMAILED NOTICE, BUT HAS NOT BEEN DUPLICATED HERE AS IT HAS ALREADY BEEN INCLUDED IN THIS APPLICATION.**

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

Date of Notice*: September 9, 2021

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

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 802-817 2nd St SW (see previous page for details)
Location Description The block of 2nd St SW between Hazeldine Ave and Atlantic Ave SW
2. Property Owner* Homewise Inc.
3. Agent/Applicant* *[if applicable]* Consensus Planning / Homewise Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment

Summary of project/request¹*:

This is a request for a Zoning Map Amendment for the subject properties from R-ML
(Residential, Multi-family, Low Density) to MX-T (Mixed-Use, Transition).

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: October 21, 2021 at 8:30 AM via Zoom; see EPC website below for details

Location*²: Online Meeting via Zoom, unless otherwise noted by the EPC

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

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

6. Where more information about the project can be found*³:

Please contact Michael Vos at 505-764-9801 or vos@consensusplanning.com

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

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

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

Explanation*:

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

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

Please find attached the facilitator report from the pre-submittal meeting that occurred

on September 1, 2021.

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

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

² Physical address or Zoom link

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

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.48 acres
 2. IDO Zone District R-ML (current); MX-T (proposed)
 3. Overlay Zone(s) [if applicable] CPO-1; Character Protection Overlay Zone, Barelás
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant lot, vacant building, apartment residences (four
that are currently occupied)

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

701A 0360 0000 171A 8651

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PO BOX 2248
ALBUQUERQUE NM 87103-2248

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JSS OF ALBUQUERQUE LLC C/O
OLIVARES-ELIZALDE CAROLINA
1102 25TH ST SW
RIO RANCHO NM 87124-0803

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HEBERT, EVAN A & MARISSA K
1400 HERTZ DR SE
ALBUQUERQUE NM 87108-5107

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COTINOLA, GEORGE C & MELANIE M
PO BOX 7385
ALBUQUERQUE NM 87194-7385

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RAH YARD LAND LLC
777 1ST ST SW
ALBUQUERQUE NM 87102-0000

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GARZA RAUL
5710 JEFF DAVIS AVE
AUSTIN TX 78756

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SCON JERRY
210 HAZELDINE AVE SW
ALBUQUERQUE NM 87102-4158

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$7.58

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GARCIA DAVID
8905 SHONE SW
ALBUQUERQUE NM 87121

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7018 0360 0000 1671 5018

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$7.58

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ALBUQUERQUE NM 87101

GUTIERREZ RANDALL C
126 50TH ST NW
ALBUQUERQUE NM 87105

for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$7.58

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ALBUQUERQUE NM 87101

HOMEWISE INC
803 2ND ST SW
ALBUQUERQUE NM 87102-4120

for Instructions

7018 0360 0000 1718 9030

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$7.58

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ALBUQUERQUE NM 87101

TRUJILLO MARY ELIZABETH C/O KUPJACK
TIMOTHY & KUPJACK EDWARD J
209 ATLANTIC AVE SW
ALBUQUERQUE NM 87102

for Instructions

7018 0360 0000 1671 5032

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HOMEWISE INC
716 2ND ST SW
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LUCY MALYSIA E & LUCERO
THADDEUS P & ARLEEN M
808 THIRD ST SW
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HOMEWISE INC
1301 SILER RD BLDG D
SANTA FE NM 87507-3540

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FREDERICK GENEVIEVE
200 ATLANTIC AVE SW
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CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

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Rego Park, NY 11374

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NELSON MONICA V
6601 BURNS ST APT 1B
REGO PARK NY 11374-3948

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 1070 0000 9069 8601

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Albuquerque, NM 87199

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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FUNES MARIA OR RAYMOND FUNES
PO BOX 90452
ALBUQUERQUE NM 87199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87102

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

CARDNER SANDRA
209 HAZELDINE AVE SW
ALBUQUERQUE NM 87102-4157

09/09/2021



7018 0360 0000 1671 5056

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

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87102

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

SANCHEZ LUCILLE
213 HAZELDINE AVE SW
ALBUQUERQUE NM 87102-4157

09/09/2021



7018 0360 0000 1718 9078

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

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87102

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

REALAZQUEZ ARON A
208 ATLANTIC AVE SW
ALBUQUERQUE NM 87102

09/09/2021



7018 0360 0000 1718 9085

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

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87102

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

SABAZAR MONICA
216 HAZELDINE AVE SW
ALBUQUERQUE NM 87102-4158

09/09/2021



7017 1070 0000 9069 8571

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

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87102

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

DRISCOLL BRIAN
204 ATLANTIC AVE SW
ALBUQUERQUE NM 87102

09/09/2021



Markie Anderle

From: Michael Vos
Sent: Thursday, September 9, 2021 11:42 AM
To: Lisa Padilla; Courtney Bell
Cc: Markie Anderle
Subject: Public Notice for Zoning Map Amendment at 2nd Street and Hazeldine Avenue
Attachments: NA Email Form - 2nd St SW ZMA.pdf

Dear Ms. Bell, Ms. Padilla, and members of the Barelás Neighborhood Association,

This is a notification that Consensus Planning is has submitted an application for a Zoning Map Amendment at a series of properties located on 2nd St SW between Hazeldine and Atlantic Avenues SW (803-817 2nd St SW) on behalf of Homewise. Based on feedback from the Neighborhood Association and community members at the facilitated meeting, this request has been revised to rezone the properties from R-ML, Residential – Multi-Family, Low Density to MX-T, Mixed Use, Transition. More information about the properties and request can be found in the attached City forms. The facilitator's report and Homewise's response to neighborhood inquires have also been included in the attached documents.

Per the IDO, this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC), and this email includes the required Public Notice forms to affected Neighborhood Associations for your review of this request. The EPC hearing for this amendment will take place on October 21, 2021 at 8:30 AM. Information about the agenda for that meeting can be found on the EPC website [here](#). Additionally, the zoom information for the meeting is included below:

Join Zoom Meeting
<https://cabq.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

Sincerely,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 803-817 2nd St SW (SEE ATTACHED)

Name of property owner: Homewise Inc.

Name of applicant: Homewise Inc.

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

October 21, 2021 at 8:30 AM via Zoom; see EPC website for details: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Address, phone number, or website for additional information:

Please contact Michael Vos at 505-764-9801 or vos@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

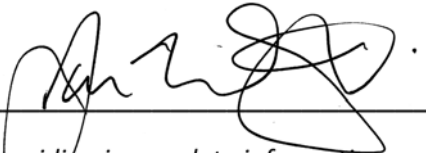
☐ Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) September 8, 2021 (Date)

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

BERNALILLO COUNTY ADDRESS	LEGAL DESCRIPTION	LOT SIZE	UPC NUMBERS
803 2ND ST SW ALBUQUERQUE NM 87102-4120	* 001 H ATLANTIC & PACIFIC L1THRUL3 EXC W 50 FT	0.1205	101405719116332000
807 2ND ST SW ALBUQUERQUE NM 87102	* 004 H ATLANTIC X PACIFIC ADD	0.1205	101405718815932000
817 2ND ST SW ALBUQUERQUE NM 87102	LT A-1 BLK-H LAND DIVISION PLAT OF THE EAST 99FT OF LTS 5 6& 7 ALL OF LT	0.1343	101405719015032000
N/A ALBUQUERQUE NM 87102	*A2 H LAND DIVISION PLAT OF THE E 99FT OF LTS 5 6 & 7 & ALLLOT 8 & E 32FT LT 21	0.1033	101405719015032000
TOTAL SITE SIZE		0.4786	

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

****THE ZONE ATLAS, FACILITATOR REPORT AND A RESPONSE TO NEIGHBORHOOD INQUIRIES WAS INCLUDED WITH THE EMAILED NOTICE, BUT HAS NOT BEEN DUPLICATED HERE AS IT HAS ALREADY BEEN INCLUDED IN THIS APPLICATION.**

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

Date of Notice*: September 9, 2021

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

Neighborhood Association (NA)*: Barelas Neighborhood Association

Name of NA Representative*: Courtney Bell; Lisa Padilla

Email Address* or Mailing Address* of NA Representative¹: liberty.c.bell@icoloud.com; lisa@swop.net

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

1. Subject Property Address* 802-817 2nd St SW (see previous page for details)
Location Description The block of 2nd St SW between Hazeldine Ave and Atlantic Ave SW
2. Property Owner* Homewise Inc.
3. Agent/Applicant* *[if applicable]* Consensus Planning / Homewise Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment

Summary of project/request²*:

This is a request for a Zoning Map Amendment for the subject properties from R-ML
(Residential, Multi-family, Low Density) to MX-T (Mixed-Use, Transition).

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

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

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

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

☐ Zoning Hearing Examiner (ZHE)

☐ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☒ Environmental Planning Commission (EPC)

Date/Time*: October 21, 2021; see EPC website below

Location*³: Online via Zoom unless otherwise noted by the EPC (see EPC website below)

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

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

6. Where more information about the project can be found*⁴:

Contact Michael Vos for more information, vos@consensusplanning.com or 505-764-9801

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

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

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

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

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

Please find attached the facilitator report from the pre-submittal meeting that occurred on September 1, 2021.

³ Physical address or Zoom link

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

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.48 acres
 2. IDO Zone District R-ML
 3. Overlay Zone(s) [if applicable] CPO-1; Character Protection Overlay Zone, Barelás
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant lot, vacant building, apartment residences (four
that are currently occupied)

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



Legend

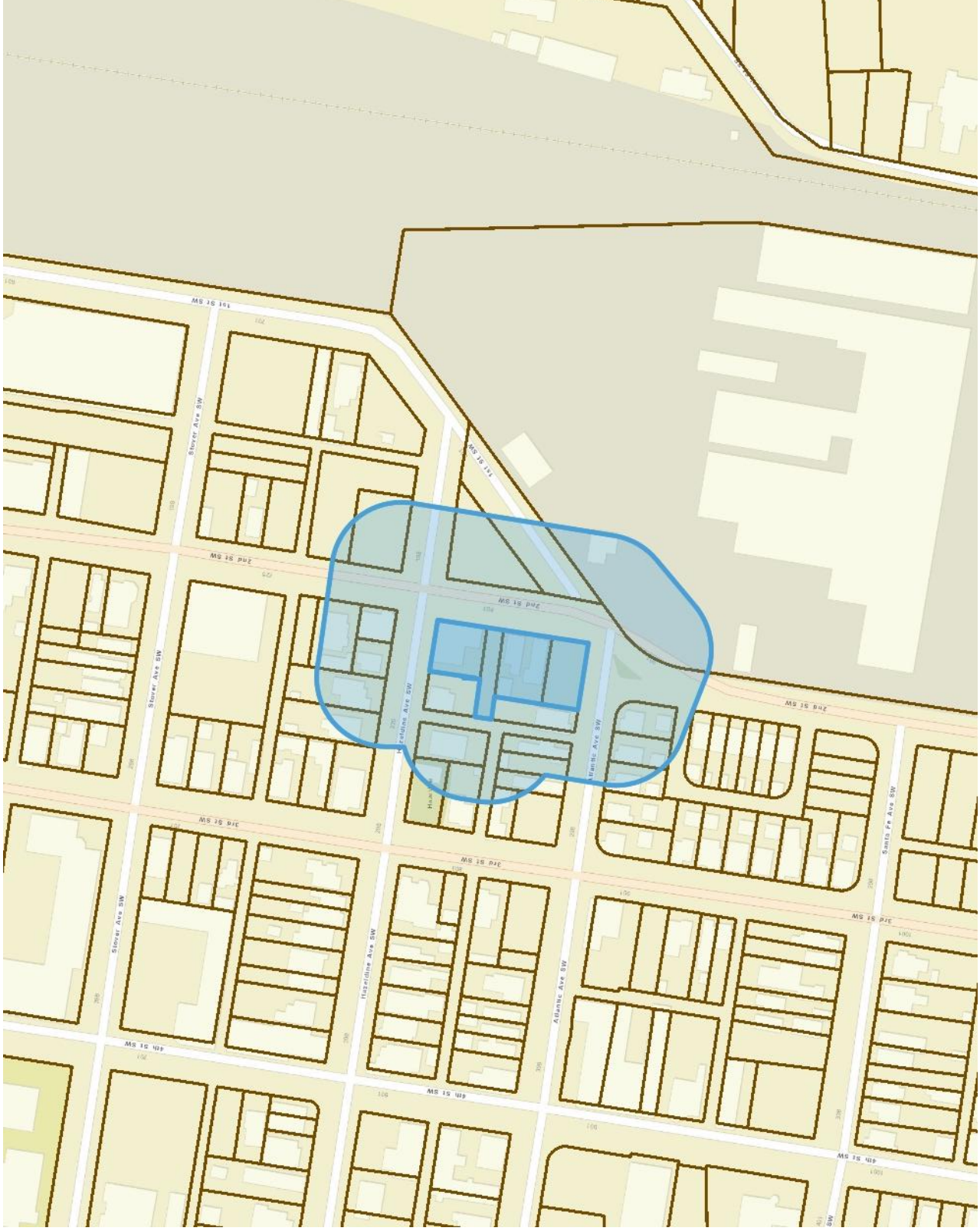
Bernalillo County Parcels

Municipal Limits

- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

World Street Map

Zoning Map Amendment 2nd St SW between Hazeldine and Atlantic



The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

423	0	212	423 Feet
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WGS_1984_Web_Mercator_Auxiliary_Sphere
9/8/2021 © City of Albuquerque
1: 2,540

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/8/2021 © City of Albuquerque

Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
TRUJILLO MARY ELIZABETH C/O KUPJACK TIMOTHY & KUPJACK EDWARD J	209 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	209 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	* 005 H ATLANTIC & PACIFIC W35FTL5 TOL7&W35FTL21	0.1056
HOMEWISER INC	1301 SILER RD BLDG D	SANTA FE NM 87507-3540	2ND ST SW	ALBUQUERQUE NM 87102	C LOTS 22 & 23 & 25 ATLANTIC & PACIFIC ADDN	0.1745
HOMEWISER INC	716 2ND ST SW	ALBUQUERQUE NM 87102-0000	716 2ND ST SW	ALBUQUERQUE NM 87102-4119	*0019C ATLANTIC & PACIFIC LOT 18 19 20 21 BLK C	0.1395
LUCERO Alysia E & LUCERO THADDEUS P & ARLEEN M	808 THIRD ST SW	ALBUQUERQUE NM 87102	808 3RD ST SW	ALBUQUERQUE NM 87102	* 011 H ATLANTIC & PACIFIC S 1/2 L 11THRU L 14	0.1336
GUTIERREZ RANDALL C	126 50TH ST NW	ALBUQUERQUE NM 87105	217 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	* 017 H ATLANTIC & PACIFIC	0.0574
HOMEWISER INC	803 2ND ST SW	ALBUQUERQUE NM 87102-4120	807 2ND ST SW	ALBUQUERQUE NM 87102	* 004 H ATLANTIC X PACIFIC ADD	0.1205
RASCON JERRY	210 HAZELDINE AVE SW	ALBUQUERQUE NM 87102-4158	210 HAZELDINE AVE SW	ALBUQUERQUE NM 87102	H WEST 50 FT OF LOTS 1 & 2 & 3 ATLANTIC & PACIFIC ADDN	0.0884
GARCIA DAVID	8905 SHONE SW	ALBUQUERQUE NM 87121	820 3RD ST	ALBUQUERQUE NM 87102	* 018 H ATLANTIC & PACIFIC S 69 1/2 FT L 18THRU L 20	0.1033
REALYVAZQUEZ ARON A	208 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	208 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	LT 10 PLAT OF LOTS 1 THROUGH 22 INCLUSIVE ATLANTIC & SANTA FE SUBDIVISION CONT .0840 AC	0.084
SALAZAR MONICA	216 HAZELDINE AVE SW	ALBUQUERQUE NM 87102-4158	216 HAZELDINE AVE SW	ALBUQUERQUE NM 87102	H ATLANTIC & PACIFIC LT 9 & 10	0.1047
HOMEWISER INC	803 2ND ST SW	ALBUQUERQUE NM 87102-4120	817 2ND ST SW	ALBUQUERQUE NM 87102	LT A-1 BLK-H LAND DIVISION PLAT OF THE EAST 99FT OF LTS 5 6& 7 ALL OF LT	0.1343
JSS OF ALBUQUERQUE LLC C/O OLIVARES-ELIZALDE CAROLINA	1102 25TH ST SW	RIO RANCHO NM 87124-0803	810 3RD ST SW	ALBUQUERQUE NM 87102	* 018 H ATLANTIC & PACIFIC N 30 1/2 FT L18THRU L20	0.0723
HOMEWISER INC	803 2ND ST SW	ALBUQUERQUE NM 87102-4120	803 2ND ST SW	ALBUQUERQUE NM 87102-4120	* 001 H ATLANTIC & PACIFIC L1THRU L3 EXC W 50 FT	0.1205
HOMEWISER INC	803 2ND ST SW	ALBUQUERQUE NM 87102-4120	N/A	ALBUQUERQUE NM 87102	*A2 H LAND DIVISION PLAT OF THE E 99FT OF LTS 5 6 & 7 & ALLLOT 8 & E 32FT LT 21	0.1033
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	1100 2ND ST SW	ALBUQUERQUE NM 87102	TR A PLAT OF TR A. AT&SF RAILWAY COMPANY MACHINE SHOPCONT 27.3169 AC	27.3169
COTINOLA GEORGE C & MELANIE M	PO BOX 7385	ALBUQUERQUE NM 87194-7385	715 2ND ST SW	ALBUQUERQUE NM 87102	G NORTH 64 FT OF SOUTH 115 FT OF LOTS 13 THRU 16 ATLANTIC AND PACIFIC ADD	0.1194

HEBERT RYAN A & MARISSA K	1400 HERTZ DR SE	ALBUQUERQUE NM 87108-5107	207 HAZELDINE SW	ALBUQUERQUE NM 87102	S 51 FT OF LTS 15 & 16 BLK G ATLANTIC & PACIFIC ADDN CONT 0.0688 AC M/L OR 3,000 SF M/L	0.0689
GARZA RAUL	5710 JEFF DAVIS AVE	AUSTIN TX 78756	721 HAZELDINE AVE SW	ALBUQUERQUE NM 87102	S 51 FT OF LTS 13 & 14 BLK G ATLANTIC & PACIFIC ADDN CONT 0.0688 AC M/L OR 3,000 SF M/L	0.0689
RAIL YARD LAND LLC	777 1ST ST SW	ALBUQUERQUE NM 87102-0000	102 HAZELDINE AVE SW	ALBUQUERQUE NM 87102-4156	* 001 D ATLANTIC & PACIFIC ADD L1THRU L5	0.5165
DRISCOLL BRIAN	204 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	204 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	LT 11 PLAT OF LOTS 1 THROUGH 22 INCLUSIVE ATLANTIC & SANTA FE SUBDIVISION CONT .0830 AC	0.0829
FREDERICK GENEVIEVE	200 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	200 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	LT 12 PLAT OF LOTS 1 THROUGH 22 INCLUSIVE ATLANTIC & SANTA FE SUBDIVISION CONT .0896 AC	0.0896
NELSON MONICA V	6601 BURNS ST APT 1B	REGO PARK NY 11374-3948	211 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	* 015 H ATLANTIC & PACIFIC	0.0505
CITY OF ALBUQUERQUE FUNES MARIA OR RAYMOND FUNES	PO BOX 2248	ALBUQUERQUE NM 87103-2248	HAZELDINE AVE SW	ALBUQUERQUE NM 87102	H NORTH 1/2 OF LOTS 11 THRU 14 ATLANTIC & PACIFIC ADDITION	0.0964
	PO BOX 90452	ALBUQUERQUE NM 87199	215 ATLANTIC AVE SW	ALBUQUERQUE NM 87102	* 016 H ATLANTIC & PACIFIC	0.0643
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	2ND ST SW	ALBUQUERQUE NM 87102	PARCEL 1 SUBDIVISION PLAT PARCEL 1 (BEING A PORTION OFFIRST ST. SW, LYING EAST OF SECOND ST. SW AND SOUTH OF HAZELDINE AVE. SW) CONT .3625 AC	0.3625
GARDNER SANDRA	209 HAZELDINE AVE SW	ALBUQUERQUE NM 87102-4157	209 HAZELDINE AVE SW	ALBUQUERQUE NM 87102	* 017 G A X P ADDN LOTS 17X18 BLK G	0.1612
SANCHEZ LUCILLE	213 HAZELDINE AVE SW	ALBUQUERQUE NM 87102-4157	213 HAZELDINE AVE SW	ALBUQUERQUE NM 87102	* 019 G A X P ADDN LOTS 19X20 BLK G	0.155

PRE-APPLICATION MEETING

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
HOMEWISE 803-817 2nd ST. SW 9/1/21

Project: Pre-Application Zone Map Amendment

Property Description/Address: 803-817 2nd St. SW

Date Submitted: September 5, 2021

Submitted By: Philip Crump and Jocelyn M. Torres

Meeting Date/Time: September 1, 2021 5:00-7:00 PM

Meeting Location: Google Meet

Facilitator: Philip Crump

Co-facilitator: Jocelyn M. Torres

Applicant: Homewise

Architect/Agent – Jim Strozier, Principal; Michael Vos, Senior Planner; and Markie Anderle, Planner, Consensus Planning

Neighborhood Associations/Interested Parties – Barelás Neighborhood Association (BNA), Barelás Community Coalition (BCC), Neighbors

Background/Meeting Summary:

The site is located at 803-817 2nd St. SW and includes all the lots between Hazeldine and Atlantic Avenues. The current zone is R-ML: Residential/Multi-Family Low Density. These properties include a vacant lot, apartment residences and a vacant commercial building. Homewise seeks a zone change to MX-L: Mixed Use/Low Intensity.

Historically, the 803 2nd St. commercial building was used as a drug store, shop and dwelling. The 817 2nd St. property was built as a house in 1920 and was thereafter connected to another building and used for apartments in the late 1920s. The vacant lot was used as a gas station that was demolished in the late 1930's. The 817 2nd Street property is still in use by current tenants.

The property across the street is zoned MX-H: Mixed Use/High Intensity. The commercial building will retain its original footprint. The vision is to have businesses that meet community needs, such as the Caterpillar Clubhouse Daycare (Caterpillar), healthcare and pharmacies.

Homewise is exploring additional tenants that meet neighborhood needs. The vision is to provide needed services that add vibrancy and vitality to this block and benefit the surrounding neighborhood and community.

Outcomes:

- ***Areas of Agreement:***
- The development team will address action items.
- Participants support businesses such as Caterpillar and others that meet the community's vision and purposes.
- Homewise expressed a desire to meet the Barelás Community needs for daycare, healthcare (specifically mental health) and pharmacies, as indicated in its survey of over 160 residents.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- Homewise expressed an understanding of the Barel Community's disappointment in past experiences between the two entities.
- Homewise seeks to heal past bad experiences and to repair the relationship between the two entities moving forward.

Unresolved Issues & Concerns:

- Neighbors are concerned about commercial businesses such as liquor establishments, which detract from the community's vision and purpose.
- Neighbors are concerned about potential competing interests between Homewise and the Barel Community regarding development opportunities, grants and resources.
- Neighborhood concerns include gentrification, an exit of current residents and an influx of non-residents to the existing neighborhood.
- Homewise Orpheum apartment tenants expressed concerns regarding current management problems and future rental stability.
- *Key Points:*
- Participants expressed a mutual desire to improve upon the existing Barel Community without detracting from its vision and purpose.
- Homewise is seeking an in-house apartment manager to better address tenant and owner needs and responsibilities at its Orpheum office, public space and apartment building.
- Homewise and the Barel Community expressed a mutual desire to repair past experiences in moving forward.

Meeting Specifics (*Q/A designates question/answer*):

1) Introduction.

Facilitators: Philip Crump: phcrumpsf@gmail.com.; and Jocelyn M. Torres: nmlawyer09@comcast.net.

Philip Crump and Jocelyn M. Torres are neutral facilitators for the City of Albuquerque. Agents Jim Strozier, Michael Vos and Markie Anderle presented a PowerPoint and addressed neighborhood questions and concerns. Homewise, Barel Community Representatives and neighbors also participated in the discussion.

2) Homewise Mission, Vision and Neighborhood Questions/Concerns.

a) Q: What is the Homewise mission?

A: Our core mission is to enable home ownership for New Mexico residents. It is a one stop shop for preparing income-eligible buyers for home ownership. We offer homebuyer and financial fitness education to make participants buyer-ready. In Barel and South Broadway we use our rehab program to repair and renovate vacant and neglected houses for homeowner occupation. We also use this program as a catalyst to revitalize commercial development that meets neighborhood needs. We

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

provide real estate sales and development services and have just completed our first 16 unit townhouse construction project, Palladium Townhouses, at 3rd and Silver.

- b) *C: (from Agenda) The zone change includes the potential for taking away residential housing stock (which is already limited in Barelás); and the potential for more gentrification due to increased commercial properties in the neighborhood.*

A: I want to address the concern in the Agenda regarding anti-displacement strategies. Our mission is to help build resilience for existing residents and businesses in terms of experiencing waves in price changes over time. We are also deploying a commercial lending strategy to help business owners own their own buildings.

- c) *Q: Would the neighborhood representative like to address the gentrification concern?*

A: I compiled information from our meeting and would like to open it up to other people.

- d) *Q: Exactly what type of nonprofit are you? You are not a typical 501c3. We requested this information in the past and never received it.*

A: We are a 501c3 CDFI. Our 990 documents are public. We will send you a copy of our nonprofit registration certificate. CDFI means Community Development Financial Institution. We are primarily a lender and provide down payments and financial assistance to those who want to purchase their own home. *See Action Item.*

- e) *Q: What is your footprint in the Barelás neighborhood?*

A: I don't have an exact number as to the number of acres we own. We own property around our office at 2nd and Coal, plus 4th and Bell and 2nd and Hazeldine, in addition to the Ruby Building. We'll get back with you on this. *See Action Item.*

- f) *Q: Why has Homewise not partnered with the BCC and Casa Barelás?*

A: We are willing to work with neighborhood organizations in redevelopment and are unclear as to what has happened in the past.

- g) *Q: Why rezone?*

A: We hope to provide more flexibility for daycare and future development of the rest of the block that is not allowed under the current zoning.

- h) *Q: Will the zone change affect existing height restrictions?*

A: No, this zone change will not affect existing height restrictions but we are willing to look at zone differences between R-ML and MX-L zones. *See Action Item.*

- i) *C: We are concerned about the competitive interests between the BCC and Homewise.*

A: I don't think we want to compete. There is plenty of room for everyone to have a positive impact in this community.

C: A broken trust is something that needs to be focused on: transparency, flexibility, collaboration with community organizations. This will be taken back to Homewise regarding community collaboration, as opposed to struggling with each other.

A: That is exactly right.

- j) *Q: Please identify the properties Homewise owns in the Barelás neighborhood.*

A: (In addition to the 2nd Street property), Homewise owns the Ruby at 4th and Bell, which has five storefronts being renovated; the Orpheum offices and apartments; about a dozen houses that we've acquired renovated and resold; and three houses currently under construction. We will send you actual numbers when we get them pinned down. *See Action Item.*

- k) *Q: Can we just retain the current zoning and ask for childcare as a conditional use? Can you provide examples of other commercial applications that are being considered?*

A: We don't have other development considerations in mind. This is a lengthy and expensive process

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

and we hope to have the flexibility to create a consistent development that meets the Barelas community's needs.

l) *Q: That sounds good. Can you provide examples?*

A: Childcare, specifically daycare; healthcare, specifically mental health; community pharmacies; and upskilling/job training were the top survey responses. The survey was conducted by NeighborWorks America. The rezoning also helps us be more flexible in developing the vacant lot at the end of the street. With the rezone, we can be more responsive to what the community has said.

m) *Q: Can you provide examples of the allowable categories in the current (RM-L) zone compared to the desired (MX-L) zone?*

A: Yes, for example (MX-L) doesn't allow for a stand-alone liquor store unless it is connected to a grocery store. We will be required to provide these distinctions in the EPC application and will be glad to do so for the neighbors. *See Action Item.*

n) *Q: Are you just creating competition for existing neighborhood priorities in the Barelas master plan, such as the Railyard?*

A: I would think it is more complimentary than competitive. Sometimes the Railyard has been stuck in the mud and there's always a need for daycare.

C: *The Railyard is not stuck right now.*

o) *C: The Daycare we plan to open also provides infant care, which the Christina Kent Daycare does not offer. We definitely want to do this. Homewise has also mentioned that we may have an option to buy. Thank you.*

p) *C: I really appreciate the comments. You have given us some collective homework and we will respond to the neighborhood. I can guaranty you we will take all of your comments to heart regarding past practices and how Homewise moves forward as a community partner.*

3) Rentals.

a) *Q: What type of rental conditions can we expect in the future? Orpheum seems pretty stable but renters are not happy with the 2nd Street apartment management. I also agree with Dorothy, the existing zoning should remain in place with conditional uses as they become necessary.*

A: We have been hiring outside property managers and will move that position in-house so we can better manage the apartments.

b) *Q: What's the plan for the Orpheum as far as long-term rentals?*

A: Although our core mission is home ownership, our goals are to encourage stability and oppose gentrification. We are happy to meet with (renter) advocacy groups to ensure we are working in a way that is sympathetic, not contrary, to their work.

c) *Q: How will Homewise improve the rental situation?*

A: We plan to hire an in-house property manager very soon. Property management is new to us and things have not worked out with the property management companies. This is very high on our list.

d) *C: Fifty percent of Barelas residents are renters. Some live in rentals their whole lives and cannot afford to buy a home. I hope you give the renters assurances that they are not going to be thrown out next month or the month after.*

4) Timeline.

EPC Zone Map Amendment Application: September 9, 2021

EPC Hearing: October 21, 2021

Action Items:

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- Homewise will provide Facilitator/Agent a copy of the 501c3 CDFI nonprofit registration certificate for distribution to participants.
- Homewise will provide information regarding its property holdings in the Barelas neighborhood.
- Agent will provide list of distinctions between RM-L and MX-L IDO zone categories.

Names & Affiliations of Attendees and Interested Parties (unable to attend)

Courtney Bell	Barelas NA
Lisa Padilla	BNA Pres
Luke Davis	BNA
Dorothy Chavez	BNA & Casa Barelas
Cristina Rogers	BCC & BNA
Keith Romero	BCC
Jaime Jaramillo	Homewise
Isaac Hammond-Paul	Homewise
Carl Davis	Homewise
Michael Vos	Consensus Planning
Jim Strozier	Consensus Planning
Markie Anderle	Consensus Planning
Michael Vos	Consensus Planning
Araceli Castro	Caterpillar Clubhouse Daycare
Peter Rice	Downtown Albuquerque News
Tyson Hummell	City ADR Coordinator
Jocelyn M. Torres	Facilitator
Philip Crump	Facilitator
Omega Delgado	
Steve Miller	
Isaac Padilla	

LETTERS OF SUPPORT

The Albuquerque Artwalk

620 Iron Ave SW

ALBUQUERQUE, NM 87102

Phone: 505-974-8880

E-Mail: ABQARTWALK@GMAIL.COM

Web: www.ABQartwalk.com



To Whom It May Concern at the Environmental Planning Commission:

My name is Gabriel Gallegos, Program Director of The Albuquerque Artwalk and owner of Secret Gallery in the Baretas community. I am writing today on behalf of Homewise and the zone change for the property on 2nd and Hazeldine.

Over the last 2 years, I have had the privilege of collaborating with Homewise in activating Baretas properties through our artists-based platforms and neighborhood events. As a Baretas business owner and resident, I have witnessed first-hand Homewise's ability to restore and revitalize Baretas properties and feel their expertise and community resources are needed for the 2nd and Hazeldine property. Which is in need of a complete restoration and known locally for its long-term vacancy. Additionally, my support is rooted in their commitment of occupying the space with a local business and the destination proximity that will boost economic activity throughout the Baretas 4th street corridor and surrounding blocks.

I am excited for this project and further Homewise community development.

Sincerely,

Gabriel Gallegos
Program Director of ABQ Artwalk
Founder & Owner of Secret Gallery

September 29th, 2021

Bale Sisneros, owner

Por Vida Tattoo

500 4th Street SW, Albuquerque, NM 87102

baletattoo@gmail.com

Dear City of Albuquerque Zoning Commission,

My name is Bale Sisneros, and I have been tattooing for 18 years in Albuquerque. I opened Por Vida Tattoo in 2006 in Rio Rancho and shortly after moved to Central Avenue where I operated the business for 12 years.

I have always enjoyed art and drawing, but the *tattoo shop* – the people, the conversations, the collaboration, and the space itself – became my passion and career. For these reasons, I knew I wanted to put down permanent roots and purchase my own building to have Por Vida grow in. Homewise has been a huge help in supporting Por Vida's growth; they supported our team in securing a commercial loan and continue to collaborate with us on marketing and connecting us with other entrepreneurs in the neighborhood. To date, we've hired almost 30 people and are hosting a number of businesses including a coffee shop, barber, and the only tattoo supply company in New Mexico.

I believe that the activation of the block at 2nd and Hazeldine with businesses will help create vibrancy and make the area more walkable for residents. The proposal for rezoning these properties has my full support.

Sincerely,

Bale Sisneros

A handwritten signature in dark ink, appearing to read 'Bale Sisneros', with a stylized, flowing script.

September 27, 2021

Barelas Rose Barbershop

900 Fourth Street SW

ABQ, NM 87102



Dear Planning Commission Members,

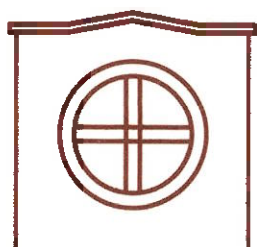
Our names are Raul and Shamrah, and we own the Barelas Rose Barbershop, a business located on Fourth Street in Barelas. We are writing to you to encourage you to support the Homewise request for a zone map amendment at their properties on Second Street. We believe in the vision they are creating for that building, and they have been a great partner to us in our experience.

We first got to know Homewise when we bought our first home. They provided us with down payment assistance to make that possible. Once we owned our own home, we started the barbershop. Recently the building came up for sale that our barbershop is in and Homewise helped us purchase it. Now we own our own home and our own business building.

Homewise has supported us in many ways to help us make our dreams come true. We think they will be a great developer to work with the new tenants and 2nd & Hazeldine. Also, the chance to bring a family-owned, five star daycare operator to Barelas will be a great success for the neighborhood.

Sincerely yours,



Raul and Shamrah Gallegos



BARELAS COMMUNITY COALITION

September 30, 2021

Dear City of Albuquerque Planning Commission Members,

On behalf of the executive committee of the Barelas Community Coalition (BCC) board, I would like to express our support for the zone map amendment Homewise is requesting at their properties on Second Street to MX-T.

The BCC was formed in order to bring community voice and leadership to influence the way our neighborhood changes. Among our economic community development accomplishments in Barelas, including the successful launch and development of the Railyards Market and La Esquinita, we administer a vibrant New Mexico Mainstreet program geared toward enhancement of the commercial prospects of our historic community. We know how important a positive impact certain projects can bring and are supportive of the zone change that will enable this development which will transform a long-neglected block into a welcome neighborhood resource.

Thoughtful transformation of currently empty lots and buildings is much anticipated, particularly understanding that a day care facility will be an anchor use tenant for the space. The current vacancy and underuse of these buildings is contributing to issues that exacerbate a sense of disenchantment and perpetual neglect. These are elements of decline that we want to help reverse by bringing much-needed life and activity to that corner. We are supportive of an entity with adequate resources, honestly committed to arresting this decline, making its best efforts to better the prospects for our community. This is especially true at a time where there has been limited capacity otherwise.

Additionally, the chance to bring a family-owned, five-star daycare operator to Barelas will create jobs for residents while also providing high quality, affordable care to infants and toddlers in our community.

On a recent tour of Homewise projects, our executive committee was happy to meet some of the businesses that Homewise is working with in their commercial buildings. We hope that this and future projects will help build a solid relationship between our organizations focused on supporting small businesses and local entrepreneurs that provide meaningful services to the Barelas community. This zone map amendment is one area where we hope to ensure they can continue to do so on this project.

Please do not hesitate to reach out with any questions or concerns.

Sincerely yours,

Alejandro Saavedra
Board Chair
Barelas Community Coalition



DATE: September 30, 2021

FROM: Belinda McFatridge

Co-owner and Director, Caterpillar Clubhouse Daycare
4221 Silver Ave Se
Albuquerque NM 87108

To City of Albuquerque Zoning Commission:

I, Belinda McFatridge, owner of Caterpillar Clubhouse Daycare offer this letter in support of Homewise and its intent to provide the community of Barelás with equitable access to early childhood education and care. Many of the project goals align with those of Caterpillar Clubhouse Daycare. In particular, providing families living in the Barelás Community a safe, licensed, high quality early childhood education and care center where children can flourish into future community leaders.

Caterpillar Clubhouse Daycare is a family-owned center with a mission to instill in students the love of learning. Our program began as a small in-home daycare in 2014 and based on demand grew into a center-based program in 2017 serving more than 45 families and 59 students from 6 weeks to 4 years old in the Highland Heights Community. As a single mother, working full time, I was thankful to have access to a daycare where I felt my children were not only safe but also receiving the support they needed in their early years of education and development. Both of my children attended a daycare in the Barelás Community until they reached school age. We were fortunate to attend the only high-quality daycare center in the community, which consistently has an extensive waitlist. Having a secure partnership where children are safe, cared for and loved is something every family deserves, which is the basis Caterpillar Clubhouse Daycare is founded on.

Our program, with the support of Homewise, intends to provide this essential service to families within the Barelás community. We believe the children and youth of this community deserve high quality care and education without having to wait months or travel long distances outside of their neighborhood for it. We are confident the community will see the benefits of a project like this. Some things that will directly benefit many facets of the Barelás Community: equitable access to high quality early childhood care and education, youth before and after school programs, jobs, community growth and an aesthetically beautifully renovated building. We intend to work closely with the community by offering tours, education and parental resources and making our services accessible and attainable.

We are fortunate to partner with Homewise for this very important project that will undoubtedly have many positive impacts in the community for years to come.

Sincerely,

Belinda McFatridge

September 30th, 2021

Peter Diseth

500 2nd Street SW, Albuquerque, NM

peterdiseth@hotmail.com

To Whom It May Concern,

My name is Peter Diseth and I'm writing this letter to offer my support for Homewise's proposal to rezone and develop 817 2nd Street SW into a daycare facility. I have lived in the Barelás neighborhood for over twelve years (I currently live in the Homewise-operated Orpheum apartments) and have watched how the community thrives and falters with every personal and cooperative victory and stressor. We've been working over the years to build a neighborhood that is, if not wealthy in riches, at least wealthy in cultural pride and interpersonal support. We take care of each other, always have and always will.

But we can't always do it on our own. We need new systems of support to prosper.

One thing almost every community, everywhere, has in common is the need for childcare. Not just the need for it, but the need for *more* of it. Options for childcare can be limited, to say the least. Our neighborhood is no different.

My wife and I welcomed our baby girl into our family and community in 2016. At the time, my wife was a school teacher and I was working at a marketing firm. Because of the lack of childcare facilities in the area who are able to provide room for infants, I was forced to quit my job and become a Stay-At-Home Dad, while my wife continued to teach. Now, don't get me wrong, I wouldn't change the first four years of my daughter's life for *anything*. My time with her was an absolute blessing that I am forever grateful for. But it also wasn't a *choice*. There was nothing else we could do; I simply *had* to stay home to be with her. So while it's true that I'm thankful for the opportunity to be a SAHD, it's also true to say that my family suffered financially because of the lack of childcare options in the area.

If there had been a facility like the proposed Caterpillar Clubhouse in the Barelás neighborhood when our daughter was born, one with as high a service rating and as wonderful a reputation, then my wife and I would have gladly used their infant service. Then I could have kept my job and we would be in better financial shape than we are now. And when members of the community are in more stable financial situations, the opportunity for the community as a whole to thrive is more abundant.

We take care of each other, always have and always will—and this request to support the zone map amendment on 2nd and Hazeldine is simply one of the ways we can do it.

So yes, my whole family supports the plan for rezoning, one hundred percent. And we hope you do, too.

All the very best,

Peter Diseth

A handwritten signature in black ink, appearing to be 'Peter Diseth', written in a cursive style.

September 23, 2021

Raul Garza
721 2nd St SW, Albuquerque, NM 87102
raul@tkoadvertising.com

Dear City of Albuquerque Zoning Commission,

I am an advertising professional/creative writer based in Baretas and sometimes Austin, Texas. I'll get straight to the point: The proposal for rezoning and development of 803 2nd St SW by Homewise has my full support. It deserves yours, too.

The rezoning of four modest city parcels may not seem like big news to many Burqueños. But for me, it's impossible to ignore. You see, my home is one of two private residences located closest to the proposed development. With particular interest, and sometimes alarm, I have witnessed more than a decade of break-ins, vandalism, drug dealing, camping, prostitution, addiction, and assault at 803 2nd St SW - right from my front porch. So I am grateful and delighted to see Homewise transform this neglected property into a vital community asset.

In its simplest sense, Homewise's proposed project is a return to the core values that made Baretas a community rich in traditions and opportunities. It is an investment in people - not land. That is an inspiring undertaking. And one I enthusiastically support.

Homewise may not have the longest roots or deepest pockets in Baretas. Still, the organization has driven transformational and positive change in our community. They've done this by living their values of inclusion, empowerment, and expression. In my direct experience, Homewise dreams big, and works alongside neighbors to bring those dreams to fruition. And while the organization is known for its homeownership programs, I have had the opportunity - through their partnership with Artful Life - to experience their authentic engagement with the Baretas community when nobody's watching.

I, one of 803 2nd St SW's closest neighbors, trust Homewise to invest in my community's future while honoring our rich history. Please join me in supporting Homewise Inc.'s zoning map amendment application. It is an important step in the long-overdue realization of Baretas' potential.

Sincerely,


Raul Garza